	March 2006	**Part 1**	**General Provisions** Establishment of Districts and Zoning Map, Conformance with Zoning Regulations, Unclassified Land, Density Calculation	**2.1-1**
Update	*November 2010*	**Part 2**	**Residential Zoning Districts (R-R – R 8A)**	**2.2-1**
Update	*November 2010*	**Part 3**	**Office/Residential Zoning Districts (OR, OR-1, OR-2, OR-3, OTF)**	**2.3-1**
Update	*November 2010*	**Part 4**	**Commercial Zoning Districts (C-N, C-R, C-1, C-2, C-3, C-M)**	**2.4-1**
Update	*August 2010*	**Part 5**	**Industrial Zoning Districts (M-1, M-2, M-3)**	**2.5-1**
Update	*Nov.2010 May 2014*	**Part 6**	**Special Purpose Districts (EZ-1, PRO, PEC, W-1, W-2, W-3)**	**2.6-1**
		Part 7	**Specific Planned Development Districts**	**2.7-1**
	Mar2006	**2.7.1**	**Planned Village Development District**	**2.7-1**
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	Mar 2006	**2.7.3**	**Planned Residential Development District**	**2.7-34**
Update	*December 2009*	**2.7.4**	**Traditional Neighborhood Zoning District**	**2.7-37**
		Part 8	**Planned Development District**	**2.8-1**
Update	*May 2011*	**2.8.1**	**Planned Development District - PD**	**2.8.-1**
Update	*August 2013 Inserted 2015*	*Appendix 2A*	*Zoning District Uses Table* **The Zoning District Land Use Table found in Appendix 2A is a useful reference for researching specific permitted uses and conditional uses within each zoning classification. In case of any conflicts, the text of Chapter 2 shall supersede the information found within Appendix 2A."**	2A-1

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Chapter 2 Part 1 General Provisions

2.1.1 Zoning Districts

A. The following zoning district classifications are hereby created for all of Jefferson County, Kentucky.

R-R Rural Residential District
R-E Residential Estate District
R-1 Residential Single Family District
R-2 Residential Single Family District
R-3 Residential Single Family District
R-4 Residential Single Family District
R-5 Residential Single Family District
U-N Urban Neighborhood District
R-5A Residential Multi-Family District
R-5B Residential Two-Family District
R-6 Residential Multi-Family District
R-7 Residential Multi-Family District
R-8A Residential Multi-Family District
OR Office/Residential District
OR-1 Office/Residential District
OR-2 Office/Residential District
OR-3 Office/Residential District
OTF Office/Tourist Facility
C-N Neighborhood Commercial District
C-R Commercial/Residential District
C-1 Commercial District
C-2 Commercial District
C-3 Commercial District
CM Commercial Manufacturing
EZ-1 Enterprise Zone District
M-1 Industrial District
M-2 Industrial District
M-3 Industrial District
PRO Planned Research/Office Center District
PEC Planned Employment Center District
DRO Development Review Overlay
W-1 Waterfront District
W-2 Waterfront District
W-3 Waterfront District
WRO Waterfront Development Review Overlay District
PDD Planned Development District
PVD Planned Village Development District
PTD Planned Transit Development District
PRD Planned Residential Development District
TNZD Traditional Neighborhood Zoning District

B. The boundaries of the various districts are as shown on the Zoning District Map for all of Jefferson County,

Kentucky, certified copies of which are available in the office of the Commission.

C. All territory which may hereafter be annexed to an incorporated area shall continue to be subject to the zoning district regulations applicable thereto prior to the time of annexation.

2.1.2 Boundaries of Districts

A. A zoning district letter-number combination shown on the Zoning District Map indicates that the regulations pertaining to the zoning district so designated extends throughout the whole area bounded by the zoning district boundary lines, except as otherwise provided by this section.

B. Where uncertainty exists with respect to the boundaries of the various districts on the Zoning District Map, the following rules shall apply:

1. In cases where a boundary line is shown within a street, alley or stream, it shall be deemed to be in the center of the street, alley or stream, and if the actual location of such street, alley or stream varies slightly from the location as shown on the Zoning District Map, then the actual location shall control;

2. In cases where a boundary line is shown adjoining or coincident with a railroad or public utility right-of-way or easement, it shall be deemed to be in the center of the railroad or public utility right-of- way or easement;

3. Where the Zoning District Map shows a district boundary line as approximately coterminous with a property line or lot line, then the district boundary line shall be said property line or lot line;

4. Where the public street or alley is officially vacated or abandoned the district boundary of the abutting property shall extend to the center line of such vacated or abandoned street or alley. If a portion of a public street or alley is abandoned, the district boundary of the abutting property shall be extended to include said portion; and

5. Where any private right-of-way or easement of any railroad, canal, transportation or public utility company is vacated or abandoned, the district boundary of the abutting property shall extend to the center line of such vacated or abandoned property.

2.1.3 The Use of Land and Buildings

A. Land Use and Agricultural Purposes - No land may be used except for a purpose permitted in the district in which it is located. Land which is used solely for agricultural purposes shall be subject to land use regulations adopted pursuant to KRS Chapter 100 only to the extent authorized by KRS 100.203 (4).

B. Building Uses and Location:

1. No building shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building be used for any purpose except a use permitted in the district in which the building is located;

2. Every building hereafter erected or structurally altered shall be located on a lot or tract as herein defined, and in no case shall there be more than one main building on one lot except group houses, multi-family residential buildings, religious complexes (sanctuaries/houses of worship, having ancillary structures such as activity buildings, residences for church personnel), commercial, office and industrial buildings;

3. No mobile home shall be occupied or used for any residential purpose except when parked in a mobile home park, or when located on a lot of not less than five acres and used for agricultural purposes. Not more than one automobile trailer or mobile home shall be sold, displayed or stored on any property unless approved as a conditional use in Chapter 4 Part 2. No other building or structure shall be attached to a mobile home.

C. Dwelling Unit Ratio:
When there is a mixture of residential uses and other uses in a building, the number of dwelling units to be allowed shall be determined in the following manner:

1. The maximum floor area allowed for a building or buildings at that location will be determined by multiplying the area of the lot by the floor area ratio for the district;
2. Determine the floor area proposed for non-residential use and subtract this quantity from the figure obtained in step (a);
3. Determine the percentage the figure obtained in step (b) is of the maximum allowable floor area; and
4. This percentage applied to the area of the lot shall establish the maximum area on which residential requirements can be based.

D. Unclassified Land:
If any property subject to these regulations is not shown as being in a zoning district, the classification of such property shall be R-1 Single Family Residential District.

E. Density Calculation

1. General Rule

When determining the number of dwelling units allowed on a particular parcel of land, the net land area (gross land area excluding area dedicated for public rights-of-way) is divided by the minimum lot area per dwelling unit as required by the appropriate Form and Zoning District classifications. When this calculation yields a fraction of a dwelling unit, the fractional part may not be considered. (For example, a 5.1 acre or 221,400 square foot parcel, in a zone that requires a minimum lot area of 6,000 square feet per dwelling unit could accommodate 36.9 dwelling units (221,400 divided by 6,000). Thirty-six units would be allowed.)

2. Exception for Lots Created Before March 8, 1963

When determining the number of units allowed on a lot created before March 8, 1963 and located in a zoning district permitting multifamily use, the land area is divided by the minimum lot area per dwelling unit as required by the appropriate zoning district classification. When this calculation yields a fraction of a dwelling unit, the fractional part may not be considered unless it is equal to or greater than 80% (.8) of a unit.

F. Two-Family & Multi-Family Dwellings, Density & Floor Area Ratio Compliance
In zoning districts that allow Two-Family Dwellings as a permitted use, the applicable density and floor area ratio requirements must be complied with in order for two dwelling units to be permissible on a given parcel. In zoning districts that allow Multi-Family Dwellings as a permitted use, the applicable density and floor area ratio requirements must be complied with in order for three or more dwelling units to be permissible on a given parcel.

Chapter2 Part 2 Residential Zoning Districts

2.2.1 R-R Rural Residential District

This district shall include all land and water areas indicated on the Zoning District Map as R-R. The purpose of classifying land and water areas within this district is to regulate uses in rural, agricultural and environmentally sensitive areas. The following provisions shall apply in the R-R Rural Residential District unless otherwise provided:

A. Permitted Uses:

1. General

   Accessory buildings or uses

   Agricultural uses

   Dwellings, Single-family

   Home occupations

   Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

   Nature preserve

   Residential care facilities

   Riding or boarding stables

   Wildlife management

   Off-street parking permitted within a conservation subdivision (see Chapter 7, Part 11 for details)

2. The following uses are permitted provided that all structures and their accessory structures or uses observe a one hundred and fifty feet (150) front, street side, side and rear yard:

   Accessory buildings or uses

   Colleges, schools, and institutions of learning (except training schools)

   Commercial fishing lakes

   Convents and monasteries

   Outdoor swimming clubs and outdoor tennis clubs/courts

   Parks and playgrounds, and community centers

   Private non-profit clubs or camps of a recreation nature (other than outdoor gun clubs)

   Religious buildings

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4, Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed

for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.05

   Floor Area Ratio for Conservation Subdivisions see Table 7.11.1

2. Maximum Density: 0.2 dwellings per acre

2.2.2 R-E Residential Estate District

The following provisions shall apply in the R-E Residential Estate District unless otherwise provided in these regulations:

A. Permitted Uses:

Accessory buildings or uses

Agricultural uses

Colleges, schools, and institutions of learning (except training schools)

Community residences

Convents and monasteries

Country clubs

Dwellings, single-family

Family care home (mini-home)

Garage or yard sales

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Parks, playgrounds, and community centers

Religious buildings

Residential Care Facilities

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Off-street parking permitted within a conservation subdivision (see Chapter 7, Part 11 for details)

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4, Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR:

1. Maximum Floor Area Ratio: 0.1

   Floor Area Ratio for Conservation Subdivisions see Table 7.11.1

2. Maximum Density: 1.08 dwellings per acre

2.2.3 R-1 Residential Single Family District

The following provisions shall apply in the R-1 Residential Single Family District unless otherwise provided in these regulations:

A. Permitted Uses:

Accessory buildings or uses

Agricultural uses

Colleges, schools and institutions of learning (except training schools)

Community residences

Convents and monasteries

Country clubs

Dwellings, Single-family

Family care home (mini-home)

Home occupations

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Parks, playgrounds, and community centers

Residential care facilities

Religious buildings

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Off-street parking permitted within a conservation subdivision (see Chapter 7, Part 11 for details)

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4, Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:

a. For all lots:……0.3

For all other lots (Anchorage only) …….0.12

Floor Area Ratio for Conservation Subdivisions see Table 7.11.1

2. Maximum Density:

   a. For Anchorage, Shively: ……..1.45 dwellings per acre

   b. For Jefferson County, Douglass Hills, Hurstbourne,

   Middletown, St. Matthews: …….1.08 dwellings per acre

2.2.4 R-2 Residential Single Family District

The following provisions shall apply in the R-2 Residential Single Family District unless otherwise provided in these regulations:

A. Permitted Uses:
All uses permitted in the R-1 Residential Single Family District.

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.5

   Floor Area Ratio for Conservation Subdivision see Table 7.11.1

2. Maximum Density: …….2.17 dwellings per acre

2.2.5 R-3 Residential Single Family District

The following provisions shall apply in the R-3 Residential Single Family District unless otherwise provided in these regulations:

A. Permitted Uses:
All uses permitted in the R-1 Residential Single Family District.

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR:

1. Maximum Floor Area Ratio: 0.5

   Floor Area Ratio for Conservation Subdivision see Table 7.11.1

2. Maximum Density: ……..3.63 dwellings per acre

2.2.6 R-4 Residential Single Family District

The following provisions shall apply in the R-4 Residential Single Family District unless otherwise provided in these regulations:

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District.

B. Conditional Uses
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:

   a. For reduced size lots created in accordance with the Alternative Development Incentives regulations (Chapter 4, Part 5): 1.5

   b. For all other lots: 0.5

   c. Floor Area Ratio for Conservation Subdivision see Table 7.11.1

2. Maximum Density: ……..4.84 dwellings per acre

   Additional density up to 6.05 dwellings per acre may be achieved using the Mixed Residential Development Incentive (MRDI) Option. See Section 4.3.20.

2.2.7 R-5 Residential Single Family District

The following provisions shall apply in the R-5 Residential Single-Family District unless otherwise provided in these regulations:

A. Permitted Uses:
All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Dwellings, semi-detached, on lots recorded before June 17, 1954, where each dwelling unit is constructed on its own lot and meets all other requirements of this zoning district

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations:
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density And Far

1. Maximum Floor Area Ratio:

   a. For reduced size lots created in accordance with the Alternative Development Incentives regulations (Chapter 4, Part 5) 1.5

   b. For all other lots: 0.5

   c. Floor Area Ratio for Conservation Subdivision see Table 7.11.1

2. Maximum Density: ……..7.26 dwellings per acre

   Additional density up to 9.07 dwellings per acre may be achieved using the Mixed Residential Development Incentive (MRDI) Option. See Section 4.3.20.

2.2.8 U-N Urban Neighborhood District

The following provisions shall apply in the Urban Neighborhood District unless otherwise provided in these regulations.

A. Permitted Uses:

Accessory buildings or uses

Agricultural uses

Colleges, schools, and institutions of learning (except training schools)

Community residences

Convents and monasteries

Dwellings, semi-detached, where each dwelling unit is constructed on its own lot with one zero lot line and meets all other requirements of this district.

Dwellings, Single-family

Family care home (mini-home)

Home occupations

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Parks, playgrounds, and community centers

Planned Development Option: in addition to other uses permitted in the UN District, which may include multi-family dwellings; dwellings, two- family; dwellings, attached; dwelling, single family with one zero-foot side-yard setback; and automobile parking areas when (i) the Planned Development Option Area is subject to design guidelines approved by the Louisville Metro Planning Commission and the legislative body (the "Legislative Body") having jurisdiction over the Planned Development Option Area (the "Approved Guidelines"). The design guidelines may establish lot size not normally permitted by the traditional neighborhood form district; and (ii) the design of the dwellings is in accordance with the Approved Guidelines. After the initial review and approval of the Approved Guidelines by the Legislative Body, modification to the Approved Guidelines for developments financed in part by an instrumentality of the of the jurisdiction in which the Planned Development Option Area is located may be approved by the Planning Commission without approval by the Legislative Body.

Religious buildings

Residential care facilities

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District requirements in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density And Far

1. Maximum Floor Area Ratio: …….0.75

   Planned Development Option:…….…….3.0

2. Maximum Density: ……..1 dwelling per lot

   Planned Development Option:……58.08 dwelling units per acre

F. Urban Residential Zones
In areas being developed under the Planned Development Option which have been determined by the Legislative Body to meet the criteria of an urban residential zone set forth in KRS 100.201(3), all new construction and expansions of principal or accessory structures, and exterior alterations to existing structures (that require a permit), regardless of the use of the structure, shall be required to conform to the Approved Guidelines.

2.2.9 R-5A Residential Multi-Family District

The following provisions shall apply in the R-5A Residential Multi Family District unless otherwise provided in these regulations:

The Residential Multi Family District is intended to provide the opportunity for land in the medium density residential land development range to be used for single-family dwellings, row houses and multiple family dwellings.

A. Permitted Uses:
All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Assisted living residence

Dwellings, Multiple family

Dwellings, Single-family attached and detached

Dwellings, Two-family

B. Conditional Uses
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulation in Chapter 5 for lot size, setback, building height and other restrictions. Specifically refer to Sections 5.2.2.D and 5.3.1.D for regulations pertaining to alternative housing styles.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.5
2. Maximum Density: .....12.01 dwellings per acre

2.2.10 R-5B Residential Two-Family District

The following provisions shall apply in the R-5B Residential Two-Family District unless otherwise provided in these regulations:

The Residential Two-Family District is intended to provide the opportunity for land in the medium density residential land development range to be used for single family dwellings, two-family dwellings, semi-detached dwellings and carriage houses.

A. Permitted Uses:
All uses permitted in the R-1 Residential Single Family District. as well as the following use(s):

Carriage houses

Dwellings, Semi-detached

Dwellings, Two-family

B. Conditional Uses
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations:
Refer to the applicable Form District regulation in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.5

2. Maximum Density: .....Two dwellings per lot

2.2.11 R-6 Residential Multi-Family District

The following provisions shall apply in the R-6 Residential Multi Family District unless otherwise provided in these regulations.

A. Permitted Uses:
All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Assisted living residence

Dwellings, Multiple family

Dwellings, Two-family

B. Conditional Uses
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and Far

1. Maximum Floor Area Ratio:…….0.75
2. Maximum Density: ….…….17.42 dwellings per acre

2.2.12 R-7 Residential Multi-Family District

The following provisions shall apply in the R-7 Residential Multi Family District unless otherwise provided in these regulations.

A. Permitted Uses:
All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Assisted living residence

Bed and Breakfasts

Dwellings, Multiple family

Dwellings, Two-family

B. Conditional Uses
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 1.0
2. Maximum Density: ……34.8 dwellings per acre

2.2.13 R-8A Residential Multi-Family District

The following provisions shall apply in the R-8A Residential Multi Family District unless otherwise provided in these regulations.

A. Permitted Uses:
All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Assisted living residence

Bed and Breakfasts

Day care centers, day nurseries, nursery schools and kindergartens

Dwellings, Multiple family

Dwellings, Two-family

Family care home (minihome)

B. Conditional Uses
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 3.0
2. Maximum Density 58.08 dwellings per acre

Chapter 2 Part 3 Office/Residential Zoning Districts

2.3.1 OR Office/Residential District

The following provisions shall apply in the OR Office/Residential District unless otherwise provided in these regulations:

A. Permitted Uses:

Accessory buildings or uses

Agricultural uses

Bed and Breakfasts

Colleges, schools and institutions of learning (except training schools)

Community Service Facility

Convents and monasteries which accommodate eight or fewer persons

Country clubs

Day care centers, day nurseries, nursery schools and kindergartens

Doctors' offices, including accessory medical laboratories as part of a planned medical complex or medical office building

Dwellings, Multi-family, within the density limit of 12.05 dwellings per acre

Dwellings, Single-family

Home occupations

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Offices, professional and business

Parks, playgrounds, and community centers

Religious buildings

Residential care facilities

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

B. Conditional Uses
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:…….0.35
2. Maximum Density: ……12 dwellings per acre

2.3.2 OR-1 Office/Residential District

The following provisions shall apply in the OR-1 Office/Residential District unless otherwise provided in these regulations:

A. Permitted Uses:
All uses permitted in the OR Office Residential District, as well as the following use(s):

Artist studios

Assisted Living Residence

Barbers/Cosmetologists/Hairdressers/Manicurists

Boarding and lodging houses

Community residences

Computer programming services

Convents and monasteries

Dwellings, Multiple family

Dwellings, Two-family

Family care home (mini-home)

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: ……1.0
2. Maximum Density: …….34.84 dwellings per acre

2.3.3 OR-2 Office/Residential District

The following provisions shall apply in the OR-2 Office/Residential District unless otherwise provided in these regulations:

A. Permitted Uses:
All uses permitted in the OR Office Residential District, as well as the following use(s):

Artist studios

Assisted Living Residence

Barbers/Cosmetologists/Hairdressers/Manicurists

Boarding and lodging houses

Community residences

Computer programming services

Convents and monasteries

Dwellings, Multiple family

Dwellings, Two family

Family care home (minihome)

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:……..3.0
2. Maximum Density: ……58.08 dwellings per acre

2.3.4 OR-3 Office/Residential District

The following provisions shall apply in the OR-3 Office/Residential District unless otherwise provided in these regulations:

A. Permitted Uses:
All uses permitted in the OR Office Residential District, as well as the following use(s):

Apartment hotels, and office buildings, including businesses customarily incidental to such uses conducted for the convenience of the occupants and provided all entrances, designs, signs, and show windows for such uses shall not be evident from the outside of the building

Artist studios

Assisted Living Residence

Barbers/Cosmetologists/Hairdressers/Manicurists

Boarding and lodging houses

Business schools

Community residences

Computer programming services

Convents and monasteries

Dwellings, Multiple family

Dwellings, Two-family

Family care home (mini-home)

Fraternities, sororities, clubs and lodges excluding those the chief activity of which is a service customarily carried on as a business

Medical laboratories, excluding for-profit blood collection centers

Photographic portrait studios

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:…….4.0

2. Maximum Density:

a. For 0 bedroom dwelling units only……..435 dwellings per acre

b. For 1 bedroom dwelling units only……..217 dwellings per acre

c. For 2 or more bedroom dwelling units only…145 dwellings per acre

3. Mixed Use Incentive:: When authorized by the form district regulations, the amount of office and residential uses situated above ground level uses specified in the applicable part of Chapter 5 shall be excluded from calculation of the site's permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site. See Section 5.5.3 Mixed Use Development.

2.3.5 OTF Office/Tourist Facility District

The following provisions shall apply in the OTF Office/Tourist Facility District unless otherwise provided in these regulations:

Apartment, hotel and office building district, allowing businesses normally incidental to the primary uses located within the same building and allowing such incidental business uses to be accessible and evident from the outside of the building.

A. Permitted Uses:
All uses permitted in the OR Office Residential District, as well as the following use(s):

Apartment hotels

Artist studios

Assisted Living Residence

Barbers/Cosmetologists/Hairdressers/Manicurists

Boarding and lodging houses

Business schools

Clubs, private nonprofit

Commercial business may be conducted in the structure of the primary use, provided that such business is customarily incidental to the primary use and for the convenience of the occupants

Community residences

Computer programming services

Convents and monasteries

Dwellings, Multiple Family

Dwellings, Two-family

Extended stay lodging

Family care home (mini-home)

Fraternities, sororities, clubs and lodges excluding those the chief activity of which is a service customarily carried on as a business

Hotels

Libraries, museums, historical buildings and grounds, arboretums, aquariums and art galleries

Medical laboratories, excluding for-profit blood collection centers

Motels

Photographic portrait studios

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations:
Refer to the applicable Form District requirements in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio……..4.0

2. Maximum Density:

   a. For 0 bedroom dwelling units only……..…..435 dwellings per acre

   b. For 1 bedroom dwelling units only……217 dwellings per acre

   c. For 2 or more bedroom dwelling units only…145 dwellings per acre

3. Mixed Use Incentive: When authorized by the form district regulations, the amount of office and residential uses situated above ground level uses specified in the applicable part of Chapter 5 shall be excluded from calculation of the site's permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site. See Section 5.5.3 Mixed Use Development.

Chapter 2 Part 4 Commercial Zoning Districts

2.4.1 C-N Neighborhood Commercial District

The following provisions shall apply in the C-N Neighborhood Commercial District unless otherwise provided in these regulations: The Neighborhood Commercial District is intended as a specialized district for the location of convenience services near the neighborhoods they are intended to serve.

A. Permitted Uses:

Accessory buildings or uses

Agricultural uses

Antique shops and interior decorating shops

Art galleries

Artist studios

Assisted Living Residence

Bakeries, retail sales on premises only

Banks, credit unions, savings and loans and similar financial institutions

Barber shops and beauty shops

Bed and Breakfasts

Bookstores and stationery stores

Bicycle sales and service

Candy stores, retail sales on premises only

Clothing, dry good and notions stores

Colleges, schools and institutions of learning (except training schools)

Community residences

Community Service Facility

Computer programming services and software sales

Convents and monasteries

Country clubs

Day care centers, day nurseries, nursery schools and kindergartens

Dressmaking

Drug stores or sundries stores

Dwellings, Multiple family

Dwellings, Single-family

Dwellings, Two-family

Family care home (mini-home)

Florist shops

Grocery stores, where all merchandise is displayed and sold within an enclosed building

Hardware stores

Home occupations

Jewelry store

Laundering and dry cleaning pick-up shops and self-service (only)

Laundries

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Offices, professional or business

Parks, playgrounds, and community centers

Photocopying, word processing and similar office-support activities

Photographic shops

Photography studios

Picture framing

Religious buildings

Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video cassette rental center

Residential care facilities

Restaurants and delicatessens excluding drive-in facilities, and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license)

Saddle and harness shops

Shoe stores

Shoe repair shops

Tanning salons

Tailors

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Toy and hobby stores

Wearing apparel shops

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density And Far

1. Maximum Floor Area Ratio: …….0.5
2. Maximum Density: ……..17.42 dwellings per acre

2.4.2 C-R Commercial Residential District

The C-R Commercial Residential District is primarily intended as a specialized district to promote the reuse of structures located in urban areas of Jefferson County that had been constructed for mixed commercial and residential use, which may be currently under used or vacant, and which are located at street corners or on blocks with a significant number of retail business uses. C-R zoning may also be appropriate for new construction where a mixture of business and residential use is found to conform with the Comprehensive Plan and with any neighborhood plan covering the site.

A Permitted Uses:
All uses permitted in the R-7 Residential Multi Family District

B Special Permitted Uses

The following uses, subject to the special requirements set forth in Paragraph D. 1, below are permitted:

Antique shops and interior decorating shops

Artist studios

Art galleries

Bakeries, retail sales on premises only

Barber shops and beauty shops

Bed and Breakfasts

Book stores and stationery stores

Candy stores, retail sales on premises only

Clothing, dry good and notions stores

Community Service Facility

Computer programming services and software sales

Day care centers, day nurseries, nursery schools and kindergartens

Dressmaking

Drug stores or sundries stores

Florist shops

Grocery stores, where all merchandise is displayed and sold within an enclosed building

Hardware stores

Jewelry stores

Laundering and dry cleaning pick-up shops and self-service (only)

Laundries

Offices, professional or business

Photocopying, word processing and similar office-support activities

Photographic shops

Photography studios

Picture framing

Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video cassette rental center

Restaurants and delicatessens excluding drive-in facilities, and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license)

Saddle and harness shops

Shoe stores

Shoe repair shops

Stationery stores

Tailors

Tanning salons

Wearing apparel shops

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Conditional Uses
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

E. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

F. Maximum Density And Far
Maximum Floor Area Ratio: 3.0

Maximum Density: .....34.8 dwellings per acre

2.4.3 C-1 Commercial District

The following provisions shall apply in the C-1 Commercial District unless other- wise provided in these regulations:

A. Permitted Uses:
Accessory buildings or uses: those uses which are subordinate, customary and incidental to the primary use, provided that, if a use is customary only in a less restrictive zone, and is of a magnitude that may generate significant impacts, it shall not be an accessory use

Agricultural uses

Antique shops

Art galleries

Athletic facilities

Audio/video recording studios, providing the building is sound proof

Automobile rental agencies with no more than 25 rental passenger vehicles stored on site, and no more than two service bays for cleaning or maintenance, and having no repair or storage/dispensing of fuel

Automobile parking areas, public and private

Automobile service stations with service bays for repair of no more than two vehicles (see definition of Automobile Service Station for the type of repairs permitted)

Bakeries, retail (all products produced to be sold on the premises only)

Banks, credit unions, savings and loans, check cashing services and similar financial institutions

Barber shops

Beauty shops

Bed and Breakfasts

Bicycle sales and service

Boarding and lodging houses

Bookstores

Bowling alleys, provided the building is sound proof

Car washes having prior approval by the agency responsible for transportation planning

Catering kitchen/bakery preparing food and meals for sale or consumption elsewhere

Clothing, dry goods and notions stores

Clubs, private, non-profit or proprietary

Colleges, schools and institutions of learning

Community residences

Community Service Facility

Computer sales (hardware and software) and programming services

Confectionery, ice cream or candy stores, retail; no more than 50% of the floor area shall be used for

production of food items for off premises sale

Convenience groceries

Convents and monasteries

Country clubs

Dance Instruction (excludes adult entertainment uses as defined within LMCO Chapter 11)

Day care centers, day nurseries, nursery schools and kindergartens

Department stores

Dressmaking or millinery shops

Drug stores

Dry cleaning, dyeing, pressing, and laundry; distributing stations or retail business where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments

Dwelling, Multiple family

Dwelling, Single-family

Dwelling, Two-family

Electric appliance stores

Extended stay lodging

Family care home (mini-home)

Florist shops

Funeral homes

Furniture stores

Grocery stores, including fruit, meat, fish, and vegetable

Hardware and paint stores

Health spas

Home occupations

Hotels and motels, including ancillary restaurants and lounges, enclosed in a structure, in which dancing and other entertainment (not including adult entertainment activities as defined in Section 4.4.1) may be provided. (not permitted within the City of Prospect)

Ice storage houses of not more than five (5) ton capacity

Interior decorating shops

Jewelry stores

Laundries or launderettes, self-service

Laundering and dry cleaning pick-up shops and self-service laundries

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Medical laboratories

Music stores

Nurseries, retail

Office, business, professional and governmental

Parks, playgrounds, and community centers

Package liquor stores (no on-site alcohol consumption allowed)

Pawn Shop

Pet grooming, obedience training and related pet activities, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building

Pet shops

Photocopying, duplicating, paper folding, mail processing and related services

Photographic shops

Photography studios

Picture Framing

Radio and television stores

Religious buildings

Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video cassette rental center

Residential care facilities

Restaurants, tea rooms and cafes excluding dancing and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license)

Shoe repair shops

Shoe stores

Stationery stores

Tailor

Tanning salons

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Tents, air structures and other temporary structures intended for occupancy by commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met, and provided further that such structures may not be installed for a period (or periods totaling) more than ten (10) days during a calendar year.

Toy and hobby stores

Variety stores

Veterinary hospital, provided the operation is conducted within a sound- proofed building, no animals are

boarded, and there are no runs or pens outside of the building

Wearing apparel shops

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density And Far

1. Maximum Floor Area Ratio: …….……..……1.0
2. Maximum Density: ……34.84 dwellings per acre
3. Use Mix - - Office and Residential Uses – W hen authorized by the form district regulations, a specified percentage of any development site may be allocated to residential development without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zone district, provided that all other development standards set forth in this code are complied with. In addition, when authorized by the form district regulations, office and residential uses situated above ground level retail uses are permitted and shall be excluded from calculation of the site's permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.

2.4.4 C-2 Commercial District

The following provisions shall apply in the C-2 Commercial District unless other- wise provided in these regulations.

A. Permitted Uses:
All uses permitted in the C-1 Commercial District are allowed in the C-2 Commercial District as well as the following uses:

Auction sales, Indoor

Automobile rental agencies

Automobile repair garages

Automobile sales agencies

Billiard parlors, game rooms and similar entertainment uses

Bingo halls and parlors

Boat Sales and related storage

Bookbinding

Building materials, storage and sales provided all operations are totally enclosed in a building (Outdoor sales, display and storage as referenced in Section 4.4.8 is not permitted in association with a contractor's shop in this zoning district)

Cleaning, pressing, and dyeing establishments using non-flammable and non-explosive cleaning fluid

Community Service Facility

Contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors, provided all operations are confined within a building (Outdoor sales, display and storage as referenced in Section 4.4.8 is not permitted in association with a contractor's shop in this zoning district)

Dance halls

Engraving, watchmaking, and jewelry manufacturing, where products are sold on premises

Equipment rental, where all activities are within a building

Exposition building or center

Flea market, Indoor

Fraternities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business.

Indoor paint ball ranges

Laser Tag

Micro-breweries and micro-distilleries (where production activities occur indoors in a space 5,000 square feet or less)

Monument sales

Music and vocal instructions

Package liquor stores (no on-site alcohol consumption allowed)

Plumbing, and heating shops, storage and sales provided all operations are totally enclosed in a building

Printing, lithographing, or publishing establishments, if constructed to insure that there is no noise or vibration evident outside the walls of the buildings

Public transportation passenger terminals

Public utility buildings and facilities

Refrigerated lockers

Restaurants, where dancing or entertainment is allowed, outside as well as inside a building, and including drive-in restaurants where all or part of the service or consumption is inside a vehicle (Indoor and outdoor alcohol sales and consumption with proper ABC license)

Retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the business conducted on the premises, and provided that not more than fifty (50) percent of the floor area of the building is used in the manufacture, processing, or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes

Rubber stamp manufacturing, where products are sold on premises

Sign painting

Skating rinks (ice or roller)

Tattoo, body art, and piercing parlors

Tavern, bar, saloon

Telephone exchanges

Theaters, enclosed within a building

Training school, provided all training activities are located within a building

Upholstery and furniture repair shops

Used car sales areas, provided that no repair or reconditioning of automobiles or storage of parts shall be permitted except when enclosed in a building

Uses located totally within the caverns developed under a Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement within a building.

Those uses which are more similar in appearance and intensity to the above list of uses than to uses listed elsewhere in these regulations.

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions

E. Maximum Density and FAR
1. Maximum Floor Area Ratio:…….……..5.0
2. Maximum Density:
   a. For 0 bedroom dwelling units only……..435 dwellings per acre
   b. For 1 bedroom dwelling units only……217 dwellings per acre
   c. For 2 or more bedroom dwelling units only145 dwellings per acre

Use Mix - - Office and Residential Uses – W hen authorized by the form district regulations, a specified percentage of any development site may be allocated to residential development without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zone district, provided that all other development standards set forth in this code are complied with. In addition, when authorized by the form district regulations, office and residential uses situated above ground level retail uses are permitted and shall be excluded from calculation of the site's permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.

2.4.5 C-3 Commercial District

The C-3 Commercial zone is intended as a specialized district for the Central Business District (CBD). The C-3 Commercial Zone is a specialized district for the location of high density/intensity commercial and residential developments recognizing the CBD as the focal point of business, commercial area, and transportation facilities in Jefferson County, Kentucky.

A. Permitted Uses:
All uses permitted in the OR-3 and C-2 Commercial Districts except single-family dwellings.

Accessory Uses and Structures: Those uses which are subordinate, customary and incidental to the primary use provide that, if a use is customary only in a less restrictive zone, and is of a magnitude that may generate significant impacts, it shall not be an accessory use.

Sports Arenas

Telecommunications hotels

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: None
2. Maximum Density: 435 dwellings per acre

2.4.6 C-M Commercial Manufacturing District

The following provisions shall apply in the C-M Commercial Manufacturing District unless otherwise provided in these regulations:

A. Permitted Uses:
All uses permitted in the C-2 Commercial and M-1 Industrial Districts, except single family dwellings.

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio 5.0
2. Maximum Density None
3. Use Mix: When authorized by the form district regulations, the amount of office and residential uses situated above ground level uses specified in the applicable part of Chapter 5 shall be excluded from calculation of the site's permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.

Chapter 2 Part 5 Commercial Zoning Districts

2.5.1 M-1 Industrial District

The following provisions shall apply in the M-1 Industrial District unless otherwise provided in these regulations:

A. Permitted Uses:

Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including retail sale, rental or repair of items manufactured or assembled on site. Any accessory structure must meet site and other requirements of this zone. Under no circumstances will uses appropriate only in the M-3 zone be allowed in this zone as accessory uses

Agricultural uses

Auction sales, Indoor

Automobile parking areas, public and private

Contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors, provided all operations are confined within a building (Outdoor sales, display and storage as referenced in Section 4.4.8 is not permitted in association with a contractor's shop in this zoning district)

Carting and light local deliveries

Dwellings, only in connection with bona fide agricultural operations, or as living quarters for bona fide caretakers and/or for watchmen and their families

Greenhouses, wholesale

Indoor paint ball ranges

Laboratories, research, experimental or testing, but not including combustion type motor-testing

Laser Tag

Medical laboratories

Office buildings, as accessory uses only

Religious buildings

Telecommunications hotels

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Warehouse, storage, including mini-warehouses

Wholesale houses and distributors, provided the operation is enclosed in a building

Uses, manufacture, processing, treatment, or storage of the following, providing all operations permitted, including storage, must be confined within a building (uses located totally within the caverns developed under a Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement

within a building)

Adhesives, excluding manufacturing of basic components

Awnings, metal

Beverage (non-alcoholic) manufacture

Beverage, blending and bottling

Blacksmith

Bookbinding

Broom and brush

Button manufacture, except button blanks from shell

Carbon paper and ink ribbons

Carpenter, cabinet making, and pattern shops

Chemicals (packing only)

Clay products of handicraft nature including ceramics, pottery, tile (glazed), or similar products

Cleaning and dyeing of garments, hats and rugs

Clocks and watches

Cloth products, including canvas, clothing, garments

Computers and related equipment

Cosmetics or toiletries

Electronic measuring instrument and electrical control devices

Electrical appliance and apparatus assembly (small), including fans, fixtures, hot-plates, irons, mixers, motion picture equipment (home), phonographs, radios, television sets, toasters, toys, or similar products, but not including electrical machinery

Electrical supplies, including cable and wire assemblies, batteries (dry cell), insulation, lamps, switches, or similar supplies

Flowers, artificial

Food processing, including bakery products (wholesale), candy manufacture, coffee, tea, and spices (processing and packaging), creamery and dairy operations, ice cream manufacture, macaroni and noodle manufacture, oleomargarine (compounding and packaging only)

Fur finishing and fur goods, not including tanning, dyeing

Glass products from previously manufactured glass

Hair, felt, or feather products

Hat finishing and millinery from straw and other fibers

Ink or ink ribbon, packaging

Instruments, accessories and supplies used in medical diagnosis and treatment

Jewelry

Latex paints (water base)

Leather products manufacture (no tanning operations), including shoes, machine belting, or similar products

Luggage

Machines, business, including accounting machines, calculators, card counting equipment, typewriters, or similar products

Medical appliances, including braces, limbs, stretchers, supports, or similar appliances

Motion picture production

Musical instruments (including pianos and organs)

Novelty products (from prepared materials)

Optical equipment

Paper products, including bags, boxes, bulk goods, containers (shipping), envelopes, interior packaging components, stationery, tubes, wallpaper, or similar products

Pharmaceutical products (compounding only)

Photographic equipment

Plastic molding and shaping, excluding manufacturing of basic components

Precision instruments

Printing, publishing, engraving, including photo-engraving

Scenery construction

Sheet metal shops

Signs and displays (non-metal)

Soaps or detergents, including washing or cleaning powder or soda, packaging only

Statuary and art goods, other than stone and concrete, including church art, figurines, mannequins, religious art, (excluding foundry operations)

Stamp (hand), stencils, and brands

Toys and games

Trade and business schools

Umbrellas and parasols

Upholstery and furniture shops, wholesale

Vehicles, children's, including baby carriages, bicycles, scooters, wagons, or similar vehicles

Window shades, Venetian blinds, awnings, tarpaulins, and canvas specialties

Wood products, including furniture, baskets, boxes, crates, or similar products, and copperage works (except copperage stockmill)

Those uses which are more similar in type and intensity to the above list of uses than to uses listed elsewhere in these regulations.

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations:
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building heights and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....2.0

2. Maximum Density……None

2.5.2 M-2 Industrial District

The following provisions shall apply in the M-2 Industrial District unless otherwise provided in these regulations.

A. Permitted Uses:

Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including retail sale, rental or repair of items manufactured or assembled on site. Any accessory structure must meet site and other requirements of this zone. Under no circumstances will uses appropriate only in the M-3 zone be allowed in this zone as accessory uses.

All uses permitted in the M-1 District

Auction sales, outdoor

Building materials (cement, lime, sand, gravel, lumber, and the like), storage and sales

Bus garage and repair shop

Exposition building or center

Fairgrounds

Flea market

Heavy truck and other heavy motor driven vehicles: sales, rental, repair and storage

Lumber yards

Railroad freight terminals and yards

River terminals

Storage yard or contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors; outdoor storage of material and equipment permitted

Training schools (industrial and vocational) including combustion engine schools

Truck or transfer terminal, freight and motor freight and motor freight stations

Warehouses, produce and storage

Waterfront shipping

Wholesale houses and distributors

Wholesale markets (goods not contained in totally enclosed buildings)

Uses, manufacture, processing, treatment, or storage of the following:

Air conditioning, commercial

Aircraft and aircraft parts

Aluminum extrusion, rolling, fabrication, and forming

Animal pound

Apparel or other textile products from textiles or other materials, including hat bodies of fur, wool, felt, or similar products

Assembly and repair of automobiles, bicycles, carriages, engines (new and rebuilt), motorcycles, trailers, trucks,

wagons, including parts

Athletic or sports equipment, including balls, baskets, bats, cues, racquets, rods, or similar products

Baskets and hampers (wood, reed, rattan, and the like)

Battery, storage (wet cell)

Bedding (mattress, pillow, quilt), including rebuilding or renovating

Boat manufacturing and repair

Box and crate

Carpet, rug, mat

Clay, stone, glass products

Coal and coke, storage and sales

Concrete products (except central mixing and proportioning plant)

Culverts

Distilleries, breweries, and non-industrial alcoholic spirits

Firearms

Food processing, including chewing gum, chocolate, cocoa and cocoa products; condensed and evaporated milk, processing and canning; flour, feed and grain (packaging, blending, and storage only); food products except slaughtering of meat or preparation of fish for packing; fruit and vegetable processing (including canning, preserving, drying, and freezing); gelatin products; glucose and dextrine; malt products; meat products, packing and processing (no slaughtering); yeast

Foundry products (electrical only)

Furniture

Grain blending and packaging, but not milling

Hardware, products or tools, including bolts, brads, cutlery, door knobs, drills, hinges, household items, locks, metal casting (nonferrous), nails, needles and pins, nuts, plumbing appliances, rivets, screws, spikes, staples, tools (hand), or similar products

Heating, ventilating, cooking, and refrigerating supplies and appliances

Hosiery mill

Household appliances, electrical and gas, including stoves, refrigerators, washing machines, clothes dryers, and similar products

Ice, dry or natural

Implements, agricultural or farm

Ink manufacture (mixing only)

Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only)

Iron or steel (ornamental), miscellaneous, fabrication or assembly, including steel cabinets, doors, fencing, metal furniture, or similar products; cleaning, grinding, heat treatment, metal finishing, plating, polishing,

rust proofing, sharpening, or similar processes

Machine, tool, die, and gauge shops

Machine, tools, including metal lathes, metal presses, metal-stamping machines, wood-working machines, or the like

Millwork and planing

Motion picture equipment, commercial

Paint and coating, except manufacturing gun cotton nitro-cellulose lacquers and reactive resin cooking

Pencils

Perfumes or perfumed soaps, commercial

Plating, electrolytic process

Plumbing supplies

Poultry or rabbit, packing or slaughtering (wholesale)

Pottery and porcelain products

Pulp goods, pressed or molded (including paper-mache products)

Rubber and synthetic-treated fabric products (excluding all rubber or synthetic processing) such as washers, gloves, footwear, bathing caps, atomizers, or similar products

Safes and vaults

Sheet metal products from metal stamping or extrusion, including containers, costume jewelry, pins and needles, razor blades, bottle caps, buttons, kitchen utensils, or similar products

Shipping containers (corrugated board, fiber or wire-bound)

Silverware, plate or sterling

Textiles and fibers into fabric goods; spinning, weaving, knitting, manufacturing, dyeing, printing and finishing of goods, yarns, knit goods, threads, and cordage

Tire re-treading and vulcanizing shop

Tobacco (including curing) or tobacco products

Those uses which are more similar in type and intensity to the above list of uses than to uses listed elsewhere in these regulations.

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards **(August 2010)**
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....3.0
2. Maximum Density: ……..……...None

2.5.3 M-3 Industrial District

The following provisions shall apply in the M-3 Industrial District unless other- wise provided in these regulations.

A. Permitted Uses:

Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including retail sale, rental or repair of items manufactured or assembled on site. Any accessory structure must meet site and other requirements of this zone.

All uses permitted in the M-2 Industrial District

Adult entertainment, subject to the requirements of Chapter 4, Part 4

Forge plants, drop hammer or pneumatic

Foundries, ferrous or non-ferrous, brass, bronze

Race tracks for motor-powered vehicles

Railroad yard, roundhouse, repair and overhaul shops, railroad equipment including locomotive and railroad car building and repair

Sports Arenas

Storage of coal and gas, yards and pockets

Uses, manufacture, processing, treatment, or storage of the following:

Aromatic flavoring materials (essential oils)

Bag cleaning

Boiler manufacture (other than welded)

Cider and vinegar

Concrete, central mixing, and proportioning plant

Cotton ginning, cotton wadding, or linters

Film, photographic

Flour, feed, grain except grain elevators

Glass and glass products (large), including structural or plate glass, or similar products

Graphite or graphite products

Hair, felt, feathers, shoddy, bulk processing, washing, curing and dyeing

Ink manufacture from primary raw materials (including colors and pigments)

Insecticides, fungicides, disinfectants, or related industrial or household chemical compounds

Jute, hemp, sisal, or oakum products

Lead oxide

Linoleum and other hard-surfaced floor covering (except wood), oil cloth, oil-treated products, or artificial leather

Machinery, heavy, including electrical, construction, mining, or agricultural, also repairs

Metal alloys or foil, miscellaneous, including solder, pewter, brasses, bronzes, tin, lead, gold foils, or similar products

Metal casting or foundry products, heavy, including solder, pewter, brasses, bronzes, tin, lead, gold foils, or similar products

Metal or metal products; treatment or processing including enameling, japanning, lacquering, galvanizing, and (hot dip) plating

Molasses

Monument and architectural stone, monument works

Motor testing (internal combustion motors)

Oils, shortenings, and fats (edible)

Paint, lacquer, shellac, and varnish, including calcimine, casein, colors and pigments, thinners and removers

Paper and paper board (from paper-making machines)

Pickles, vegetable relish, sauces

Pottery and porcelain products (coal-fired, including bathroom or kitchen equipment, or similar products)

Refrigerating plants

Rice cleaning and polishing

Roofing materials, building paper, and felt (including asphalt and composition)

Rubber (natural or synthetic), including tires, tubes, or similar products, gutta percha, chidle, and balata processing

Sauerkraut

Self-tanning materials and allied products

Shell grinding

Soaps and soap products or detergents, including fat rendering, oils, vegetable and animal (non-edible)

Stone processing or stone products, including abrasives such as wheels, stones, paper and cloth, asbestos products, stone screening, stone cutting, stone-works, sand or lime products, or similar processes or products

Sugar refining

Synthetic fibers

Textile bleaching, bleachery, bleaching products, including bluing vitreous enameled products

Wall board, plaster board, insulation, and composition flooring

Wood or lumber processing, including sawmills, planing mills, cooperage stock mills, excelsior or packing materials, plywood veneer, wood-preserving treatment, or similar products or processes

Wool pulling or scouring

Those uses which are more similar in type and intensity to the above list of uses than to uses listed elsewhere

in these regulations.

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards **(August 2010)**
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....4.0
2. Maximum Density: ..... None

Chapter 2 Part 6 Special Purpose Zoning Districts

2.6.1 EZ-1 Enterprise Zone

The following provisions shall apply in the EZ-1 Enterprise Zone unless otherwise provided in these regulations.

A. Permitted Uses:
All uses permitted in the C-2 Commercial and M-3 Industrial Districts except as follows:

1. All uses other than uses permitted in the C-2 and M-1 districts shall observe a 200-foot setback from any residential use not zoned EZ-1 or to the first street intersection, whichever is less. The Planning Commission may amend this restriction if it finds, following a public hearing with notice to residential property owners within said distance, that the proposed use will conform to a general district development plan with binding elements and conforms to the Comprehensive Plan.

> ***NOTE:*** *Alleys do not qualify as "the first street intersection" in A.1. By definition an alley is "A way, other than a street, that is open to common use; and affords a secondary means of vehicular access to adjoining or adjacent property."*

2. Dwellings are allowed only in connection with bona fide agricultural operations, or as living quarters for caretakers and watchmen and others employed full-time on the same lot and their families; or as allowed in paragraph C, below.*

3. Adult entertainment activities, as defined in Section 4.4.1.

When the EZ-1 Enterprise District is applied in an area with an adopted Urban Renewal plan, any restrictions of said Urban Renewal plan which are more restrictive than this ordinance shall be effective.

Upon the recommendation of the Director of Works, the off street parking regulations may be altered in accordance with a district development plan that the Planning Commission finds to conform to the guidelines of the Comprehensive Plan.

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 5.0

2. Maximum Density: .....None

2.6.2 PRO Planned Research/Office District

The PRO - Planned Research/Office District is intended:

1. To provide sufficient space in appropriate locations for attractive landscaped laboratories, research, factories, and distribution centers.
2. To insure compatibility between the industrial operations within the park and the existing activities and character of the community in which the park is located.
3. To provide opportunities for employment close to residential areas and thus to cut travel time from home to work and the burden on the streets and transit system.

The following provisions shall apply in the PRO District unless otherwise provided in these regulations.

A. Permitted Uses:

All uses permitted in the M-1 Industrial District, all uses must be confined within a building, including storing (uses located totally within the caverns developed under a Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement within a building)

Clubs, private, non-profit

Colleges, schools and institutions of learning

Day care centers, day nurseries, nursery schools and kindergartens

Dwellings only in connection with bona fide agricultural operations, or as living quarters for bona fide caretakers and/or watchmen and their families

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries; not for profit

Office buildings

Parks, playgrounds and community centers, not for profit

Retail sales and consumer service establishments (not including warehouse sales) dealing primarily with employees and visitors of establishments permitted as principal uses, provided that such commercial uses shall not occupy more than 5 percent of the land area of the district in which it is located

Trade and business schools, not objectionable due to noise, odor, dust, smoke, vibration, or other reasons

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio:……0.5
2. Lot Coverage: Not more than 35% of the lot may be covered by structures

2.6.3 PEC Planned Employment Center District

The PEC Planned Employment Center District is intended:

1. To provide sufficient space in attractive, landscaped, and planned industrial parks for M-2 Industrial operations.
2. To protect for future industry land which is now or can be served by rail.
3. To insure compatibility between the industrial operations within the industrial park and the existing activities and the character of the community in which the park is located.
4. To provide opportunities for employment close to residential areas, and thus to reduce travel time from home to work and the burden on the streets and transit system.

The following provisions shall apply in the PEC District unless otherwise provided in these regulations:

A. Permitted Uses:

All uses permitted in the M-2 Industrial District

All uses permitted in the C-1 Commercial District, excluding dwellings

Dwellings only in connection with bona fide agricultural operations, or as living quarters for bona fide caretakers and/or watchmen and their families, employed and living on the premises in connection with any lawful use in the PEC District.

Office buildings

River Terminals

B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, set back, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Density:……..1.0
2. Lot Coverage: Not more than 50%of the lot may be covered by structures

2.6.4 W- 1 Waterfront District

The following provisions shall apply in the W-1 Waterfront District unless otherwise provided:

A. Permitted Uses:

Dwellings, Multiple family

Hotel, motel and accessory commercial including restaurants

Public and private docking

Public assembly and festival gathering

Public parks and recreation

Restaurants (Indoor and outdoor alcohol sales and consumption with proper ABC license)

River-theme retail commercial uses including restaurants and other retail establishments complementary to uses listed above

Vehicular parking structures when part of a larger development including a mix of above uses

B. Prohibited Uses:
All uses other than those listed as permitted or similar to those permitted are prohibited. Specifically prohibited are adult entertainment uses and advertising signs/billboards (off-premises advertising).

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:…….……None

2. Maximum Density:

a. For 0 bedroom dwelling units only……435 dwellings per acre

b. For 1 bedroom dwelling units only……...217 dwellings per acre

c. For 2 or more bedroom dwelling units only…145 dwellings per acre

2.6.5 W-2 Waterfront District

The following provisions shall apply in the W-2 Waterfront District unless otherwise provided:

A. Permitted Uses:

Automobile service stations, convenience stores and branch banks when located on parcels without river frontage

Dwellings, Multiple family

Governmental services

Hotels, motels; including accessory docking facilities

Offices: professional, general

Pleasure boat sales and boat service if contained within a building or performed in the water

Private river-oriented recreational facilities, including boat charter, private boat docking, sight seeing

Public assembly facilities and festival gathering places

Public parks and recreation

Restaurants; (Indoor and outdoor alcohol sales and consumption with proper ABC license)

River-theme retail commercial uses including restaurants and other retail establishments complementary to uses listed above

B. Prohibited Uses:
All uses other than those listed as permitted or similar to those permitted are prohibited. Specifically prohibited are adult entertainment uses and advertising signs/billboards (off-premises advertising).

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:…….. …….8.0

2. Maximum Density:

a. For 0 bedroom dwelling units only…….435 dwellings per acre

b. For 1 bedroom dwelling units only…….217 dwellings per acre

c. For 2 or more bedroom dwelling units only….145 dwellings per acre

2.6.6 W-3 Waterfront District

The following provisions shall apply in the W-3 Waterfront District unless otherwise provided:

A. Permitted Uses:

Agricultural uses;

The following uses, including those uses which normally require M-3 zoning and a conditional use permit are permitted uses of right in this district, provided that such uses require a waterfront location for river transportation or require large quantities of water for cooling or processing:

- Terminal facilities for the trans-shipment of cargo between river and other transportation facilities, including railroads, as required for uses permitted herein
- Storage facilities for cargo received or to be shipped via river transportation;
- Packaging, processing by compounding, blending mixing, washing, screening, crushing, grinding, and formulating, or any combination thereof, and volume sales of materials and goods, provided the bulk of the things packaged, processed, or sold is received or shipped via river transportation;
- Storage of bituminous materials and petroleum products.

All industrial uses permitted or conditional in the M-3 zone (other than uses listed above) when relocating from a site in the Waterfront Development Review Overlay District. (Such uses must obtain a conditional use permit in accordance with Chapter 4 Part 2, if it is a use needing a conditional use permit to locate in the M-3 zone.)

Uses allowed in the M-1 and M-2 zoning districts that are not dependent on bulk water or river transportation when a part of a larger development, the remaining parts or uses of which meet the requirements listed above or when necessary for the efficient operation of any of the uses listed above as permitted uses that are located within this district.

B. Prohibited Uses:
All uses other than those listed in paragraph A. above are prohibited. Specifically prohibited are all residential uses, adult entertainment, advertising signs/billboards (off-premises advertising), excavation, filling, and refuse disposal operations, slaughterhouses, stock yards, fertilizer plants, and the reduction of dead animals, fish, garbage, or offal.

C. Permitted Uses With Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density And Far

1. Maximum Floor Area Ratio: None

2. Maximum Density: None

Chapter 2 Part 7 Planned Village Development

2.7.1 Planned Village Development (PVD) District

NOTE: *The PVD District incorporates guidelines to provide certainty in the land development process. The District also retains the authority of the Planning Commission and legislative bodies to establish limitations and regulations as they deem necessary to protect the public health safety and welfare*

A. Intent.

The intent of the PVD District is to promote diversity and integration of uses and structures in a planned development through flexible design standards that:

- Create new communities that are livable, diverse, and sustainable;
- Promote efficient and economic uses of land;
- Respect and reinforce existing communities, integrating new development with existing development to ensure compatibility;
- Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
- Promote development patterns and land uses which reduce transportation needs and which conserve energy and natural resources;
- Lower development and building costs by permitting smaller networks of utilities and streets and the use of shared facilities;
- Protect and enhance natural resources;
- Provide more parks, open spaces and scenic areas, either commonly owned or publicly-owned, than would otherwise be provided under conventional land development procedures; and
- Encourage a variety of compatible architectural styles, building forms, and building relationships within a planned development.

The PVD District implements the following provisions of Cornerstone 2020:

Goals	Plan Elements
Mobility Strategy Goals I1, I2, I3, I4, I5 Livability Strategy Goals B1, E2, E3, E4, F3, H2, J1,	Guidelines 2, 3, 4, 5, 9

B. General Provisions.

1. Zone Change Applications.

   An applicant for a zone change to the PVD District shall submit a proposal for consideration for any use or mixture of uses allowed in the PVD District. The Planning Commission shall make a recommendation for a zone change according to law and the legislative body may approve any such proposal, together with any conditions, requirements or limitations thereon which the Planning Commission or legislative body deems appropriate and is agreed to by the applicant according to law.

2. Bonds.

   The legislative body or responsible public agencies may require bonds (or appropriate alternatives) from the applicant as part of the Master Plan to ensure the satisfactory and timely completion of facilities under

public or common ownership. This requirement is for the benefit of purchasers when the development time limits and schedule do not preclude the sale of individual units prior to the completion of such facilities. In the event that a requirement for bonds or appropriate alternatives is not provided for in the Master Plan, then the developer shall comply with requirements for such bonds required in the Subdivision Regulations.

NOTE: *Section 11.4.7 (Binding Elements) is not intended to be applicable to the PVD District.*

3. Applicability of Other Ordinances/ Portions of LDC.

   Unless specified otherwise by this Section, all provisions of the Land Development Code shall be applicable to the PVD district.

C. Development Guidelines and Standards.

1. Purpose of the Village.

   The PVD is designed to recognize and allow for villages as a distinct pattern of development. Villages usually occur in relatively undeveloped areas. They are broadly characterized as self- contained communities having an identifiable boundary and/or open space perimeter and a center that is compact and has a mixture of uses.

2. Village Pattern.

   a. The village consists of three distinct required components: the village edge, village general, and village center. The Master Plan shall include the following components:

      i. Village Edge. The village edge is the least dense residential area of the village, also containing civic uses and permanent open space. It provides a discernible boundary for the village, may preserve sensitive natural features, and ensures compatibility with the surrounding pattern of land uses. Typically, permanent open space provided in the village edge would include, but is not limited to, a) preservation of agricultural lands, b) scenic views, c) woodlands, d) greenways, or e) natural, cultural, or historic resources within the community.

      ii. Village General. The village general is primarily residential but allows a mixture of uses at limited locations and at a compatible scale and intensity. The village general also contains permanent open space, typically in the form of parks or greens.

      iii. Village Center. The village center serves as the focal-point and informal gathering place of the village. It is made up of higher density residential uses, village-serving shops and services, civic buildings, and more formalized open space such as plazas or squares.

   b. The village pattern is characterized by the required features:

      i. A limited size. A complete village has most dwellings within roughly a 5 - 10 minute walk of the village center;

      ii. A variety of housing types. This allows younger and older people, singles and families, and people with a wide range of incomes to have places to live. Examples include detached houses on small, standard, or large lots, duplexes, row houses, live/work units, and apartment buildings;

      iii. A network of connected streets and walkways. Village streets provide a variety of transportation routes and disperse traffic. Streets are relatively narrow and most are tree lined to create a

pleasant environment;

iv. Designated sites for civic buildings. Buildings such as schools, libraries, museums, meeting halls, places of worship, and day care facilities should occupy prominent places in the village and be planned in coordination with open spaces;

v. Many separate and human-scaled buildings. Small lots and a variety of buildings generate a cohesive pattern that allows streets to be civic places. Building heights vary, with one and two story structures typical in the village general and village edge and structures up to four stories typical in the village center. Buildings in the village center should generally be placed close to the sidewalk, creating a strong sense of spatial definition, while buildings in the village general and village edge are set back from the sidewalk. Civic buildings have a distinctive form to differentiate their role from that of other buildings;

vi. Open space and natural features, such as trees of high quality and significant tree stands, wetlands, streams, and steep slopes, are retained, linked where possible and incorporated into the village pattern; and

vii. Cultural resources, such as historic buildings, districts and landscapes, are preserved and reused in the village.

3. Development Standards.

The following standards are intended for use in preparing a Master Plan for consideration under the PVD District.

a. Size of site. A village shall not have a minimum or maximum size; however, it generally would be about forty (40) to two hundred (200) acres. Parcels significantly larger than two hundred (200) acres should be developed as multiple villages, with each village designed to be integrated into an overall plan and the total site subject to all the provisions. Applications for sites significantly less than 40 acres shall be considered when adjacent to or integrated with an existing or approved village.

b. Density. The maximum number of residential dwelling units permitted in the village district shall be 5 dwelling units per net acre, notwithstanding the location of the village in more than one county. If the village is located in more than one county, the number of dwelling units shall be established through inter-local agreement with both counties or by deed restriction. On sites with land that is required to be dedicated as open space for public health and safety (as defined in Chapter 10, Part 5) a density bonus of 2.5 dwelling units per acre of dedicated land is allowed. This density bonus is applicable to no more than 25% of the total acreage of the land. An accessory apartment constructed in accordance with applicable land use standards of the PVD District shall not be counted as a residential dwelling unit.

> ***NOTE:*** *An example of permanent open space at the edge is farmland that has been placed under conservation easement*

c. Village edge. The edge is a required component and should make up a large portion of the village. It can include a combination of publicly owned land such as parks and greenways and privately owned land such as areas that have been protected by conservation easements and residential lots. However, the specific size, location, and design of the village edge is intended to be flexible based on the context of the adjacent pattern of development and the presence of sensitive natural features. Transition

between adjacent land uses and the village can be achieved through a village edge containing a combination of residential lots and permanent open space. Landscape buffers shall be provided at the village edge regardless of the type of adjacent land use, however, transition between an existing neighborhood and village can be achieved by creating a tree-lined boulevard or landscape buffer.

d. Village center. The village center should be compact and located roughly within a 5-to-10 minute walk (approximately 1,350') of most village residents. It may also be located where it can intercept traffic coming and going from the village. The location of the village center may be altered where natural features of the existing pattern of development precludes such a location. A minimum of 2% but not more than 30% of the gross acreage of the village should be designated as village center. To ensure a mixture of uses in the village center, the following guidelines shall apply:

   Some dwelling units shall be located in the village center (at least 10% of the total number of dwelling units in the village recommended but not required). Retail, office, and service uses should be sized area and intensity to meet the needs of village residents. A minimum of 2,500 square feet of gross leasable retail area should be located in the village center. The maximum amount (gross leasable area) of retail use to be located in the village center shall be limited to 200 square feet per dwelling unit. The maximum amount (gross leasable area) of office and service use to be located in the village center shall be provided by the applicant, however, single retail uses with a building footprint of greater than 50,000 square feet shall be discouraged. Home occupation uses and non-residential uses within a live/work unit shall not be included in gross leasable area calculations when determining minimum and maximum area.

e. Open Space. The minimum requirement for open space in the village shall be 25% to 30% of the gross acreage of the village. Open space used to meet the minimum requirement shall be permanent open space that meets the requirements of Chapter 10 Part 5 of the Land Development Code. In villages with less than 30% open space at least 70% of the required open space (17.5% of the gross acreage minimum) must be publicly accessible and must be designed for outdoor recreation. In villages with 30% or more open space, at least 50% of the required open space (15% of the gross acreage minimum) must be publicly accessible and designed for outdoor recreation. This requirement, however, shall not be construed as limiting the amount of open space that is necessary to satisfy public health and safety requirements.

   Some open space should be located in each of the village component. The following standards apply to open space in the village:

   i. Open space used to meet the requirement in the village edge shall be designated as one of the open space types defined in Chapter 10, Part 5. In addition, the village edge may include open space that is defined as large lots that are privately owned and permanently protected by conservation easements. These lots should be no less than 10 acres in size and should average at least 15 acres. The applicant could either purchase the development rights of properties adjacent to the village or place easements on the lots before they are sold. These lots may remain in private ownership, would be maintained by the landowner and would not have to be publicly accessible. The applicant is, however, encouraged to provide access easements on these properties where appropriate, to provide connections to trails or greenways.

   ii. Open space used to meet the requirement in the village general shall be designed as squares, greens, sports fields, pedestrian or bicycle trails, or greenways and may be associated with civic buildings. Each lot in a village general should be within approximately 1,350 feet of one of these types of open space.

iii. Open space used to meet the requirement in the village center shall be designed as squares, plazas, or greens and may be associated with civic buildings.

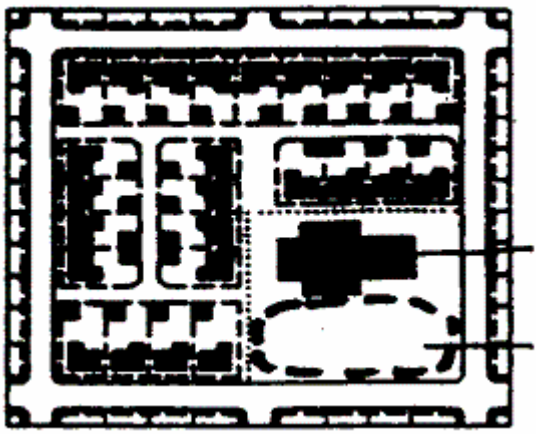
iv. Squares, plazas, and greens may not be located behind dwellings. Exceptions may be permitted where topography, existing street layout, or other features make this restriction impractical.

v. A minimum of 50% of the open space in a village should enfront on public thoroughfares.

vi. Open space associated with civic uses (such as school playgrounds and sports fields or a church yard that is designed as a green) may be used to meet the requirement if it is publicly accessible and designed as one of the open space types that are allowed in that component of the village as described above in Paragraphs i, ii, and iii above.

vii. Parking lots may only be used to meet an open space requirement as specifically permitted in Chapter 10, Part 5.

viii. No more than 25% of the required open space shall be covered by water.



ix. Land used to meet the open space requirement must be publicly accessible, except for:

(a) land dedicated to natural resource protection that requires special protection (such as habitat for threatened or endangered species):

(b) land managed for production of resources;

(c) lands used for public health and safety purposes; and

(d) privately owned cultural resources and lands that are permanently protected by conservation easements or held by a land trust. (Lands protected by conservation easement or held by a land trust may be used to meet the open space requirement with permission of the easement holder or land trust.)

f. Civic Uses. At least 2% of the gross acreage of the village shall be developed as civic use(s). Civic uses should be located at important sites to reinforce community identity and should have a distinctive form to differentiate their role from that of other buildings and uses.

g. Street Network.

i. Villages should have a hierarchy of streets. The Master Plan shall specify standards for minimum pavement width, required right of way, presence of curbs, on-street parking, street trees, street furniture, bikeways, and sidewalks.

ii. Villages should have a connected network of streets, alleys and bicycle/ pedestrian pathways. All streets and bicycle/ pedestrian pathways shall connect to other streets within the Village and to existing and projected corridors outside the Village, if applicable. Cul-de-sacs are not permitted within the village unless natural features such as topography or stream corridors prohibit a street connection. Stub streets may be required where a street is likely to be extended in the future.

iii. Streets in villages should be designed for pedestrian safety.

To accomplish this goal, street width, pattern and design shall be used to reduce vehicle travel speeds and encourage pedestrian activity. Streets may be permitted to vary in size and form from conventional development to control traffic and give character to the village.

iv. There shall be alleys to the rear of blocks in the village center and those blocks in the village general with majority of building lots less than 60’ in width.

v. Location for a transit shelter should be reserved in the village center, preferably near shops and services and within walking distance of many residents. Transit shelter design should consider personal safety and year-round weather conditions.

vi. Sidewalks or pedestrian paths, (minimum 4’ width recommended), should be provided on at least one wide of all streets in the village edge. In the village general and village center, sidewalks should be provided on both sides of all streets (4’ minimum width recommended, 12’ minimum width recommended enfronting commercial use where outdoor seating is to be accommodated). Sidewalks and pedestrian bicycle paths do not have to be parallel to the street right of way; they may meander around trees, stone walls, small hills, etc., to make the streetscape more interesting and take advantage of scenic features.

vii. A tree strip, approximately 5’ in width should be provided between the roadbed and the sidewalk/ pedestrian path in the village general and village edge. Tree strips should be continuous between drives and or road intersections. In the village center, street trees should be provided in a tree strip or in grated sidewalk planters. Street trees shall be provided according to standards of the Land Development Code.

h. Blocks.

i. Blocks may be square, elongated or irregular. Block shape and size should respond to topography, existing vegetation, hydrology, and design intentions.

ii. Blocks are encouraged to vary in size, with smaller blocks generally located in the village center and larger blocks in the village edge. Blocks that are longer than 1000’ are encouraged to be bisected by a walking path.

i. Stormwater Management.

The amount of open space necessary to the village district, combined with a development pattern in which lot size and density generally decreased from the village center out to the village edge allows for a unique opportunity to reduce storm water quality and quantity impact. The village should be designed in a manner that ensures that a hydrologic behavior of post-construction peak run off rates leaving the development site will not exceed pre-construction rates unless the site is utilizing a regional detention facility with the permission of the Metropolitan Sewer District.

j. Utility Services.

The village shall be provided with a complete water distribution system, sufficient to meet current standards for fire protection, from an approved public water system and shall be served by a sanitary sewer system in accordance with requirements by the Metropolitan Sewer District and the Division of Environmental Health and Protection. Installation of all utility services is required before the record plat is approved or before the performance bond is released.

4. Land Use.

The table below (Table 2.7.1) lists the uses permitted within a village. P means the use is permitted, subject to design standards and location standards where noted. L means the use is limited. Limited uses must be approved by the Planning Commission at the time of approval of the Master Plan. Subsequent requests for limited uses shall require amendment of the Master Plan and shall be reviewed according to D.2. of this Section. PSS means the use may be permitted with special standards pursuant to Chapter 4, Part 3 of the Land Development Code. X means the use is not permitted. No permitted use or limited use shall be required to secure a conditional use permit. For others listed in Chapter 4, Part 2 of the Land Development Code as Conditional Uses, an applicant may apply for and obtain a conditional use permit provided the private covenants, declarations or restriction of the association of property owners do not forbid the conditional use applied for.

Table 2.7.1.

	Village Edge	Village General	Village Center
RESIDENTIAL USE			
Detached dwelling	**P**	**P**	**P**
semi-detached dwelling	**X**	**P**	**P**
attached dwelling	**X**	**P**	**P**
two-family dwelling	**X**	**P**	**P**
multi-family dwelling	**X**	**P***	**P**
accessory apartment	**P**	**P**	**P**
live/work unit	**X**	**L****	**P**
short term rental	**PSS**	**PSS**	**PSS**
LODGING USE			
bed and breakfast inn	**L**	**L**	**P**
hotel	**X**	**X**	**P**
OFFICE USE			
home occupation	**P**	**P**	**P**
office	**X**	**P*****	**P**
COMMERCIAL USE			
neighborhood commercial/service******	**X**	**P*****	**P**
general commercial********	**X**	**X**	**P**
CIVIC USE			
churches, parish halls and temples	**L**	**L**	**L**
clubs, private proprietary	**L**	**L**	**L**
colleges, schools, and institutions of learning, (except trade, business, or industrial schools), not for profit	**L**	**L**	**L**
community residence	**L**	**L**	**L**
convents and monasteries	**L**	**L**	**L**
day care center	**L**	**P***	**P**
family day care home	**P**	**P**	**P**
family care home	**P**	**P**	**P**
nursing homes and homes for the infirm and aged	**L**	**L**	**L**
historical buildings & grounds	**P**	**P**	**P**
libraries, museums, arboretums, and art	**L**	**L**	**L**

	Village Edge	Village General	Village Center
galleries, not for profit			
meeting hall	**L**	**L**	**L**
OTHER			
agriculture	**P**	**P**	**P**
garage sale	**P**	**P**	**P**
outdoor advertising sign	**X**	**X**	**X**
utilities	**L**	**L**	**L**

* Only at intersections where at least one street is designated as the highest classification of streets in the village.

** Only along major streets as defined in the Master Plan.

*** Only at intersections where at least one street is designated as the highest classification of streets in the village and only on the first floor. Office or commercial use shall not exceed 50% of the floor area of the entire structure. The remaining floor area shall be residential.

**** Includes only permitted and special permitted uses in the CR zone, not subject to CR requirements. Drive-through facilities are not permitted. Single retail uses with a building footprint that is over 50,000 square feet shall be discouraged.

***** Includes only uses permitted in the C1 zone plus neighborhood pubs and live music in restaurants. Drive-through facilities are not permitted. Single retail uses with a building footprint that is over 50,000 square feet shall be discouraged.

5. Site Design

Site design should be regulated in order to ensure compatibility of building types regardless of use and to create a cohesive development pattern. In order to allow maximum flexibility, site design standards are not specified for the PVD district. Instead, standards compatible with the village pattern as described in C.2. of this Section shall be provided by the applicant and approved by the Planning Commission at the time of approval of the Master Plan. One set of standards should be established for civic uses and a second set for all other uses. Standards should meet the intent of the village pattern described in C.2. of this Section, and should be submitted in a format similar to that shown in Table 2.7.2.

Table 2.7.2

Note: Table 2.7.2 is illustrative only. It is intended as a guide, not a standard for site design.

	Village	Village	Village
Lot size (Lots widths should be increments of 12' or 18' to the extent	width: 54' min.	width: 36' - 72' depth: 80' min.	width: 18' - 72' depth: 80' min.
Lot coverage	Buildings shall cover no more than 50% of the area of their lots. Coverage calculations shall exclude open porches and accessory buildings.	Buildings shall cover no more than 60% of the area of their lots. Coverage calculations shall exclude open porches and accessory buildings.	Buildings shall cover no more than 90% of the area of their lots. Coverage calculations shall exclude open porches and accessory
Setbacks	Front setback - min. of 24' measured to the principal facade. Rear setback - min. of 3' to the rear elevation of the accessory building and 30' to the rear elevation of the principal building. Side setback - min. of 10' to the side elevation of the principal building and 5' to the side elevation of an	Front setback - 18' max. measured to the principal facade. Rear setback - min. of 3' to the rear elevation of the accessory building and 30' to the rear elevation of the Principal Building unless a back building connects both. Side setback - total of 12' to the side elevations (all of which may be to one side) of the principal building and 0 ft. to a	Front setback should be 0' or 6' measured to the principal facade. Rear setback - min. of 3' to the rear elevation of the principal building. Side setback - min. of 0' to a common wall. Stoops, balconies and porches may encroach into setbacks. Arcades and awnings may encroach upon
Building façade	The building facade shall be set parallel to the frontage line and shall extend no less than 30% of the linear frontage.	The building facade shall be set parallel to the frontage line and shall extend no less than 60% of the linear frontage.	The building facade shall be set parallel to the frontage line and shall extend no less than 80% of the linear frontage. A wall may substitute for the facade for 50% of the linear frontage. The wall shall be even with the
Height	Buildings shall not exceed 2.5 stories.	Buildings shall not exceed 3 stories.	Buildings shall not exceed 4 stories nor shall they be less

6. Architectural Design

   a. Architectural design shall be regulated, governed, and enforced as architectural design standards by an association of property owners in order to ensure compatibility of building types and to relate new buildings to the building traditions of the region. These standards shall be contained in private covenants, declarations, or restrictions of the property owners' association and shall be approved in

concept by the Planning Commission at the time of approval of the Master Plan. Changes in architectural design standards may occur from time to time thereafter if approved by the Planning Director and the property owners association.

b. Architectural design standards shall specify the materials and configurations permitted for walls, roofs, openings, street furniture, and other elements. Architectural standards should encourage the following: architectural compatibility among structures within the village; human scale design; pedestrian use of the village; relationship to the street and to surrounding buildings; and special architectural treatment for civic buildings.

7. Parking and Loading

a. Parking facilities for motor vehicles and bicycles shall be provided in accordance with Chapter 9, Parts 1 and 2 and in accordance with this sub-section. When the requirements of Chapter 9 conflict with this sub-section, the requirements of this sub-section shall be applied.

b. Parking lots shall be located at the rear of a building. If located adjacent to a street or a residential use, screening shall be provided. If the village center is located adjacent to a heavily traveled roadway such as an arterial, up to two rows of parking in front of the non-residential buildings may be allowed.

c. Parking lots may not be adjacent to a street intersection or square, or occupy lots which terminate a street vista.

d. Shared parking facilities are encouraged in the village center. Uses in the village center may provide required parking anywhere within the village center.

e. In the village center, on-street parking allowed along property lines adjacent to a street may be counted toward the parking requirement for that lot.

f. Bicycle parking should be provided in the village center and near transit stops, schools, and parks. Bicycle parking may be shared between uses and should be centrally located, easily accessible, and visible from streets or parking lots.

g. Off-street truck loading or unloading berths and on-street loading zones adequate to serve each proposed use shall be provided. The number and size of off-street loading berths and/or on-street loading zones shall be shown on the Final Plan.

8. Signs.

Signs shall be consistent and compatible with the village pattern as defined in C.2. of this Section. In order to allow maximum flexibility, sign restrictions contained in Chapter 8 shall not apply within a village. Instead, sign standards shall be provided by the applicant and approved by the Planning Commission at the time of approval of the Master Plan. Outdoor advertising signs shall not be permitted within the PVD District.

NOTE: *The following information is illustrative only. It is intended as a guide, but not a standard, for signs.*

a. All signs shall be attached, awning, canopy, or projecting signs.

Freestanding signs shall not be permitted, with the exception of real estate rent/sale signs.

b. Signs shall be integral to the store or building facade. (Recommended height no greater than 2 feet by any length.)

c. No sign shall be mounted above the first floor of a structure.

d. Any signs that are lighted shall be externally lighted.

9. Landscape

   Development within the PVD District shall not be required to meet the landscaping and buffering regulations contained in Chapter 10, Part 2, but shall be required to be developed in accordance with the remaining provisions of Chapter 10. Standards for street trees, buffering and screening for parking areas should be developed as part of the Master Plan Report and should address species type, size, and spacing tree strip and planting bed size and planting medium requirements. All required landscape elements should be shown on the Final Plan as well as on the construction documents.

   The location and design of open space, required as part of the Final Plan submittal, should include information such as finished grading, plantings, location and type of proposed recreational equipment and landscape furnishings, lighting, pavement pattern and materials, proposed water features, and any other public facility such as restores or drinking fountains.

10. First Final Plan

    After approval of a Master Plan and zone change to the PVD District, a Final Plan shall be submitted for review as outlined in D.1. of this Section. The first Final Plan in a village shall contain (a) a section of contiguous village general and village center, and (b) a section of village edge contiguous with the village general or village center, or contiguous or non-contiguous open space.

D. Procedures.

1. Plan Review Process.

   a. Overview of Review Process.

      The PVD District review process includes six steps. The first step, concept plan review, requires one of the following alternatives: a pre-application conference with Planning Commission staff or a public charrette. The second step is to secure a recommendation of approval of the zone change request and approval of a Master Plan by the Planning Commission; and thereafter to secure final action by the legislative body. The third step, Final Plan review, may be combined with a Preliminary Subdivision Plan review. This step may cover an entire development or a section of development and is conducted by the Technical Review Committee to ensure conformance with the approved Master Plan. Steps four and five, Construction Plan and Record Plat review, are required under the Subdivision Regulations in order to subdivide land. Step six is a site plan review by the Planning Commission staff for all development sites except for a single family use.

Table 2.7.3

Zone Change / Development Approval	Subdivision Approval
Concept plan - Planning Commission staff review and/or a public charrette.	
Master Plan - Technical Review Committee (TRC) and LD&T review, Planning Commission approval, and Planning Commission recommendation of the zoning change. Final action by legislative body.	
3a. Final Plan -TRC approval.	3b. Preliminary Subdivision Plan - TRC approval.
	4. Construction Plan - Agency approval.
	5. Record Plat - Agency approval.
6. Site Plan for building permit - Planning Commission staff approval required except for single family use.	

b. Concept Review.

The applicant may choose to request a pre-application conference with Planning Commission staff and/or to conduct a public charrette for review of a Concept Plan. The applicant must provide an opportunity for the first and second tier property owners to review the concept plan before a zone change application is submitted.

Pre-Application Conference - Prior to formal application for amendment of the Zoning District Map, the applicant or his/her agent may have a conference with the Planning Commission staff to discuss the effect the Comprehensive Plan, the Zoning District Regulations, the Metropolitan Subdivision Regulations, and other land development controls would have on the proposed development. It is intended that the conference also discuss apparent characteristics of the site that would affect the proposed development. In addition, the pre-application conference may be used to determine what elements may be required on the Master Plan required in the PVD district.

Public Charrette - A public charrette may be held by the applicant or his/her agent, with written notification at least 14 days prior to the first day of the charrette to the Planning Commission staff, owners of surrounding property within 200 feet of the proposed development site, and any persons, agencies or organizations the applicant and Planning Staff deems appropriate. A public charrette is a method of planning which is specifically organized to encourage the participation of everyone who is interested in the making of a development or plan, whether they represent the interests of the general public, public agencies, or a client. Charrettes are intensive planning sessions in which: 1) all those influential to the project develop a vested interest in the design and support its vision; 2) a group of design disciplines work in a complementary fashion to produce a set of finished documents that address all aspects of design; 3) this collective effort organizes the input of all players at one meeting and eliminates the need for prolonged discussions that typically delay planning projects; and 4) a better product is produced more efficiently and more cost effectively because of this collaborative process. At the end of the charrette, the concept plan and supporting documents are presented to the public. A summary of input from the charrette must be submitted to the Planning Commission with the zone change application.

Requirements of the Concept Plan - The applicant shall prepare a Concept Plan demonstrating compliance with the PVD District's purpose and standards for review in the pre- application

conference or during the public charrette process. The Concept Plan shall include the following:

i. Scale, date, north arrow and vicinity map with measurements to nearest existing streets:

ii. Boundaries and approximate acreage of subject property; general location and description of streams, jurisdictional wetlands, conveyance zones, regulatory floodplains, topography and woodlands;

iii. Existing uses of the property;

iv. The location of site plan components required in the PVD District (for example, village edge, village general, village center);

v. Number of residential units proposed and approximate square footage of commercial, office, and service uses proposed;

vi Existing and proposed streets and alleys, and connections to existing street system;

vii General location, size and type of open space;

viii. General provision for handling storm water drainage, sanitary sewage and drinking water.

c. Master Plan Review.

Following the pre-application conference or public charrette, a Master Plan shall be submitted for review by the Planning Commission, accompanied by a filing fee in the amount established by resolution of the Fiscal Court and an application for a zone change of the land involved to the PVD District in accordance with the submittal requirements stated in D.4. of this Section.

i. Simultaneous Applications - An applicant may file simultaneously with the zone change application and Master Plan any applications for Preliminary Subdivision Plan and/or Final Plan approval required by this Section.

ii. Technical Review Committee - Upon acceptance of the application as complete, the Master Plan shall be presented to the Technical Review Committee (TRC) to identify, negotiate, and resolve technical issues and conflicting agency requirements and to make recommendations to the LD&T Committee.

iii. Land Development and Transportation Committee - Upon review by the TRC, the Master Plan shall be presented to the Land Development and Transportation (LD&T) Committee of the Planning Commission. The LD&T Committee shall review the plan for issues requiring clarification and shall confirm the date for a public hearing before the Planning Commission.

iv. Planning Commission - Following review by the LD &T Committee, a public hearing with public notice as specified in KRS Chapter 100 shall be held before the Planning Commission to consider the application. This hearing may be continued from time to time as necessary to facilitate such changes, conditions and additions in the Master Plan as may be agreed upon by the Planning Commission and applicant. Based on the Master Plan, the Planning Commission shall make a recommendation of the legislative body pursuant to KRS 100.211.

v. Legislative body - Following action by the Planning Commission, the application shall be considered by the appropriate legislative body. Based on the application as amended and the recommendation of the Commission, the legislative body shall approve, remand back to the Planning Commission for amendments or additions, or deny the application.

vi. The first Final Plan approval shall be requested within 12 months of the date of Master Plan

approval by the legislative body. The Planning Director may extend the 12 month period for an additional 12 months provided the request is made in writing prior to the expiration of the initial 12 month period. Subsequent requests and requests received after the 12 month period may be made in writing to the LD&T Committee by the applicant and shall be approved by the LD&T Committee if it finds that circumstances justify the request.

d. Preliminary Subdivision Plan and Final Plan Review.

i. After approval of a Master Plan and zone change to the PVD District, a Final Plan and Preliminary Subdivision Plan shall be submitted to the TRC for review. A Final Plan and Preliminary Subdivision Plan may be submitted for all of a planned development or for a section of development. If the TRC finds that the Final Plan and Preliminary Subdivision Plan conforms to the approved Master Plan, the TRC may approve the Final Plan and Preliminary Subdivision Plan or, at its discretion, may refer the Final Plan and Preliminary Subdivision Plan to the Planning Commission for approval. If the TRC finds that the Final Plan and Preliminary Subdivision Plan are not in conformance with the approved Master Plan: (a) the applicant may revise the Final Plan and Preliminary Subdivision Plan to conform with the approved Master Plan; or (b) the applicant may apply for an amendment to the Master Plan as set forth in D.2. of this Section, below.

ii. TRC recommendations may be appealed to the LD&T Committee. Appeals may be requested by applicants or other persons on forms supplied by the Division of Planning and Design Services.

iii. Final Plan and Preliminary Subdivision Plan review is primarily intended to determine compliance with the approved Master Plan, specific guidelines of this Section, and the terms of any prior conditional approval of the project.

iv. Approval of a Final Plan and Preliminary Subdivision Plan shall be valid for one year and extensions may be granted in accordance with Chapter 7 (Subdivision Regulations) of the Land Development Code.

Simultaneous Submittals - Applications for Preliminary Subdivision or Final Plan approval may be submitted for review simultaneously with applications for Master Plan review. In such cases any approval of Preliminary Subdivision or Final Plans must be conditioned upon the approval of the Master Plan and zone change. If the approved Master Plan includes any additions or conditions by the legislative body, any Preliminary Subdivision or Final Plan undergoing simultaneous review may be referred back to the TRC to ensure conformance with the approved Master Plan.

2. Amendments to Approved Master Plans.

a. Minor Amendments.

The Planning Director may administratively approve minor revisions to a Master Plan, in consultation with appropriate agencies, if the Planning Director determines that the revision meets the guidelines of this Section and there are no adverse effects on areas that are part of a Final Plan. Minor amendments are appealable to the Planning Commission. The following are minor revisions:

i. The layout of a transportation network may be revised if the Planning Director determines that (a) the basic layout remains the same, and (b) the revised layout functions as well as the previous layout.

ii. The location of a transit shelter may be revised if the Planning Director determines that the revised location functions as well as the previous location.

iii. Architectural standards may be revised if the Planning Director determines that the revision will not

substantially change the character of the village and if the property owners' association approves the revision.

b. Major Amendments**.**

All amendments other than those described above are major amendments. Major amendments shall be processed in the same manner as the Planning Commission reviews the original Master Plan, including notification of the first and second tiers of property owners around the property. The Planning Commission shall hold a public hearing on the proposed amendment and shall give public notice of said hearing at the applicant's expense, including posting a notification sign on the property.

3. Exceptions.

If the Planning Director determines that any of the items required to be included in the Master Plan or Final Plan map or report are inapplicable or irrelevant to a proposed planned development, such item may be waived by the Planning Director. The Master Plan report shall identify the items missing and include a brief explanation of why they are irrelevant, inapplicable or not submitted. With the concurrent of the Planning Director, some items to be included in the Master Plan or Final Plan report may be combined with others or shown on the Master Plan or Final Plan map, provided no confusion or ambiguity thereby results.

4. Requirements of the Master Plan.

Along with the zone change application, the applicant shall submit a Master Plan. No Master Plan application shall be deemed accepted unless complete and containing all of the following:

a. **Legal Description of Site and Owners -** A legal description of the proposed planned development shall be submitted, along with the signature(s) of property owner(s).

b. **Existing Conditions Map** - This map or series of maps shall be drawn to the same scale as the Master Plan map and shall include:

i. Title of the proposed development and name(s) of the applicant(s);

ii. Scale, date, north arrow and vicinity map with measurements to existing streets;

iii. Boundary description, including area and bearings and dimensions of all property lines;

iv. Existing topography with two-foot contour lines. Slope category analysis for areas of 20% slope or greater;

v. Generalized soil types in the development area and surrounding area;

vi. Location of existing tree masses and individual trees (not in a tree mass) and their species with a circumference of at least twelve (12) inches, measured four (4) feet from the ground (aerial and on-site photographs may be used to show vegetation);

vii. The location and names of all existing streets; the location and use of all existing buildings; any existing recreation or open space areas; the location and size of all existing drainage, water, sewer, electrical, and other utilities' facilities, including fire hydrants; and all existing easements, railroads, cemeteries, watercourses, bridges, lakes, jurisdictional wetlands, sinkholes, drainage basins, outfalls, conveyance zones, regulatory flood plains, and other physical conditions affecting the area;

viii. The location and function of all other existing public facilities which would serve the site such as schools, parks, fire stations and the like. Notation of this information on a scaled map or by written description is acceptable, and

ix. Features on adjacent property which might affect the design of the development.

c. Master Plan Map - This map or maps shall be drawn and submitted at a scale not less detailed than one inch equals two hundred (200) feet, or other scale acceptable to the Planning Commission staff, and shall include:

i. delineation of site plan components required by a PVD District (for example, village edge, village general, village center);

ii. the layout of proposed blocks;

iii. the layout of proposed streets, bikeways, and pedestrian paths;

iv. the location of a proposed transit shelter;

v. the location and acreage of open space areas with an indication for each whether it will be privately owned, a common area for residents only or dedicated to public use;

vi. the location and acreage of civic uses;

vii. the general location of limited uses, and;

viii. a concept plan indicating how existing drainage conditions would be changed as a result of the proposed development and the general location of proposed detention basins.

d. Master Plan Report - This report shall be a part of the Master Plan, and shall include:

i. a statement indicating the purpose and intent of the project and the applicant's statement of how the project complies with the comprehensive plan and with the guidelines specified for the PD option;

ii. a description of the mix of land uses and the factors which ensure compatibility both within the development site and with adjacent land uses;

iii. statistical information including:

(a) Gross acreage of the site, plus net acreage of the site excluding jurisdictional wetlands, regulatory floodplains, and slopes over 20%;

(b) The maximum number of dwelling units requested;

(c) The maximum amount (gross leasable area) of retail, office, and service uses requested in the village center;

(d) The amount of land devoted to open space, expressed in acres and as a percentage of the gross acreage of the site.

(e) The amount of land devoted to civic uses, expressed in acres and as a percentage of the gross acreage of the site.

vi. a plan for pedestrian, bikeway, and vehicular circulation describing the general design capacity of the system as well as access points to the major thoroughfare system. In addition, a daily and peak hour trip generation and directional distribution report by use may be required.

v. street design standards specifying minimum pavement width, right-of-way width, presence of curbs, on-street parking, street trees, street furniture, bikeways and sidewalks. Also include street cross sections for each type of street classification proposed;

vi. site design standards specifying: the range of lot sizes (width and length), lot coverage, frontage of

building facades, and building height for civic uses and all other uses;

vii. architectural design standards specifying materials and configurations permitted for walls, roofs, openings and other elements;

viii. drainage report, describing pre and post runoff conditions of downstream drainage systems, the impact of development of localized drainage facilities, and proposed mitigation of negative impacts;

ix. sanitary sewage facility report;

x. sign standards; and

xi. a schedule for the proposed development (or for each section, if it is to be developed by sections) containing the following information, which schedule shall not be binding but shall be provided in order to show generally how the applicant will complete the project;

(a) The order of construction by section delineated on the Master Plan;

(b) The anticipated time required to develop each section;

(c) The proposed schedule for construction of improvements to open space areas;

(d) The proposed schedule for the installation of required public or utilities improvements and the dedication of public rights-of-way, easements and properties.

5. Requirements of the Final Plan.

The applicant shall submit a Final Plan which conforms to the submittal requirements below. No application shall be deemed accepted as filed unless it is complete and contains all of the information below. This map or maps shall be drawn and submitted at a scale acceptable to the Planning Commission, but not less detailed than one inch equals one hundred (100) feet, and shall include:

a. Final Plan Map

i. Title (or section) of the proposed development and names of the applicant(s);

ii. Scale, date, north arrow, and vicinity map with measurements to existing streets;

iii. All information shown on the Master Plan map, plus;

iv. Lot lines and a notation of the category of land uses permitted on each lot (for example, note the lots in the village general that could have an office or commercial use);

v. The design and location of private and public open space;

vi. The location and design of on-street loading zones and/or off-street loading berths, bikeways, street trees, parking lot screening and transit shelters;

vii. The location of utility easements; and

viii. Such additional information as the Planning Staff may require.

b. Final Plan Report

i. Gross and net acreage of the property (or section) to be developed;

ii. The approximate number of dwelling units proposed;

iii. The approximate amount (gross leasable area) of retail, service, and office uses proposed; and,

iv. A description of the use, maintenance, and operating standards for common and public open space.

6. Conditions of Approval in Master Plan or Final Plan.

   Conditions of approval may be written or graphic and, where agreed upon by the Planning Commission and the applicant, shall become a fundamental part of the Master Plan or Final Plan. Conditions may relate to the location and bulk of buildings and other structures, intensity of use, density of development, streets, ways, parking facilities, drainage of surface water, access points, screening and buffering, utilities, existing manmade and natural conditions and all other conditions agreed to by the applicant.

7. Subdivision Plan Review.

   The applicant shall obtain approval of a Preliminary Subdivision Plan, Construction Plan, and Record Plat in accordance with the Subdivision Regulations. Prior to approval of a Record Plat, the following information shall be filed with the division of Planning and Design Services and approved by the Planning Commission attorney:

   a. Conservation easements and/or supporting covenants shall be filed among the land records that enumerate the property owners' association and all successors' obligations for perpetual maintenance of all common and private open space;

   b. Conditions, covenants, and restrictions for all the property within a village (or section) that:

      i. establish a property owners' association with mandatory membership for each property owner;

      ii. provide for the ownership, development, and maintenance of open space, community parking facilities and other common areas;

      iii. require the collection of assessments from members in an amount sufficient to pay for its functions and require that liens be placed to ensure payment;

      iv. when required by the Planning Commission attorney, include Jefferson County as a party to the conditions, covenants, easements, and restrictions for the limited purpose of ensuring that all common open space is properly maintained by the property owners' association and the property owners,

      v. require signature of the developer of his/her designee prior to application for each building permit; and,

   c. Documentation of approval of any receiving entity (such as a public agency or a land trust) that is different than the property owners' association if any open space is to be dedicated to that entity.

8. Site Plan Review.

   The developer and the property owners' association or its designee will be required to certify conformance with deed restrictions and architectural standards prior to submittal of the site plan for review and approval. In addition, site plans for uses other than single family residential will be reviewed and approved by DPDS staff prior to issuance of a building permit.

2.7.2 Planned Transit Development (PTD) District

A. Intent.

NOTE: *Chapter 11, Part 4 of the LDC is not intended to be applicable to the PTD District*

The intent of this section is to provide a framework and approval process for creating Planned Transit Development (PTD) Districts that promote transit oriented development around advanced transit facilities. A PTD District is a compact, high to medium density/intensity, mixed-use, transit and pedestrian oriented activity center that promotes local economic activity in developments that are diverse, livable, sustainable, and enhance and maintain quality of life. This distinct pattern of development is facilitated by flexible site and community design standards that:

- Provide a concentration of retailing, personal and business services, as well as residential and cultural uses at a necessary intensity to efficiently be served by a mass transit system;
- Provide continuous, direct, convenient transit and pedestrian linkages, including walkways between principal entrances of buildings and to adjacent lots;
- Optimize density/intensity by varying the types of residential and commercial units provided;
- Facilitate access to advanced transit facilities;
- Increase the potential for home/work transit ridership by encouraging medium to high density mixed use development around advanced transit facilities in areas where redevelopment or new development should occur;
- Encourage the use of public transit by reducing parking requirements within the PTD and the provision of park and ride lots near advanced transit facilities where appropriate;
- Improve the pedestrian environment with amenities, such as pedestrian lamps, awnings, canopies, benches, trees, and shrubbery;
- Protect pedestrians and cyclists from traffic using clearly designated crosswalks, buffering, shelters, lighting, and grade separations;
- Orient buildings to make pedestrians comfortable, by minimizing walking distances, enhancing visibility and by clustering buildings;
- Encourage attractive building facades by including street-level display windows and varying setback;
- Situate parking to the rear of the structure with proper screening, or in a parking garage, which possesses storefronts on any side facing an urban corridor;
- Minimize curb cuts/driveways;
- Provide mixed land uses that are compatible and mutually supportive;
- Promote efficient and economic use of land;
- Respect and reinforce existing communities, integrating new development with existing development to ensure compatibility;
- Provide flexibility to meeting changing needs, technologies, economics and consumer preferences;
- Promote development patterns and land uses which reduce transportation needs and which conserve energy and natural resources;

The PTD District implements the following provisions of Cornerstone 2020:

Goals	Plan Elements
Marketplace Strategy Goal D2, Mobility Strategy Goals A1, A2, B1, C1, D1, E1, E2, E3, G1, H1, H2, I1, I3, I4, I5, I6	Guidelines 2, 3, 6, 7, 8, 9, 12

B. Applicability of Other Ordinances/ Portions of LDC.

Unless specified otherwise by this Section, all provisions of the Land Development Code shall be are applicable to the PVD district.

C. Definitions.

The following definitions apply only to the PTD District and supersede/ replace any duplicate definitions in Chapter 1, Part 2 of the Land Development Code:

Advanced transit facility – a facility designed for the purpose of facilitating access to mass transit, including but not limited to light rail stations, multi- modal transit centers that provide for bus and shuttle transfer, and park-and-ride lots.

Concept Plan – An outline proposal for size, land use, density, site design, and urban design criteria for a PTD District.

Mass transit – any light rail, bus, or shuttle system, station or shelter, and any related or appurtenant facilities.

Master Plan – A detailed proposal including a Master Plan Map, and Master Plan Report that establishes the boundaries and various components, and the land use, density, site design, and urban design criteria for a PTD District.

Transit District Center – A required component of the PTD. A compact high density/intensity environment encompassing property immediately surrounding an advanced transit facility.

Transit District Transition – An optional component of the PTD. A high to medium-density/intensity environment encompassing the area surrounding an advanced transit facility, beyond the Transit District Center. It serves as a transitional area between the Transit District Center, and the surrounding Form District.

D. Development Guidelines

1. PTD District Pattern

A PTD District will encompass all property in the area surrounding an advanced transit facility, within a boundary defined by the PTD Master Plan. The PTD will consist of one or two components:
Required Component - Transit District Center that shall encompass all property within the Planned Transit Area with the greatest proximity to the advanced transit facility and potential for transit oriented development; and
Optional Component - Transit District Transition Area that may encompass all property in proximity to the advanced transit facility, not within, but beyond the Transit District Center.

a. The Transit District Center (Required). The Transit District Center is a required component. It will be a pedestrian friendly urban environment encompassing, at a minimum, the property immediately

surrounding an advanced transit facility.

i. Each new development site must include a three to eight story building which must be compatible with the existing urban character of the neighborhood.

ii. A minimum of two land uses must be developed on each site (lot) in the Transit District Center. Of these, one land use must be a residential, office, or lodging use above grade and the other use must be a commercial or recreation use at ground grade.

iii. Pedestrian and transit-oriented amenities shall be provided as specified in E. 8. of this Section.

iv. A development may consist of two or more building lots if they are developed under a unified development plan. When a development consists of multiple building lots, its development standards and off-street parking and loading requirements must be calculated by combining the lots and treating them as a single building lot.

NOTE: *The PTD boundary should include potential transit-related development sites within a 5 minute walk, or 1000' of the transit facility. This distance can be extended to 1500-2000' for high level facilities such as commuter or light rail stations*

b. The Transit District Transition Area (Optional). The Transit District Transition Area is an optional component that may serve as a transition between the Transit District Center and land uses in surrounding neighborhoods and form districts. Transit District Transition Areas may only be created on sites that are adjacent to a Transit District Center.

i. The Transit District Transition Area allows a wide range of development types, including, but not limited to: condos, apartments above retail; mixed-use infill adjacent to single- family neighborhoods; medium-density multi-family housing; zero-lot line development, attached residential/townhouses; high-density senior living; and live/work townhouses; with neighborhood commercial service/retail.

ii. The specific size, location, and design of the Transit District Transition Area is intended to be flexible based on the context of the adjacent pattern of development and the presence of sensitive natural features. Transition between adjacent land uses such as single family residences and the PTD can be achieved through a Transit District Transition Area containing a combination of single and multi-family residential lots, civic uses and permanent open space.

2. PTD District Pattern Characteristics
The PTD District generally consist of the following characteristics:

a. Compact. The PTD shall not have a minimum or maximum size. The boundary of the PTD District shall at a minimum include the "Planned Transit Area" as delineated in the Master Plan. Additions to an established PTD are permissible, size and location to be determined by the legislative body with zoning authority.

b. High to Medium Density/Intensity. A PTD will increase the potential for home/work transit ridership by encouraging high to medium density and intensity mixed use development around an advanced transit

facility in areas where redevelopment or new development should occur. A PTD will also provide the concentration of retailing, personal and business services, as well as residential and cultural uses at a necessary intensity to be served efficiently by a mass transit system.

c. Variety of Land Uses. A PTD will provide land uses that are compatible and mutually supportive.

d. Connected Street and Walkway Network. A PTD will provide continuous, direct, convenient transit and pedestrian linkages, including walkways between principal entrances of buildings and to adjacent lots, and will ensure a continuous network of pathways and connections. Where there is an existing grid, connect with street and sidewalk network.

e. Pleasant Pedestrian Environment. A PTD will improve the pedestrian environment with amenities, such as pedestrian lamps, awnings, canopies, benches, trees, and shrubbery, and protect the pedestrian and cyclists from traffic using clearly designated crosswalks, buffering, shelters, lighting, and grade separations.

f. Human-scaled Buildings. A PTD will orient buildings and setbacks to make pedestrians comfortable by minimizing walking distances, enhancing visibility, and clustering buildings.

g. Attractive Facades. A PTD will diversify building facades by including street-level display windows, and varying setback and parking will be situated to the rear of the structure with proper screening, or in a parking garage which possesses storefronts on any side facing an urban corridor;

h. Access to Public Transportation. A PTD will facilitate access to public transit, including light rail and bus systems, and will encourage the use of public transportation.

E. Development Standards

The following standards are intended for use in preparing a Master Plan for consideration under the PTD District.

1. **Density**

The following density standards shall be applied: (the PTD Density 1 shall apply in the Transit District Center, and the PTD Density 2 shall apply in the Transit District Transition)

PTD Density 1 –

Maximum Floor Area Ratio = 5.0 (non- residential); Maximum Density = 435 units per acre (residential).

PTD Density 2 –

Maximum Floor Area Ratio = 3.0 (non-residential); Maximum Density = 34.8 dwellings per acre (residential).

2. Land Use

a. PTD District Land Use Table. The table below lists the uses permitted within a PTD. P means the use is permitted, subject to design standards and location standards where noted. L means the use is limited. Limited uses must be approved by the Planning Commission at the time of approval of the Detailed Development Plan. PSS means the use may be permitted with special standards pursuant to Chapter 4, Part 3 of the Land Development Code. X means the use is not permitted. No permitted use or limited use shall be required to secure a conditional use permit. Hours of operation of proposed uses shall be established in the Master Plan.

PTD District Land Use Table

"PTD" Permitted Uses	TRANSIT DISTRICT CENTER	TRANSIT DISTRICT TRANSITION
RESIDENTIAL USE		
Dwellings, two family	X	P
Multiple family dwellings	P	P
Single family dwelling	X	X
Short Term Rental	PSS	PSS
LODGING USE		
Boarding and Lodging Houses	X	L
Extended stay lodging		
Hotel	P	P
OFFICE USE		
Offices, professional, business and governmental	P	P
Home occupations	P	P
COMMERCIAL USE		
Automobile service stations	X	X
Antique shops	P	P
Bakeries, retail	P	P
Banks, credit unions	P	P
Barbershops and beauty shops	L	P
Book stores	P	P
Cleaning, pressing and dyeing establishments using non-flammable and non-explosive cleaning fluid	X	P
Computer programming services and software sales	P	P
Confectionary or candy stores	P	P
Department stores	P	P
Dressmaking stores	P	P
Drug stores	P	P
Dry cleaning, dyeing, pressing and laundry; distributing stations or retail	P	P
Dry cleaning business where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments	P	P
Dry goods and notions stores	P	P
Electric appliance stores	P	P
Engraving, watch-making, and jewelry	P	P
Florist shop	P	P
Furniture stores	X	P
Restaurants, tea rooms and cafes	P	P

"PTD" Permitted Uses	TRANSIT DISTRICT CENTER	TRANSIT DISTRICT TRANSITION
Restaurants, where food and drink may be served or consumed outside as well as inside a building	P	P
Restaurants w/ drive through windows	X	P
Retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the business conducted on the premises, and provided that not more than fifty (50) percent of the floor area of the building is used in the manufacture, processing, or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration or other similar causes	P	P
Grocery stores, including fruit, meat, fish,	P	P
Hardware and paint stores	P	P
Health spas	P	P
Interior decorating shops	P	P
Jewelry stores	P	P
Laundries or launderettes (self-service)	P	P
Music and vocal instructions	P	P
Music stores	P	P
Pet shops	P	P
Photographic shops	P	P
Plumbing and heating shops storage and		
Printing, lithographing or publishing establishments, if constructed to insure that there is no noise or vibration evident outside the walls of the buildings	X	P
Radio and television stores	X	P
Rubber stamp manufacturing, where	P	P
Shoe repair shops	P	P
Shoe stores	P	P
Sign painting	P	P
Stationery stores	L	L
Tailor	P	P
Tanning salons	P	P
Tattoo parlors	P	P
Taverns, bars, saloons, lounges and	P	P
Theaters, enclosed within a building	P	P
Toy and hobby stores	P	P
Upholstery and furniture repair shops	X	P
Variety stores	P	P
CIVIC USE		

"PTD" Permitted Uses	TRANSIT DISTRICT CENTER	TRANSIT DISTRICT TRANSITION
Churches, parish halls synagogues, temples, convents, and monasteries	L	P
Clubs, private, non-profit or proprietary	P	P
Community buildings	P	P
Colleges, schools, and institutions of learning	X	P
Business schools	P	P
Community residence	P	P
Dancing instruction	P	P
Dance halls	L	L
Day care center, day nurseries	L	P
Family care home (mini-home)		
Family day care center	X	P
Governmental buildings, including armories, storage, maintenance and repair facilities	P	P
Nursing homes and homes for the infirm and aged	X	P
Historical buildings & grounds	P	P
Homes for the infirm and aged	X	P
Libraries, museums, arboretums, aquariums and art galleries, not for profit	X	P
Meeting hall	P	P
RECREATION		
Bowling alleys, provided building is sound proof	X	L
Parks, playgrounds and community centers - not for profit	P	P
TRANSPORTATION		
Public transportation passenger terminals	P	P
Transit passenger station or shelter	P	P
OTHER		
Accessory buildings or uses	P	P
Fire Station	P	P
Public Utility buildings and facilities	P	P
Police station	P	P
Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period or two years from the time of erection of such temporary buildings, whichever is sooner	P	P

"PTD" Permitted Uses	TRANSIT DISTRICT CENTER	TRANSIT DISTRICT TRANSITION
Tents, air structures and other temporary structures not intended for occupancy by commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met and provided further that such structures may not be installed for a period (or periods totaling) more than ten (10) days during a calendar year	P	P

b. Conditional Uses. Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4, Part 2 for a listing of uses and requirements that apply to specific uses.

3. Site Design

Site design shall ensure compatibility of building types regardless of use and to create a cohesive development pattern in the PTD. To allow maximum flexibility, site design standards are not specified for the PTD. Instead, standards compatible with the transit district pattern and the form districts surrounding the proposed PTD shall be developed as part of the Master Plan Process, and approved by the Planning Commission at the time of approval of the Master Plan. Standards should meet the intent of the applicable transit district pattern.

4. Urban Design

a. Urban design shall be approved in concept by the Planning Commission at the time of approval of the Master Plan in order to ensure compatibility of building types and to relate new buildings to the building traditions of the region.

b. Urban design shall specify the materials and configurations permitted for walls, roofs, openings, street furniture, and other elements. Architectural design should encourage the following: architectural compatibility among structures within the PTD; integration of uses; human scale design; pedestrian use of the PTD; buildings that relate to and are oriented toward the street and surrounding buildings; and special architectural treatment for civic buildings.

5. Parking

Motor vehicle and bicycle parking shall be provided in accordance with Chapter 9 of the Land Development Code. Additional parking requirements are provided for developments proposed in the PTD. Where conflict occurs between the provisions of this Section and Chapter 9 of the Land Development Code, the requirements of this Section must be adhered to and be incorporated into the Detailed Development Plan.

NOTE: *Chapter 9, Part 1 provides a 20% reduction in the minimum number of parking spaces required for development s proposed in the PTD.*

An excessive influence of parking lots can negatively impact the urban design objectives of the PTD. To

control such impacts, the following standards shall apply to at or above ground parking facilities.

a. Off-street parking must be located in the rear of building. Both rear parking lots and parking garages or decks may be constructed. Parking deck facades must have the appearance of horizontal storied buildings, be of similar paint or material tone as surrounding buildings, and have storefront treatment on ground floor. Parking decks and garages must contain retail, office or civic uses along the frontage on the first floor.

b. Parking facilities must be readily accessible by pedestrian pathways and sidewalks with a maximum of one curb cut per side.

c. A parking lot or garage may not be adjacent to a square or adjacent to or opposite a street intersection, or occupy lots that terminate a street vista.

d. No special restrictions shall apply to below ground parking facilities.

6. Signs

Signs shall be consistent and compatible with the PTD District pattern. Sign restrictions shall be established as part of the Master Plan and in no case shall the requirements delineated in the Master Plan be less strenuous than those found in Chapter 8 of the Land Development Code. The following information is illustrative only. It is intended as a guide, but not a standard, for signs.

a. All signs shall be attached, awning, canopy, or projecting signs.

b. Signs shall be integral to the store or building facade. (Recommended height not greater than 2 feet by any length.)

c. Any signs that are lighted shall be externally lighted.

7. Landscape

a. The Master Plan may establish alternative landscaping and buffering standards in lieu of the regulations contained in Chapter 10, except that the Tree Canopy requirements of Chapter 10, Part 1 shall apply. However, standards for street trees and screening of parking that adjoins public rights-of-way shall be included in the alternative standards. The standards developed as part of the Master Plan, should address species type, size and spacing, tree strip and planting bed size and planting medium requirements. All required landscape elements should be shown on the Detailed Development Plan as well as on the construction documents.

b. Criteria for the design of open space, as part of the Master Plan submittal, should include plantings, type of proposed recreational equipment and landscape furnishings, lighting, pavement patterns and materials, proposed water features, and any other public facility such as restrooms or drinking fountains. All required open space design elements should be shown on the Detailed Development Plan as well as on the construction documents.

8. Pedestrian and Transit Amenities

a. Clearly defined, safe pedestrian access shall be provided that link parking areas and adjacent public rights-of-way to building entrances and the advanced transit facility. Walkways leading to the transit facility shall be at least 6’ wide. Walkways crossing parking lot drive aisles shall be separated from vehicles by a change in grade (4" minimum), curbing, bollards, wheel stops or landscaping.

b. The applicant shall provide amenities such as shelters, benches, and lighting in conformance with the

standards contained in Chapter 6, Part 4.

F. Procedures

1. Eligibility

Application of the PTD shall be initiated by the legislative body having zoning authority, the Planning Commission, or the owners of all property within the proposed PTD or PTD expansion.

2. Overview of Process

a. There are Four Steps in Establishing a PTD District:

i. Step 1 – Concept Plan Preparation & Review. The Applicant will study and prepare a Concept Plan for the proposed PTD District. The public, and first and second tier property owners will have an opportunity to review and comment on the Concept Plan. A Public Charrette (or equivalent) shall be utilized for the purpose of public consultation and input. A summary of input from the Public Charrette (or equivalent) must be submitted to the Planning Commission with the zoning change application. The Concept Plan shall outline the basic characteristics of the specified PTD District under consideration. It will address the effect of the Comprehensive Plan, the Land Development Code, and other land development controls on the proposed PTD.

ii. Step 2 – Master Plan Preparation & Review. The Applicant will, based on the Concept Plan, prepare a Master Plan for the proposed PTD District. The public and affected property owners shall have an opportunity to participate in the preparation of the Master Plan. The Master Plan will be a required submission for a zoning change application for an area wide rezoning to PTD and amendment to the Zoning District Map. The Master Plan shall contain the following: Legal Description of site and owners; Existing Conditions Map; Master Plan Map; Master Plan Report.

iii. Step 3 –Zoning District Map Amendment The Applicant would, based on the Master Plan, submit a zoning change application for area-wide rezoning to PTD District for the area under consideration. The Master Plan will be a required submission for a zoning change application. The Planning Commission shall review the Zoning Change Application and the Master Plan simultaneously, and shall hold a Public Hearing. The zoning change to PTD, and amendment to the Zoning District Map shall be approved by the relevant legislative body pursuant to KRS Chapter 100.

iv. Step 4 – Detailed Development Plan Application & Approval Once the Zoning District Map Amendment process is complete, and the PTD District is in place, individual property owner(s) shall submit a Detailed Development Plan for each project proposed within the PTD District. The Detailed Development Plan shall demonstrate how the proposed development is consistent with the requirements of the PTD Ordinance and the adopted Master Plan, as well as the County's Comprehensive Plan. Final approval of the Detailed Development Plan must be received from the Planning Commission.

b. Amendment and Expansion. Additions to an existing PTD are not required to undergo the Charrette process (Step 1). The application shall include any amendments and expansion of the Master Plan necessary to accommodate the proposed addition.

c. Appeals Procedure. Any person or entity claiming to be injured or aggrieved by the final action of the Planning Commission or LD&T may appeal to Circuit Court within thirty (30) days after said final action pursuant to KRS Chapter 100. Final actions which have not been appealed within thirty (30) days shall not be subject to judicial review.

3. Concept Plan Preparation and Review

The applicant shall conduct a public charrette (or equivalent alternative) for review of a Concept Plan. The applicant must provide an opportunity for the first and second tier property owners to review the Concept Plan before a zone change application is submitted. The applicant may conduct a pre-application conference with Planning Commission staff.

a. Pre-Application Conference – Prior to formal application for amendment of the Zoning District Map, the applicant or his/her agent may have a conference with the Planning Commission staff to discuss the effect the Comprehensive Plan, the Zoning District, and Form District Regulations, and other land development controls would have on the proposed PTD. In addition, the pre-application conference may be used to determine what elements may be required in the Concept Plan.

b. Public Charrette **-** A public charrette (or equivalent alternative) shall be held by the applicant or his/her agent, with written notification at least 14 days prior to the first day of the charrette to the Planning Commission staff, owners of property within the proposed PTD and surrounding property within 200 feet of the proposed PTD, and any persons, agencies or organizations the applicant and Planning Staff deems appropriate. A public charrette is a method of planning which is specifically organized to encourage the participation of everyone who is interested in the making of a plan, whether they represent the interests of the general public, public agencies, nearby neighborhood organizations or a client. At the end of the charrette, the Concept Plan and supporting documents are presented to the public. A summary of input from the charrette (or equivalent alternative) must be submitted to the Planning Commission with the zone change application.

c. Requirements of the Concept Plan – The Concept Plan shall demonstrate compliance with the PTD's purpose and standards, and the intent of this ordinance, and any applicable area or neighborhood plan.

The Concept Plan shall include the following:

i. The boundaries of the proposed PTD;

ii. The location of components required in the PTD (i.e. transit district center, transit district transition); A description of existing uses in the proposed PTD;

ii. The maximum number of residential units proposed and approximate square footage of commercial, office, and service uses proposed; and

iv. Existing and proposed streets and alleys, and connections to existing street system

4. Master Plan Preparation and Requirements

Along with the zoning change application, the applicant shall submit a Master Plan. No Master Plan application shall be deemed accepted unless complete and containing all of the following:

a. Legal Description of Site and Owners – A legal description of the proposed planned development shall be submitted, along with the signature(s) of property owner(s).

b. Existing Conditions Map – This map or series of maps shall be drawn to the same scale as the Master Plan map and shall include:

i. Title of the proposed development and name(s) of the applicant(s);

ii. Scale, date, north arrow and vicinity map with measurements to existing streets;

iii. Boundary description, including area and bearings and dimensions of all property lines;

iv. Existing topography with two-foot contour lines. Slope category analysis for areas of 20% slope or greater;

v. Generalized soil types in the development area and surrounding area;

vi. Location of existing tree masses and individual trees (not on a tree mass) and their species with a circumference of at least twelve (12) inches, measured four (4) feet from the ground (aerial and on-site photographs may be used to show vegetation);

vii. The location and names of all existing streets; the location and use of all existing buildings; any existing recreation or open space areas; the location and size of all existing drainage, water, sewer, electrical, and other utilities' facilities, including fire hydrants; and all existing easements, railroads, cemeteries, watercourses, bridges, lakes, jurisdictional wetlands, sinkholes, drainage basins, outfalls, conveyance zones, regulatory flood plains, and other physical conditions affecting the area;

viii. The location and function of all other existing public facilities, which would serve the site such as, schools, parks, fire stations and the like. Notation of this information on a scaled map or by written description is acceptable, and

ix. Features on adjacent property, which might affect the design of the development.

c. Master Plan Map – This map or maps shall be drawn and submitted at a scale not less detailed than one inch equals two hundred (200) feet, or other scale acceptable to Planning Commission staff, and shall include:

i. Delineation of site plan components required by the PTD District (for example, Transit District Center, Transit District Transition);

ii. The layout of proposed blocks;

iii. The layout of proposed streets, bikeways, and pedestrian paths; iv. The location and layout of the proposed advanced transit facility; v. The location, proportion, and mix of land uses;

vi. The general location of limited uses;

vii. The location and acreage of open space areas with an indication for each whether it will be privately owned, a common area for residents only or dedicated to public use;

viii. The location of and acreage of civic uses, and

ix. A concept plan indicating how existing drainage conditions would be changed as a result of the proposed development and the general location of proposed detention basins.

d. Master Plan Report – This report shall be a part of the Master Plan and shall include:

i. A statement indicating the purpose and intent of the project and the applicant's statement of how the project complies with the comprehensive plan and with the guidelines specified for the PTD Ordinance;

ii. A description of the mix of land uses and the factors which ensure compatibility both within the development site and with adjacent land uses, including hours of operation of proposed uses;

iii. Statistical information including:

- Gross acreage of the site, plus net acreage of the site excluding jurisdictional wetlands, regulatory floodplains, and slopes over 20%;
- The maximum number of dwelling units requested;
- The maximum amount (gross leasable area) of retail, office and service uses requested on the Transit District Center;
- The amount of land devoted to open space;
- The amount of land devoted to civic uses, expressed in acres as a percentage of the gross acreage of the site.

iv. A plan for pedestrian, bikeway, and vehicular circulation describing the general design capacity of the system as well as access points to the major thoroughfare system. In addition, a daily and peak hour trip generation and directional distribution report by use may be required;

v. Street design standards specifying minimum pavement width, street trees, street furniture, bikeways and sidewalks. Also include street cross sections for each type of street classification proposed;

vi. Traffic and air quality impact analysis, in conformance with Chapter 6 Part 4 of the LDC;

vii. Site design standards specifying: the range of lot sizes (width and length), lot coverage, frontage of building facades, and building height for civic uses and all other uses;

viii. Architectural design standards specifying materials and configurations permitted for walls, roofs, openings and other elements;

ix. Drainage report, describing pre and post runoff conditions of downstream drainage systems, the impact of development of localized drainage facilities, and proposed mitigation of negative impacts;

x. Sanitary sewage facility report;

xi. Sign standards;

A schedule for the proposed development (or for each section, if it is to be developed by sections) containing the following information, which schedule shall not be binding but shall be provided in order to show generally how the applicant will complete the project;

- The order of construction by section delineated on the Master Plan;
- The anticipated time required to develop each section;
- The proposed schedule for construction of improvements to open space areas; and
- The proposed schedule for the installation or required public or utilities improvements and the dedication of public rights of way, easements and properties.

5. Zone Change Application and Requirements

Following completion of the Master Plan, the Master Plan shall be submitted for review by the Planning Commission, accompanied by any applicable filing fee and an application for a zone change of the land involved to the PTD in accordance with the submittal requirements herein. An applicant for a zone change to the PTD shall submit a proposal for consideration for any use or mixture of uses allowed in the PTD. The Planning Commission shall make a recommendation for a zone change according to law and the legislative body may approve any such proposal, together with any conditions, requirements or limitations thereon which the Planning Commission or legislative body deems appropriate and is agreed to by the applicant according to law.

a. Technical Review Committee – Upon acceptance of the application as complete, the Master Plan shall be presented to the Technical Review Committee (TRC) to identify, negotiate, and resolve technical issues and conflicting agency requirements.

b. Land Development and Transportation Committee – Upon review by the TRC, the Master Plan shall be presented to the Land Development and Transportation (LD&T) Committee of the Planning Commission. The LD&T Committee shall review the plan for issues requiring clarification and shall confirm the date for a public hearing before the Planning Commission.

c. Planning Commission – Following review by the LD&T Committee, a public hearing with public notice as specified in KRS Chapter 100 shall be held before the Planning Commission to consider the application. This hearing may be continued from time to time as necessary to facilitate such changes, conditions and additions in the Master Plan as may be agreed upon by the Planning Commission and applicant. Based on the Concept Plan, the Planning Commission shall make a recommendation to the legislative body pursuant to KRS 100.211.

d. Legislative body – Following action by the Planning Commission, the application shall be considered by the appropriate legislative body. Based on the application as amended and the recommendation of the Commission, the legislative body shall approve, remand back to the Planning Commission for amendments or additions, or deny the application.

NOTE: *The requirements of the Detailed Development Plan shall be the same as those of a "Final Plan" as prescribed in Section 2.7.1 PVD District of this Part*

6. Detailed Development Plan Approval

After approval of a Master Plan and zone change to PTD, a Detailed Development Plan that is in conformance with the Master Plan shall be submitted to the LD&T Committee for review prior to development or redevelopment of any land within the PTD. A Detailed Development Plan may be submitted for all or part of the PTD. The LD&T Committee shall review the plan for issues requiring clarification and shall determine whether or not a public hearing is necessary. If a public hearing is necessary, the LD&T Committee will confirm the date for a public hearing, 30 days public notice to first and second tier owners shall be given, and a public hearing shall be held before the Planning Commission to consider the Detailed Development Plan. If the Planning Commission finds that the Detailed Development Plan is not in conformance with the approved Master Plan, the applicant may revise the Detailed Development Plan to conform with the approved Master Plan. This review is primarily intended to determine compliance with the approved Master Plan and the specific guidelines of this Chapter. The Planning Commission may approve the Detailed Development Plan if it determines that that Plan complies with the approved Master Plan and this Chapter.

2.7.3 Planned Residential Development (PRD) District[1]

[1] For purposes of this section 2.7.3, single family detached and single family structures with one or more common walls (such as townhouses), constitute distinct housing types.

A. Intent.

The purpose of this section is to provide flexibility in design of residential developments in a manner that promotes implementation of Cornerstone 2020. The section allows zero lot line, townhouse, cluster housing, reduced lot sizes and building setbacks, and other innovative designs which meet the intent of the Comprehensive Plan. The PRD District implements the following provisions of Cornerstone 2020:

Goals	Objectives	Plan Elements
Community Form Goals C2, K1 Livability Goals E2, F1	Community Form C2.7, C3.1, K1.2, K2.1; Livability E2.2, F1.2	Guidelines 3, 4

B. Required Features.

Planned residential developments shall meet at least two of the following criteria. Applicants shall include a justification statement as part of the application. The justification statement shall explain how the proposed development fulfills the five criteria listed below. Cornerstone 2020 strongly supports provision of affordable and appropriate housing throughout the community. If applicants for developments creating 50 or more dwelling units do not reserve 10% of proposed dwellings for this purpose (at least 5% of dwellings are Diversity Level Units 1 or 2, remainder of the 10% are Diversity Level Units 3 or 4, as defined in Chapter 4 Part 5), the justification statement shall address how the proposal complies with the housing elements in relationship to other guidelines and policies of the Comprehensive Plan.

NOTE: *Refer to Chapter 4 Part 5 for applicable definitions and housing price information*

1. The site has certain topographic and landform limitations or environmental constraints and the proposed plan preserves these features from development and disturbance; or
2. The site meets infill objectives consistent with recommendations of an officially adopted neighborhood plan, corridor plan or urban renewal plan; or
3. The proposal creates a variety of housing styles serving the needs of people of differing ages or incomes; or
4. The proposal expands the diversity of housing types available within a neighborhood; or
5. The proposal creates permanently protected open space that meets outdoor recreation needs, preserves wildlife habitat, or extends a community-wide greenway system.

C. Permitted Uses.

Accessory buildings or uses

Automobile parking owned in common and maintained by the owners of lots in the development

Churches, parish halls and temples

Country clubs

Dwellings, single family attached and detached

Garage or yard sales

Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for a commercial purpose

Home occupations

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries, not for profit

Parks, playgrounds, and community centers, not for profit

Short Term Rentals, in accordance with the special standards set forth in Chapter 4, Part 3 of the Land Development Code

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tracts, and which shall be removed upon completion of abandonment of such construction, or upon the expiration of a period of two years from the time or erection of such temporary buildings, whichever is sooner.

D. Conditional Uses.
Certain uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

E. Property Development Regulations.
Refer to applicable Form District regulation in Chapter 5 for lot size, setback, building height and other restrictions.

F. Maximum Density and FAR.

1. Maximum Floor Area Ratio: 2.0
2. Maximum Density: 7.26 dwellings per acre

G. Special Requirements.
The development shall be constructed in accordance with an approved development plan conforming to Chapter 11 (Development Review Procedures) and Chapter 7 (Subdivisions) of the Land Development Code. The development shall also conform to the following requirements:

1. Subdivision Requirements.

   Any development under this section shall be submitted with a subdivision plat, and if it is to be recorded in sections, each section must meet all the requirements of this section and all requirements of the Metropolitan Subdivision Regulations.

2. Parking Requirements.

   a. Refer to the applicable form district regulation and Table 9.1.2.

   b. A lot designated as a common area for the parking of vehicles shall be owned in common and maintained by the owners of lots in the development.

c. Roadway widths which do not accommodate on-street parking shall be accompanied by public or guest parking islands or other provisions for sufficient off-street parking in close proximity to dwelling units.

> ***NOTE:*** *Strong consideration should be given to preserving areas with environmental constraints or limitations such as steep slopes, dense vegetation, natural streams and drainage courses, sinkholes, floodplains, wetlands, or other significant natural features as natural open spaces.*

3. Circulation.

   Public and private roadways and related facilities shall be provided in accordance with Chapter 6 Part 2.

4. Environmentally Constrained Sites.

   The applicant shall identify environmentally constrained areas and the limits of site disturbance in relation to constrained areas, in accordance with Chapter 4 Part 7.

5. Open Space.

   a. For developments with gross densities below 4.84 dwelling units per acre, land area equal to 50% of the difference in each lot area and 9,000 square feet shall be placed in common open space and shall be owned in common and maintained by the owners of lots in the development. For developments with gross densities between 4.84 and 7.26 dwelling units per acre, land area equal to 50% of the difference in each lot area and 6,000 square feet shall be placed in common open space and shall be owned in common and maintained by the owners of lots in the development. Common open space may include complementary structures and improvements.

   b. Open space as required by paragraph 5a. shall meet the general standards and standards for “open space for outdoor recreation” or “open space for natural resource protection/public health and safety” as established in Part 10.5.4 of the LDC.

   c. Open space shall be adequately landscaped and buffered to provide a visually attractive setting and to protect private areas within the development. The amount or type of landscaping and/or buffering will be approved by the Planning Commission based upon the location, the intended use, and the necessity to protect private areas within the development.

   d. Isolated or awkward parcels should not be used as open space, but should be incorporated into adjacent lots in a manner that encourages its maintenance by the lot owner.

6. Form District Standards

   Development within the PRD district is subject to the applicable form district regulation.

> ***NOTE:*** *PRD is structured to be applied in conjunction with form district regulations. Rezoning to PRD will not entail repeal of the form district standards.*

> ***NOTE****: Uses and design standards applicable in this zoning district are to be found in the Plan Reports adopted for each TNZD, not in this section of the LDC. See the appendix of*

chapter 2 for plan reports.

2.7.4 Traditional Neighborhood Zoning District – General Provisions

A. General Standards

1. Relationship to the Comprehensive Plan.

   The Traditional Neighborhood Zoning District (TNZD), implements the community form strategy of the Comprehensive Plan. In particular, the TNZD implements Goal C1 of the Comprehensive Plan by providing standards which preserve and enhance existing traditional neighborhoods which are eligible for the TNZD zoning classification in order to ensure that development and redevelopment in such neighborhoods is compatible with the organization and pattern of the Traditional Neighborhood Form and of the district; Goal J1 by providing a means to integrate and reuse community facilities; and Guideline 5, Policy 2, by providing for land use regulations which encourage preservation and reuse of historic buildings and other features in distinctive areas.

2. Purpose of the District.

   The TNZD is an urban residential zone established pursuant to KRS 100.201(3). The TNZD is designed to recognize historic or long-established traditional neighborhoods and to protect them as a distinct pattern of development. TNZD‟s occur in developed areas that experience redevelopment and infill development. Traditional neighborhoods are broadly characterized as communities having an identifiable boundary, a predominance of residential uses and open space such as parks and playgrounds, a connected street and alley pattern, buildings that are close to or at the sidewalk, and, in some cases, a well-defined center or transition area that contains a mixture of uses.

   The TNZD is designed to promote diversity and integration of uses and structures in an existing traditional neighborhood through flexible design standards that:

   a. Regulate the use of structures on a structure-by-structure basis which stabilizes and protects the urban residential character of the area;

   b. Maintain traditional neighborhoods that are livable, diverse, and sustainable;

   c. Promote uses of land that are appropriate to the distinctive characteristics of existing traditional neighborhoods;

   d. Respect and reinforce existing traditional neighborhoods, integrating new development with existing development to ensure compatibility;

   e. Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;

   f. Promote development patterns and land uses which reduce transportation needs and which conserve energy and natural resources;

   g. Protect and enhance historic and natural resources;

   h. Encourage the provision of adequate parks and open spaces to serve the needs of residents of traditional neighborhoods.

   i. Encourage a variety of compatible architectural styles, building forms, and building relationships within existing traditional neighborhoods.

NOTE: *Chapter 11, Part 4 of the LDC is not intended to be applicable to the TNZD District unless otherwise specified*

3. Applicability of Other Ordinances.

   Unless otherwise specifically provided in this Section or in an area-specific TNZD Section in this Land Development Code, all provisions of the Land Development Code and other relevant adopted design guidelines shall be applicable to the TNZD, except to the extent that they conflict with an approved provision of this zone. Where a standard and a guideline conflict, the stricter shall control.

B. Development Guidelines and Standards

1. Traditional Pattern.

   The TNZD pattern is generally characterized by these features:

   a. A variety of housing types. This allows younger and older people, singles and families, and people with a wide range of incomes to have places to live. Examples include detached houses on small, standard, or large lots, duplexes, row houses, and apartment buildings;

   b. A network of connected streets and walkways. Traditional neighborhood streets provide a variety of transportation routes and disperse traffic. Streets are relatively narrow and most are tree lined to create a pleasant environment;

   c. Civic or institutional buildings such as schools, libraries, museums, meeting halls, places of worship, and day care facilities may occupy prominent places in the traditional neighborhood. Civic or institutional uses should be encouraged to use buildings originally designed for those uses to assure their preservation as part of the community fabric and may have public open space around the buildings. Civic buildings have a distinctive form to differentiate their role from that of other buildings;

   d. A human building scale described by a variety of many separate buildings on small lots to generate a cohesive pattern that allows streets to be civic places. Building heights vary, with one to four story structures typical in the TNZD. Buildings in the Traditional Neighborhood Center should generally be four stories and placed close to the sidewalk, creating a strong sense of spatial definition, while buildings in the Traditional Neighborhood General are usually set back from the sidewalk reflecting the predominant setback pattern along the block face. Buildings in the Traditional Neighborhood Transition--Center should also reflect the predominant setback pattern along the block face.

   e. Open space and natural features, such as trees of high quality and significant tree stands, wetlands, streams, and steep slopes, are retained, linked where possible and incorporated into the traditional neighborhood pattern; and

   f. Cultural resources, such as historic buildings, districts and landscapes, are preserved and reused in the TNZD.

2. TNZD Components.

   The TNZD consists of one required component and two optional components: the Traditional Neighborhood General (required), the Traditional Neighborhood Transition—Center (optional), and/or the Traditional Neighborhood Center (optional). The TNZD Plan shall include the applicable components, which are described as follows:

a. Traditional Neighborhood General. The TNZD Neighborhood General is primarily one and two-family residential but allows a mixture of certain other uses where the building was originally designed for those uses and new development at a compatible scale, intensity and design where mapped. For example multi-family residential and certain commercial uses are permitted in mapped locations or where the original building use included multi-family residential or retail. The TNZD general also contains permanent open space, typically in the form of Parks, playgrounds, greens or courts.

b. Traditional Neighborhood Transition—Center. The Traditional Neighborhood Transition—Center includes a mixture of residential densities, commercial, and office uses, often containing civic uses and open space. The Traditional Neighborhood Transition—Center is located between the Traditional Neighborhood General and the Traditional Neighborhood Center and serves as a transition area between areas of different intensity patterns in the Traditional Neighborhood General and Traditional Neighborhood Center where historic patterns of original use have resulted in significant change in the intensity and diversity of uses. The specific size and location of the Traditional Neighborhood Transition—Center is intended to be flexible based on the context of the adjacent patterns of development and the presence of sensitive cultural or natural features.

c. Traditional Neighborhood Center. The Traditional Neighborhood Center serves as the focal point and informal gathering place of the district. It is made up of medium to high-density residential uses, neighborhood-serving shops and services, civic buildings, and may include formal open space such as plazas or squares. The Traditional Neighborhood Center should be compact and is usually located within a 5-to-10 minute walk (approximately 1,350 feet) of most neighborhood residents. It may also be located where it can intercept traffic coming and going from the neighborhood. To encourage a mixture of uses in the Traditional Neighborhood Center, the following guidelines shall apply:

   i. Dwelling units are encouraged to be located in the TNZD Center (at least 10% of the total number of dwelling units in the TNZD is recommended but not required). Retail, office, and service uses should be sized in area and intensity to meet the needs of neighborhood residents.

   ii. Single retail uses with a building footprint of greater than 50,000 square feet are not allowed.

d. Neighborhood General “Form District” (insert applicable form district name) Edge Transition. The TNZD Neighborhood General “Form District” Edge Transition is a transitional area between the edge of the TNZD Neighborhood General and a type B form district (e.g. Campus, Traditional Workplace, etc.). The typical mixture of uses, densities and intensity of development in this area is typically consistent with the specific form district but designed with a mixture of uses and a development pattern that is compatible with the surrounding TNZD Neighborhood General.

e. Land Use within TNZD. The table below is illustrative of the uses permitted within the TNZD. Permitted uses of structures, densities, and floor area ratios within a TNZD are regulated on a structure-by-structure basis. The TNZD shall contain a mixture of uses, including single-family and multi- family residential, retail, and service establishments. The regulation of usage of any structure within the TNZD shall be guided by the architecture, size, or traditional use of the building, and in accordance with the purposes and pattern of the district. This table does not provide an example of uses in the TNZD Neighborhood General “Form District” Edge Transition because this area’s list of uses would be based on the specific form district of an area and may vary widely from one form district to another and from one geographic area to another.

TNZD Land Use Table

„P‟ means the use is permitted, subject to design standards and location standards where noted. „P/M‟ means the use is permitted where mapped. Mapped uses recognize historic uses of lots or, in the case of vacant development sites, an appropriate compatible use. „X‟ means the use is not permitted. P/CU = Permitted as Conditional Use. No permitted use or use permitted where mapped shall be required to secure a conditional use permit.

Land Use Category	*Neighborhood General*	*Neighborhood Transition-Center*	*Neighborhood Center*
Residential Uses			
*Single Family Residential – One dwelling unit per lot**	P	P	X
*Two-family Residential**	P	P	P
Multifamily Residential	P/M	P	P
Garages and Accessory Residential Units (Carriage Houses)	P	P	P
Home Occupations	P	P	P
Short Term Rental	P/CU	P/CU	P/CU
Office Uses			
Professional Office	X	P	P
General/Business Office	X	X	P
Institutional Uses			
Churches & Synagogues	P/M	P	P/M
Community Centers, Cultural Centers, and Civic buildings	P/M	P	X
Clubs and Lodges	P/M	P/M	X
Fraternities and Sororities	X	X	X
Schools, public and private	P/M	P	X
Trade, business, or industrial schools	X	P	X
Colleges and Universities	X	P	X
Day Care Centers	X	P	X
Family Day Care Home	X	P	X
Commercial Uses			
Corner Commercial Establishments	P/M	P/M	N/A
General Commercial	X	P**	P‡

TNZD Land Use Table (continued)

Land Use Category	*Neighborhood*	*Neighborhood*	*Neighborhood*
Other Uses			
Bed and Breakfast Establishments	P/CU	P/CU	P/CU
Original Use of Building	P	P	P
Storage sheds	P	P	P
Accessory Uses	P	P	P
Temporary Buildings and Uses	P	P	P
Historic House Museums	P/CU	P/CU	P/CU

* Plus one dwelling unit in the Accessory Structure Area

** Commercial uses in the Neighborhood Transition—Center, with or without residential, shall be limited to antique and collectibles shops; art galleries; cafes, tea rooms, and coffee houses; book stores; florists and sundry stores; restaurants and delis (no drive through service); beauty salons and barber shops; and, professional offices.

‡ Commercial uses in the Neighborhood Center, with or without residential, shall be limited to antique shops and interior decorating shops; bakeries and delicatessens, retail sales; art and craft galleries; barber and beauty shops; music and art stores; photographic studios and shops; music and art stores; photographic studios and shops; stationery stores; candy stores, retail sales; pharmacies; convenience grocery stores; coin laundries; dry-cleaning pick-up only; restaurants, where food and drink may be served or consumed outside or inside (no drive-through service); theaters; toy & hobby stores; other similar neighborhood serving retail uses as established by the Planning Commission; and professional offices.

N/A = Not applicable, since commercial uses are permitted by right in the Neighborhood Center

Note: Building uses in effect prior to the adoption of these regulations and operating in a legal fashion according to the prior zoning classification of the property, including legal non-conforming uses, may continue to operate under the Traditional Neighborhood Zoning District. Legal non-conforming uses may not be expanded.

3. Civic Uses.

Civic Uses should be encouraged to adapt and reuse existing Civic Buildings before considering alternative locations. New Civic Buildings should be located at important sites to reinforce community identity and should have a distinctive form to differentiate their role from that of other buildings and uses.

C. Procedures

1. Zoning Map Amendment Process.

a. Application Requirements.

An application to amend the zoning district map to TNZD may be initiated only by the legislative body with zoning authority over the affected area. An application to amend the zoning map to TNZD shall be made only as the result of a recommendation of a neighborhood or small area study adopted by the legislative body with zoning authority over the subject property.

The application shall contain: (1) a description of the boundaries of a contiguous area which shall

constitute the TNZD and the street address or block and lot number of each parcel to be included in the district; (2) a list of property owners within the boundaries and their addresses and (3) a TNZD Plan that meets the requirements set forth in C.3. of this Section.

The application shall also contain an existing conditions map or maps which shall include:

i. Name of the neighborhood;

ii. Scale, date, north arrow and vicinity map; and

iii. The location and names of all existing streets; the location, current use and zoning of all existing parcels; any existing recreation or open space areas, including Parks; and any railroads, cemeteries, watercourses, bridges, lakes, jurisdictional wetlands, sinkholes, regulatory flood plains, conveyance zones, topography, woodlands, and other physical conditions affecting the area.

If the zoning district map amendment is enacted by the legislative body, building permits for improvement of any property within the TNZD shall be issued only when in conformance with the TNZD Plan, these regulations, and other applicable provisions of the Land Development Code.

b. Zoning Map Amendment Process.

A proposal to amend the zoning district map to TNZD shall be heard in the same manner as provided generally for zoning map amendments in KRS Chapter 100. The Planning Commission or the legislative body may add conditions of approval to the TNZD Plan which shall become a fundamental part of the TNZD Plan. Conditions may relate to anything that ensures conformance with the Comprehensive Plan, promotes the purpose and intent of KRS 100.201(3), and stabilizes and protects the traditional pattern in the district.

2. Findings Necessary for Proposed Map Amendment to TNZD.

Before any map amendment to TNZD is granted, in addition to the findings required by KRS 100.213, the Planning Commission or the legislative body must find with respect to the subject property that:

a. the majority of the structures were in use prior to November 22, 1926; and

b. either that:

i. the entire area embodies the distinctive characteristics of a type, period, or method of construction; or

ii. the entire area represents a significant and distinguishable entity whose components may lack individual distinction.

3. Requirements of the TNZD Plan.

Along with the zone change application, the applicant shall submit a proposed TNZD Plan. No TNZD Plan shall be deemed accepted unless complete and containing all of the following:

a. TNZD Plan Map. This map or maps shall be drawn and submitted at a scale not less detailed than one inch equals two hundred (200) feet, or other scale acceptable to the Planning Commission staff, and shall include:

i. the name of the neighborhood;

ii. scale, date, north arrow, and vicinity map; the location and delineation of the required components and optional components, if applicable, of the TNZD (TNZD Transition-Center, TNZD General, and TNZD Center);

iii. the existing lot patterns and layouts of blocks;

iv. the layout of streets, bikeways, and pedestrian paths;

v. the location of any proposed transit-related commercial development ;

vi. the location of Parks and open space areas dedicated to public use;

vii. the location of institutional uses; and,

viii. the location of uses permitted only where specifically designated on the TNZD Plan Map, if applicable.

b. TNZD Plan Report. The TNZD Plan Report shall include the following:

i. a statement indicating the purpose and intent of the plan, the basis for the zoning request, and a statement of how the plan complies with the comprehensive plan, the TNZD pattern, and the requirements of this Chapter; and

ii. site design standards, written and/or graphic, specifying the permitted range of lot sizes (width and length), lot coverage, set back and/or build to lines, and the maximum building height for all uses.

iii. Land Use. The TNZD Plan shall set forth the permitted land uses within each component of the TNZD, and may include a list of uses permitted only where specifically mapped within each component and/or conditional uses within each component of the TNZD, all of which must be in the format of the Land Use Table in B.2.d of this Section, above.

iv. Density. The maximum number of residential dwelling units per acre permitted in each component of the TNZD shall be designated in the TNZD Plan. An Accessory Apartment constructed in accordance with applicable land use standards of the TNZD shall not be counted as an additional residential dwelling unit on one and two- family residential or corner commercial sites.

v. Architectural Design. Architectural design standards shall be set forth in the TNZD Plan and shall be applicable to all new construction and expansions to existing buildings in the TNZD.

(1) Property that is regulated and governed by overlay district or by the Historic Landmarks and Preservation Districts Commission, shall continue to be subject to review by the body or official(s) designated by ordinance to ensure compatibility of building types and to relate new buildings to the building traditions of the neighborhood. To the extent that the architectural design requirements in the TNZD Plan conflict with any Historic Landmarks and Preservation architectural design requirements, the more restrictive shall prevail.

(2) Architectural design standards set forth in the TNZD Plan may be written and/or graphic and shall specify building proportions, massing, materials, and other features that assure compatibility with the distinctive pattern of the district. The standards shall also specify the materials and configurations permitted for walls, roofs, openings, street furniture, and other elements. Architectural standards should encourage the following: architectural compatibility among structures within the neighborhood; human scale design; pedestrian use of the neighborhood; relationship to the street and to surrounding buildings; and special architectural treatment for civic buildings.

vi. The TNZD Plan Report may also include the following:

(1) Standards for the design, functionality, and location of all open space, parks, and squares;

(2) Design standards for streets and alleys, sidewalks, transit shelters, and streetscape;

(3) Parking and loading requirements;

(4) Standards for the design and size of signs within the TNZD, provided they are no less restrictive than the requirements of the Development Code; and

(5) Landscaping and buffering requirements, provided they are no less restrictive than the requirements of the Development Code. Unless otherwise specifically provided in the TNZD Plan Report, the requirements of the Land Development Code with respect to open space, street design, streetscape, sidewalks, transit shelters, parking and loading, signs, and landscaping shall be applicable in the TNZD.

4. Amendments to Approved TNZD Plan.

Applications to amend the TNZD Plan to change the land use of a particular property from a permitted use to a permitted where mapped use, or to permit the original use of a particular building, may be filed by the Planning Commission, the legislative body with zoning authority, or the owner of the subject property. All other amendments to the TNZD Plan shall be initiated by the Planning Commission or the legislative body with zoning authority.

Applications shall be accompanied by such written and graphic information as is necessary for the Planning Commission to determine whether the proposed amendment conforms to the Comprehensive Plan, the traditional pattern, the urban residential character of the area, the District Plan, and the requirements of this Section.

a. Amendments to the TNZD Plan to change land use to a “permitted where mapped” use.

i. Except as provided in paragraph ii. below with respect to original uses, proposed amendments to the TNZD Plan to change the land use of a particular property from a permitted use to a permitted where mapped use in the applicable TNZD component shall be processed in accordance with the provisions of this paragraph. The Planning Commission shall hold at least one public hearing after notice is given to first tier adjoining property owners at least thirty (30) days in advance of the hearing by first class mail. After the public hearing, the Planning Commission may approve the proposed TNZD Plan amendment if it finds that the proposed land use change conforms to the Comprehensive Plan, the traditional pattern, the urban residential character of the area as described in the TNZD Plan.

(1) The owner of the subject property or any aggrieved person may appeal the decision of the Planning Commission to the legislative body with zoning authority by filing an appeal with the legislative body no later than ten (10) calendar days after the date of the action of the Planning Commission. Actions of the Planning Commission under this paragraph that have not been appealed to the legislative body within ten calendar (10) days shall not be subject to further review or appeal.

(2) Notice of the appeal shall be provided to the applicant, the appellant, and all first tier property owners at least seven (7) days prior to the meeting at which the legislative body will consider the appeal. The legislative body may take one of the following actions:

(a.) The legislative body may review the record made before the Planning Commission and may affirm the Planning Commission’s decision without a hearing;

(b.) The legislative body may review the record made before the Commission and overturn the Planning Commission’s decision based on findings of fact supported by the record which differ from the findings of fact of the Commission; or

(c.) The legislative body may also hold its own public hearing after notice as set forth in this Section, and may make as a result thereof findings which may differ from those found by the Commission.

ii. Original Use Exception. The Planning Director or designee may amend the TNZD Plan map with respect to a particular property to permit the original use of the primary structure thereon without a public hearing only if the original use is a permitted or permitted where mapped use in the applicable TNZD component, and if the applicant demonstrates that (1) the primary structure was existing on the property on November 22, 1926; and (2) said primary structure was used on or before November 22, 1926 for the specific purpose for which the applicant seeks to use the structure.

The decision of the Planning Director or designee may be appealed to the Board of Zoning Adjustment in accordance with KRS Chapter 100.

b. All other TNZD Plan Amendments. All amendments to the TNZD Plan other than those described in paragraph a. above shall be initiated by the Planning Commission or the legislative body, and shall be processed in the following manner:

i. A public hearing shall be held by the Planning Commission after notice of the hearing is given pursuant to KRS Chapter 424.

ii. After the public hearing, the Planning Commission shall make a recommendation on the proposed amendment to the legislative body with zoning authority.

iii. Final action on amendments to the TNZD Plan shall then be taken by the legislative body with zoning authority. No amendment to the TNZD Plan shall become effective until approved by the legislative body with zoning authority. Failure of the legislative body to act on the proposed amendment shall not result in a deemed approval of the proposed amendment.

iv. Appeals of actions of the legislative body on TNZD Plan Amendments may be taken to a court of competent jurisdiction.

5. Site Plan Review.

The applicant for a building permit for new construction or expansion of principal or accessory structures, or for a change of use, will be required to certify (by submitting an Overlay Permit or Certificate of Appropriateness, where applicable) conformance with the TNZD Plan, including architectural standards, at the time of the site plan for review and approval by the permitting agency or official(s).

2.7.5 Traditional Neighborhood Zoning District – Old Louisville/Limerick

A. TNZD Land Use Tables

1. Table 2.7.4, below, lists the uses permitted within the Old Louisville/Limerick TNZD. In the event of a conflict between the general listing of uses in Table 2.7.4 below and the specific listing of uses in Tables 2.7.5 through 2.7.21, the specific listing of uses shall control.

2. The 'Standards' column of the table cross-references special standards found in other parts of the Land Development Code that apply to the specific use. A use designated as permitted subject to standards (PS) in Table 2.7.4 is permitted subject to standards, even if the cross-referenced standard is for a use requiring a Conditional Use Permit in the remainder of the Land Development Code. A use designated as a Conditional Use (P/CU) in Table 2.7.4 requires a Conditional Use Permit, even if the cross references standard is for a use that is permitted subject to standards in the remainder of the Land Development Code.

3. The following table sets forth the meaning of the symbols used in Table 2.7.4. below.

Symbol	Meaning
P	The described use is permitted, subject to design and location standards where noted.
P/M	The described use is permitted where mapped. Mapped uses recognize traditional uses of structures existing on each lot pursuant to KRS 100. 201 (3) or, in the case of vacant development sites, appropriate compatible uses.
NP	The use is not permitted.
P/CU	The use is permitted as Conditional Use in accordance with Chanter 11 Part 5A of the LDC.
PS	The use is permitted with special standards in accordance with Chapter 4 or Chapter 11 of the LDC.
NA	Not applicable, since commercial uses are permitted in the Neighborhood Transition-Center, Neighborhood Center, Neighborhood Center Transition: Edge Transition, and Neighborhood General Campus Edge Transition.
P/M or P/CU	The use is permitted where manned but newly established uses are permitted as a Conditional Use.
*	Plus one dwelling unit in the accessory structure area .
**	Uses are permitted at ground level facing the street only where shown as Street Front Commercial on the TNZD Plan Map. These uses shall not exceed 25% of the total area mapped as Street Front Commercial.

Table 2.7.4 Old Louisville/Limerick TNZD Land Uses – General

TNZD Land Use Category	*Neighborhood General*	*Neighborhood Transition-Center*	*Neighborhood Center*	*Neighborhood Center Transition: Edge Transition*	*Neighborhood General Campus Edge Transition*	*Standards*
Residential Uses						
Dwellings, single family – one dwelling unit per lot*	P	P	NP	P	NP	
Dwellings, two-family*	P	P	P	P	NP	
Dwellings, multifamily	P/M	P	P	P	P	
Garages and accessory residential units (Carriage Houses)	P	P	P	P	NP	
Home occupations	PS	PS	PS	PS	NP	4.4.5
Homeless shelters	P/CU	P/CU	P/CU	P/CU	P/CU	4.3.13
Live / work units	NP	PS	PS	PS	PS	4.3.19
Transitional housing	P/CU	P/CU	P/CU	P/CU	P/CU	4.3.14
Office Uses						
Professional or business offices	NP	P	P	P	P**	

TNZD Land Use Category	*Neighborhood General*	*Neighborhood Transition-Center*	*Neighborhood Center*	*Neighborhood Center Transition: Edge Transition*	*Neighborhood General Campus Edge Transition*	*Standards*
Institutional Uses						
Clubs, private, not for profit, or proprietary not including fraternities or sororities	P/M	P	P	P	NP	
Colleges and institutions of learning	NP	P	P	P	P**	
Community centers, parks, and playgrounds – not for profit	P/CU	P	P	NP	NP	11.5A.1.B
Cultural centers and civic buildings	P/M	P	P	P	NP	
Day care centers, nurseries and kindergartens	NP	P	P	P	NP	
Family care homes (mini-homes)	NP	P	P	P	NP	
Fraternities and sororities	NP	NP	P	P	NP	
Religious buildings, parish halls, convents, and monasteries	P/M	P	P/M	P	NP	
Schools, elementary, middle, and high (public and private)	P/M	P	P	P	NP	
Trade, business, or industrial schools	NP	P	P	P	NP	
Commercial Uses						
Corner Lot Commercial (includes office and/or residential uses)	P/M, See Table 2.7.7	N/A	N/A	N/A	N/A	
General Commercial, except as listed below:	NP	See Table 2.7.9	See Table 2.7.12	See Table 2.7.16	See Table 2.7.19 **	
Entertainment, outdoor	NP	P/CU	P	P	NP	11.5A.1.B
Package liquor stores (no on-site alcohol consumption allowed)	NP	P/CU	P	P	NP	11.5A.1.B
Taverns, bars, saloons	NP	P/CU	P	P	NP	11.5A.1.B
Other Uses						
Accessory uses	P	P	P	P	P	
Bed and breakfasts	P/CU	PS	P/CU	P/CU	NP	4.2.9
Community gardens	PS	PS	PS	PS	PS	4.3.17
Community service facilities	P/M or P/CU	P/CU	P/CU	P/CU	P/CU	4.2.54
Historic house museums	P/CU	P/CU	P/CU	P/CU	NP	11.5A.1.B
Market gardens	NP	PS	PS	PS	PS	4.3.18
Original use of structure	P	P	P	P	NP	
Storage sheds	P	P	P	P	NP	
Temporary buildings, uses, or activities	P	P	P	P	NP	

Table 2.7.4 Notes

Building uses in effect prior to the adoption of these regulations and operating in a legal fashion according to the prior zoning classification of the property, including legal non-conforming uses, may continue to operate under the Traditional Neighborhood Zoning District. Legal non-conforming uses may not be expanded.

Subsequent sections of this chapter provide more detailed information on uses permitted in the five TNZD neighborhood types. The term “replacement structures” referenced in the following tables means new construction on sites that were occupied by contributing principal structures on the effective date of the TNZD zoning classification.

Table 2.7.5 Uses Permitted in the Neighborhood General

Land Use Category	***Description of Permitted Uses***
Residential Uses	
Dwellings, Single Family	One dwelling unit is permitted per lot, including attached row houses on separate lots and semi-detached dwelling units where each dwelling unit is constructed on its own lot with one zero lot line between dwellings, plus one dwelling unit in the Accessory Structure Area of each lot
Dwellings, Two-Family	Two dwelling units in the principal structure are permitted on a single lot, plus one dwelling unit in the Accessory Structure Area. Existing principal structure shall have originally been built as a two-family (duplex) dwelling unit. Conversions of single family dwellings to two-family dwellings shall be limited to existing principal structures in which one of the resulting two dwelling units shall have a minimum of 2,250 square feet. New or replacement structures shall not exceed the footprint of the previous Contributing principal structure, unless approved by governing authorities in accordance with standards for new construction.
Garages and Accessory Residential Units (Carriage Houses)	Garages, parking or storage, including existing structures originally built as garages are permitted. One dwelling unit per Accessory Structure with garage below is permitted. A new Accessory Residential Unit located in the Accessory Use area shall be permitted on any lot, provided that all design and parking standards are met,
Other Uses	
Accessory Uses	A use which is clearly incidental to, customarily found in association with, and serves a principal use; is subordinate in purpose, area, or extent to the principal use served; and is located on the same building site as the principal use, including parking areas.
Original Use of Structure	A specific purpose for which an applicant seeks to use a structure that was existing on the property on November 22, 1926, and for which said structure was used on or before that date is permitted.
Storage sheds	Subordinate structures or buildings used primarily for storage purposes, the total square footage of which does not exceed 100 square feet each, are permitted. Existing structures originally built as garages, carriage houses, or storage sheds are permitted. New structures and additions may be located within the Accessory Structure Area or within the Private Yard Area. Storage sheds over 100 square feet shall be treated as Garages and Accessory Residential Structures.
Temporary Buildings, Uses, or Activities	Garage and yard sales, and tents, air structures, and other temporary structures (must not be displayed more than 10 days in a calendar year) are permitted. Buildings or uses incidental to active construction are permitted.

Table 2.7.6 Uses Permitted With Special Standards in the Neighborhood General

Land Use Category	***Description of Permitted Uses***
Residential Uses	
Home Occupations	Home Occupations as permitted by Section 4.4.5 of the Land Development Code
Other Uses	
Community Gardens	Community gardens as permitted by Section 4.3.17 of the Land Development Code

Table 2.7.7 Uses Permitted Where Mapped in the Neighborhood General

Owners of interior lots with nonresidential structures that were originally built as nonresidential structures, but that do not qualify for the Original Use Exception in Section 2.7.4.C.4.b, may apply for a TNZD Zoning Map change to a use listed below in accordance the process established in Section 2.7.4.C.4.a.

Land Use Category	***Description of Uses Permitted Where Mapped***
Residential Uses	
Dwellings, multifamily	Three or more residential units in the principal structure on a lot, not to exceed 34.8 dwelling units per acre for map-designated multifamily or, for replacement structures, the number of units shall not exceed previously existing density are permitted. Existing structures originally built as multifamily residential structures are permitted. Conversions may decrease the existing number of dwelling units, and shall not be permitted to exceed the existing number of dwelling units. Conversions to multifamily residential uses are permitted in structures where the original use has been determined to be a non-residential or institutional use. New multifamily residential structures are permitted only where multifamily and institutional land uses are identified on the District Plan Map. Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction are permitted.
Institutional Uses	
Clubs, private, not for profit, or proprietary, with the exception of fraternities and sororities	Existing structures originally built as lodges or for assembly use are permitted. New construction permitted only where institutional uses are identified on the District Plan Map Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction
Community Service Facility	Existing structures originally built for community service facilities or where institutional uses are identified on the District Plan Map.
Cultural centers and civic buildings	Uses include public halls or other facilities used for cultural (including visual and performing arts), social, or educational activities. Existing structures originally built for community centers or assembly use or where institutional uses are identified on the District Plan Map. New construction permitted only where institutional uses are identified on the District Plan Map Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction
Religious buildings, , parish halls, convents, and monasteries	Existing structures originally built for assembly use or where institutional uses are identified on the District Plan Map. Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction.
Schools, elementary, middle, and high (public and private)	Existing structures originally built as schools or educational buildings New construction permitted only where institutional uses are identified on the District Plan Map. Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction
Commercial Uses	
Corner Lot Commercial	Corner Lot Commercial Uses, as listed below, are permitted where mapped, subject to the following standards. The following uses are permitted for existing structures, originally built as corner lot commercial buildings, on the first floor only. Any floor may be used for office uses as permitted for Neighborhood Center—Transition and/or for residential uses. New construction is permitted only where Corner Lot Commercial uses are identified on the District Plan Map, provided total gross floor area of commercial/retail use does not exceed 5,000 square feet on the first floor and is accessible from the public sidewalk. Any floor may be used for office and/or residential uses. Replacement structures shall not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction. Corner Lot Commercial Uses

Land Use Category	*Description of Uses Permitted Where Mapped*
	1. Antique shops 2. Art galleries 3. Art supply stores and crafts shop 4. Athletic facilities (indoor only) 5. Audio/video recording studios, where all activities are in a building, provided the building is sound proof 6. Bakeries retail sales only 7. Banks, credit unions, and savings and loans 8. Barber shops 9. Beauty shops 10. Bicycle sales and service 11. Billiard parlors; game rooms and similar entertainment uses 12. Book stores 13. Clothing, dry goods and notions stores 14. Collectibles shops 15. Colleges, schools and institutions of learning 16. Computer sales and services, (hardware and software), and programming services 17. Confectionery, ice cream, or candy stores, retail only 18. Convenience groceries (Indoor malt beverage sales permitted only with proper ABC license) 19. Dance Instruction (excludes adult entertainment uses as defined within LMCO Chapter 11) 20. Day care centers, day nurseries, nursery schools and kindergartens 21. Delicatessens, retail only 22. Department stores 23. Dressmaking or millinery shops 24. Drug stores (Indoor malt beverage, distilled spirits and wine sales permitted only with proper ABC license) 25. Dry cleaning, dyeing, pressing, and laundry; distributing stations or retail business where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments 26. Electric appliance stores 27. Engraving, watchmaking and jewelry manufacturing, where products sold on premises 28. Entertainment activity (as defined by LDC and is not considered adult entertainment as further defined by LDC) – indoor only. 29. Equipment rental, where all activities are within a building 30. Florists shops 31. Furniture stores 32. Grocery stores, including fruit, meat, fish, and/or vegetable. (Indoor malt beverage sales permitted only with proper ABC license) 33. Hardware and paint stores 34. Health spas 35. Indoor malt beverage sales only with proper ABC license and only in association with a convenience store or a grocery store 36. Indoor malt beverage, distilled spirits and wine sales only with proper ABC license and only in association with a drug store 37. Indoor and outdoor malt beverage, distilled spirits and wine sales and consumption only with proper ABC

Land Use Category	Description of Uses Permitted Where Mapped
	license and only in association with a restaurant, tea room or cafe. 38. Interior decorating shops 39. Jewelry stores 40. Laundry and dry cleaning pick-up shops and self-service laundries 41. Laundries or launderettes, self-service 42. Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries 43. Micro-breweries and micro-distilleries (where production activities occur indoors in a space 5,000 square feet or less) as an accessory use to a restaurant 44. Monument sales, provided that all activities are within a building 45. Music stores 46. Music and vocal instructions where all activities are within a building, providing the building is sound proof 47. Nurseries, retail only 48. Pawn Shop 49. Pet grooming, obedience training and related pet activities, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building 50. Pet shops 51. Photographic shops 52. Photography studios 53. Picture framing 54. Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video rental center 55. Restaurants, tea rooms and cafes excluding outdoor dancing and entertainment activity (Indoor and outdoor malt beverage, distilled spirits and wine sales and consumption only with proper ABC license) (no drive-through service permitted) 56. Shoe repair shops 57. Shoe stores 58. Stationery stores 59. Tailor 60. Tanning salons 61. Tattoo, body art, and piercing parlors 62. Theaters, enclosed within a building 63. Toy and hobby stores 64. Upholstery and furniture repair shops

Table 2.7.8 Uses Permitted as Conditional Uses in the Neighborhood General

Land Use Category	Description of Uses Permitted as Conditional Uses
Residential Uses	
Homeless Shelter	Homeless shelters as permitted by Section 4.3.13 of the Land Development Code.
Transitional Housing	Transitional housing as permitted by Section 4.3.14 of the Land Development Code.
Other Uses	
Bed & Breakfasts	Bed and breakfasts as permitted by Section 4.2.9 of the Land Development Code.

Land Use Category	***Description of Uses Permitted as Conditional Uses***
Community Centers, Parks, and Playgrounds – not for profit	Community centers, parks, and playgrounds – not for profit as permitted by Section 11.5A.1.B of the Land Development Code.
Community Service Facility	Community service facility as permitted by Section 4.2.54 of the Land Development Code.
Historic House Museums	Historic house museums as permitted by Section 11.5A.1.B of the Land Development Code. In addition, review shall include a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.

Table 2.7.9 Uses Permitted in the Neighborhood Transition—Center

Land Use Category	***Description of Permitted Uses***
Residential Uses	
Dwellings, Single Family	One dwelling unit is permitted per lot, including attached row houses on separate lots and semi-detached dwelling units where each dwelling unit is constructed on its own lot with one zero lot line between dwellings, plus one dwelling unit in the Accessory Structure Area of each lot.
Dwellings, Two-Family	Two dwelling units are permitted in the principal structure on a single lot, plus one dwelling unit in the Accessory Structure Area.
Dwellings, Multifamily	Three or more residential units are permitted in the principal structure on a lot, not to exceed 53 dwelling units per acre or, for replacement structures, the number of units shall not exceed the previously existing density.
Garages and Accessory Residential Units (Carriage Houses)	Garages, parking or storage, including existing structures originally built as garages are permitted. One dwelling unit per Accessory Structure with garage below is permitted. A new Accessory Residential Unit located in the Accessory Use area shall be permitted on any lot provided that all design and parking standards are met.
Office Uses	
Professional or business offices	
Institutional Uses	
Clubs, private, not for profit, or proprietary, not including fraternities or sororities	
Colleges and institutions of learning	
Community Centers, Parks, and Playgrounds – not for profit	
Cultural centers and civic buildings	Uses include public halls or other facilities used for cultural (including visual and performing arts), social, and educational activities.
Day care centers, day nurseries, nursery schools, and kindergartens	
Family Care Homes (mini-homes)	
Religious buildings, parish halls, convents, and monasteries	Existing structures originally built for assembly use or where institutional uses are identified on the District Plan Map. Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction.
Schools, elementary, middle, and high (public and private)	Existing structures originally built as schools or educational buildings or where institutional uses are identified on the District Plan Map New or replacement structures, permitted only where institutional uses are identified on the District Plan Map. Replacement structures shall not exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction.
Trade, business, or industrial schools	
Commercial Uses	
General Commercial	The uses listed in Section 2.4.4.A for the C-2 zoning district are permitted in the Neighborhood Transition-Center, excluding the following uses, which are prohibited: 1. Automobile rental agencies 2. Automobile repair garages 3. Automobile sales agencies 4. Automobile service station 5. Boat Sales and related storage 6. Car washes having prior approval by the agency responsible for transportation planning

Land Use Category	*Description of Permitted Uses*
	7. Outdoor entertainment 8. Used car sales areas, provided that no repair or reconditioning of automobiles or storage of parts shall be permitted except when enclosed in a building In addition, the following uses are permitted in the Neighborhood Transition-Center: 1. Assisted living residence 2. Entertainment activity, indoor only 3. Governmental buildings
Miscellaneous Commercial	Accessory Uses. A use which is clearly incidental to, customarily found in association with, and serves a principal use; is subordinate in purpose, area, or extent to the principal use served; and is located on the same building site as the principal use, including parking areas.
	Original Use of Structure A specific purpose for which an applicant seeks to use a structure that was existing on the property on November 22, 1926, and for which said structure was used on or before that date.
	Storage sheds, subordinate structures or buildings used primarily for storage purposes, the total square footage of which does not exceed 100 square feet each.
	Temporary Buildings, Uses, or Activities. Garage and yard sales, and tents, air structures, and other temporary structures (must not be displayed more than 10 days in a calendar year).
	Existing structures originally built as garages, carriage houses, or storage sheds.
	New structures and additions may be located within the Accessory Structure Area or within the Private Yard Area.
	Storage sheds over 100 square feet shall be treated as Garages and Accessory Residential Structures.
	Buildings or uses incidental to active construction.

Table 2.7.10 Uses Permitted With Special Standards in the Neighborhood Transition-Center

Land Use Category	*Description of Permitted Uses*
Residential Uses	
Home Occupations	Home Occupations as permitted by Section 4.4.5 of the Land Development Code
Live / work units	Live / work units as permitted by Section 4.3.19 of the Land Development Code
Other Uses	
Bed and breakfasts	Bed and breakfasts as permitted by Section 4.2.9 of the Land Development Code.
Community gardens	Community gardens as permitted by Section 4.3.17 of the Land Development Code
Market gardens	Market gardens in association with Section 4.3.18 of the Land Development Code

Table 2.7.11 Uses Permitted as Conditional Uses in the Neighborhood Transition–Center

Land Use Category	*Description of Uses Permitted as Conditional Uses*
Residential Uses	
Homeless Shelter	Homeless shelters as permitted by Section 4.3.13 of the Land Development Code.
Transitional Housing	Transitional housing as permitted by Section 4.3.14 of the Land Development Code.
Commercial Uses	
Entertainment Activity - Outdoor	Entertainment activity – outdoor as permitted by Section 11.5A.B of the Land Development Code. In addition, review shall include at a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.
Package liquor stores (no on-site alcohol consumption allowed)	Package liquor stores as permitted by Section 11.5A.1.B of the Land Development Code. In addition, review shall include a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.
Tavern, bar saloon	Tavern, bar, saloon as permitted by Section 11.5A.1.B of the Land Development Code. In addition, review shall include a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.

Land Use Category	***Description of Uses Permitted as Conditional Uses***
Other Uses	
Community Service Facility	Community service facility as permitted by Section 4.2.54 of the Land Development Code.
Historic House Museums	Historic house museums as permitted by Section 11.5A.1.B of the Land Development Code. In addition, review shall include a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.

Table 2.7.12 Uses Permitted in the Neighborhood Center

Land Use Category	***Description of Permitted Uses***
Residential Uses	
Dwellings, Two-Family	Two dwelling units in the principal structure on a single lot, plus one dwelling unit in the Accessory Structure Area.
Dwellings, Multifamily	Three or more residential units in the principal structure on a lot, not to exceed 90 dwelling units per acre.
Garages and accessory residential units (Carriage House)	
Office Uses	
Professional or business offices	
Institutional Uses	
Clubs, private, not for profit, or proprietary, not including fraternities or sororities	
Colleges and institutions of learning	
Community Centers, Parks, and Playgrounds – not for profit	
Cultural centers and civic buildings	Uses include public halls or other facilities used for cultural (including visual and performing arts), social, and educational activities.
Day care centers, day nurseries, nursery schools, and kindergartens	
Family Care Homes (mini-homes)	
Fraternities and sororities	
Religious buildings, parish halls, convents, and monasteries	Existing structures originally built for assembly use or where institutional uses are identified on the District Plan Map. Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction.
Schools**, elementary, middle, and high (**public and private**)**	Existing structures originally built as schools or educational buildings or where institutional uses are identified on the District Plan Map New or replacement structures, permitted only where institutional uses are identified on the District Plan Map. Replacement structures shall not exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction.
Trade, business, or industrial schools	
Commercial Uses	
General Commercial	The uses listed in Section 2.4.4.A for the C-2 zoning district are permitted in the Neighborhood Center, excluding the following uses, which are prohibited: 1. Automobile parking areas, public and private 2. Automobile rental agencies 3. Automobile rental agencies with no more than 25 rental passenger vehicles stored on site, and no more than two service bays for cleaning or maintenance, and having no repair or storage/dispensing of fuel 4. Automobile sales agencies 5. Used car sales areas, provided that no repair or reconditioning of automobiles or storage of parts shall be permitted except when enclosed in a building In addition, the following uses are permitted in the Neighborhood Center: 1. Assisted living residence

Land Use Category	Description of Permitted Uses
	2. Entertainment activity, indoor or outdoor
Other Uses	
Accessory uses	A use which is clearly incidental to, customarily found in association with, and serves a principal use; is subordinate in purpose, area, or extent to the principal use served; and is located on the same building site as the principal use, including parking areas.
Original use of structure	A specific purpose for which an applicant seeks to use a structure that was existing on the property on November 22, 1926, and for which said structure was used on or before that date.
Storage sheds	Subordinate structures or buildings used primarily for storage purposes, the total square footage of which do not exceed 100 square feet each.
Temporary buildings, uses, or activities	Garage and yard sales, and tents, air structures, and other temporary structures (must not be displayed more than 10 days in a calendar year). Buildings or uses incidental to active construction.

Table 2.7.13 Uses Permitted With Special Standards in the Neighborhood Center

Land Use Category	Description of Permitted Uses
Residential Uses	
Home Occupations	Home Occupations as permitted by Section 4.4.5 of the Land Development Code
Live / work units	Live / work units as permitted by Section 4.3.19 of the Land Development Code
Other Uses	
Community gardens	Community gardens as permitted by Section 4.3.17 of the Land Development Code
Market gardens	Market gardens in association with Section 4.3.18 of the Land Development Code

Table 2.7.14 Uses Permitted Where Mapped in the Neighborhood Center

Land Use Category	Description of Uses Permitted Where Mapped
Institutional Uses	
Religious buildings, parish halls, convents, and monasteries	

Table 2.7.15 Uses Permitted as Conditional Uses in the Neighborhood Center

Land Use Category	Description of Uses Permitted as Conditional Uses
Residential Uses	
Homeless Shelter	Homeless shelters as permitted by Section 4.3.13 of the Land Development Code.
Transitional Housing	Transitional housing as permitted by Section 4.3.14 of the Land Development Code.
Other Uses	
Bed & Breakfast Inns	Bed and breakfasts as permitted by Section 4.2.9 of the Land Development Code.
Community Service Facility	Community service facility as permitted by Section 4.2.54 of the Land Development Code.
Historic House Museums	Historic house museums as permitted by Section 11.5A.1.B of the Land Development Code. In addition, review shall include a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.

Table 2.7.16 Uses Permitted in the Neighborhood Center Transition: Edge Transition

Land Use Category	***Description of Permitted Uses***
Residential Uses	
Dwellings, Single Family	One dwelling unit per lot, including attached row houses on separate lots and semi-detached dwelling units where each dwelling unit is constructed on its own lot with one zero lot line between dwellings, plus one dwelling unit in the Accessory Structure Area of each lot.
Dwellings, Two-Family	Two dwelling units in the principal structure on a single lot, plus one dwelling unit in the Accessory Structure Area.
Dwellings, Multifamily	Three or more residential units in the principal structure on a lot, not to exceed 90 dwelling units per acre.
Garages and accessory residential units (Carriage House)	
Office Uses	
Professional or business offices	
Institutional Uses	
Clubs, private, not for profit, or proprietary, not including fraternities or sororities	
Colleges and institutions of learning	
Community Centers, Parks, and Playgrounds – not for profit	
Cultural centers and civic buildings	Uses include public halls or other facilities used for cultural (including visual and performing arts), social, and educational activities.
Day care centers, day nurseries, nursery schools, and kindergartens	
Family Care Homes (mini-homes)	
Fraternities and sororities	
Religious buildings, , parish halls, convents, and monasteries	Existing structures originally built for assembly use or where institutional uses are identified on the District Plan Map. Replacement structures not to exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction.
Schools, elementary, middle, and high (public and private)	Existing structures originally built as schools or educational buildings or where institutional uses are identified on the District Plan Map New or replacement structures, permitted only where institutional uses are identified on the District Plan Map. Replacement structures shall not exceed the footprint of the previous contributing principal structure, unless approved by governing authorities in accordance with standards for new construction.
Trade, business, or industrial schools	
Commercial Uses	
General Commercial	The uses listed in Section 2.4.4.A for the C-2 zoning district are permitted in the Neighborhood Center Transition: Edge Transition. In addition, the following uses are permitted in the Neighborhood Center: 1. Assisted living residence 2. Entertainment activity, indoor or outdoor

Table 2.7.17 Uses Permitted With Special Standards in the Neighborhood Center Transition: Edge Transition

Land Use Category	***Description of Permitted Uses***
Residential Uses	
Home Occupations	Home Occupations as permitted by Section 4.4.5 of the Land Development Code
Live / work units	Live / work units as permitted by Section 4.3.19 of the Land Development Code
Other Uses	
Community gardens	Community gardens as permitted by Section 4.3.17 of the Land Development Code
Market gardens	Market gardens in association with Section 4.3.18 of the Land Development Code

Table 2.7.18 Uses Permitted as Conditional Uses in the Neighborhood Center Transition: Edge Transition

Land Use Category	***Description of Uses Permitted as Conditional Uses***
Residential	
Homeless Shelter	Homeless shelters as permitted by Section 4.3.13 of the Land Development Code.
Transitional Housing	Transitional housing as permitted by Section 4.3.14 of the Land Development Code.
Other Uses	
Bed & Breakfast Inns	Bed and breakfasts as permitted by Section 4.2.9 of the Land Development Code.
Community Service Facility	Community service facility as permitted by Section 4.2.54 of the Land Development Code.
Historic House Museums	Historic house museums as permitted by Section 11.5A.1.B of the Land Development Code. In addition, review shall include a minimum: an analysis of nearby residential uses and potential impacts, screening and buffering needed to protect adjacent residential uses, and limited hours of operation.

Table 2.7.19 Uses Permitted in the Neighborhood General Campus Edge Transition

Land Use Category	***Description of Permitted Uses***
Residential Uses	
Dwellings, Multifamily	Three or more residential units in the principal structure on a lot, not to exceed 90 dwelling units per acre.
Office Uses	
Professional or business offices	Combined with Institutional Uses, not to exceed 25% of area mapped as store front commercial
Institutional Uses	
Colleges and institutions of learning	Combined with Office Uses, not to exceed 25% of area mapped as store front commercial
Commercial Uses	
Commercial uses shall be limited to the following:	Antique and collectibles stores
	Appliance repair stores, including radios and televisions
	Appliance/furniture stores
	Art and craft galleries and supplies
	Athletic facilities (indoor only)
	Audio/video recording studios, providing the building is sound proof
	Bakeries and delicatessens, retail (all products to be sold on the premises only)
	Banks, credit unions, savings and loans and similar financial institutions
	Beauty salons and barber shops
	Bicycle and Athletic Equipment – sales and service
	Book shops and stationery stores
	Bookbinding
	Cleaning, pressing, and dyeing establishments using non-flammable and non-explosive cleaning fluid
	Clothing stores
	Coin laundries
	Computer sales
	Confectionery or candy stores, retail (all products sold on the premises only)
	Dancing instruction
	Department stores
	Dressmaking or millinery shops
	Drug stores / Pharmacies
	Dry cleaning, dyeing, pressing, and laundry; distributing stations or retail business where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments

Land Use Category	Description of Permitted Uses
	Dry goods and notion stores
	Engraving, watchmaking and jewelry manufacturing, products are sold on premises
	Equipment rental, where all activities are within a building
Commercial uses shall be limited to the following:	Florists and sundry stores
	Furniture stores
	Grocery stores
	Hardware and paint stores
	Health clubs & salons
	Interior decorating shops
	Jewelry stores
	Music supply stores, Music and vocal instructions
	Neighborhood pubs and live music in restaurants
	Nurseries, retail
	Pet shops
	Photocopying, duplicating, paper folding, mail processing and related services
	Photographic studios and shops
	Picture framing
	Printing, lithographing, or publishing establishments, if constructed to insure that there is no noise or vibration evident outside the walls of the buildings
	Restaurants, including coffee houses, tea rooms, and cafes, where food and drink may be served or consumed outside or inside (no drive-through service permitted)
	Retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the business conducted on the premises, and provided that not more than fifty (50) percent of the floor area of the building is used in the manufacture, processing, or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes
	Rubber stamp manufacturing, where products are sold on the premises
	Shoe repair shops
	Shoe stores
	Sign painting
	Stationary stores
	Tailor
	Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner
	Theaters
	Toy & Hobby stores
	Upholstery and furniture repair shops
	Variety stores
	Video stores
Other Uses	
Accessory Uses	Garage and yard sales, and tents, air structures, and other temporary structures (must not be displayed more than 10 days in a calendar year).

Table 2.7.20 Uses Permitted With Special Standards in the Neighborhood General Campus Edge Transition

Land Use Category	Description of Permitted Uses
Residential Uses	
Live / work units	Live / work units as permitted by Section 4.3.19 of the Land Development Code
Other Uses	
Community gardens	Community gardens as permitted by Section 4.3.17 of the Land Development Code
Market gardens	Market gardens in association with Section 4.3.18 of the Land Development Code

Table 2.7.21 Uses Permitted as Conditional Uses in the Neighborhood General Campus Edge Transition

Land Use Category	***Description of Uses Permitted as Conditional Uses***
Residential Uses	
Homeless Shelter	Homeless shelters as permitted by Section 4.3.13 of the Land Development Code.
Transitional Housing	Transitional housing as permitted by Section 4.3.14 of the Land Development Code.
Other Uses	
Community Service Facility	Community service facility as permitted by Section 4.2.54 of the Land Development Code.

B. Site Design Standards

Site design standards of the Traditional Neighborhood Form District shall apply to the Old Louisville/Limerick TNZD except as modified in Table 2.6 below.

Table 2.7.22 Site Design Standards

	Neighborhood General	**Neighborhood Transition Center and Neighborhood Center Transition: Edge Transition**	**Neighborhood Center**	**Neighborhood General Campus Edge Transition**
Lot size	Maintain historic lot patterns; no minimum lot sizes.	Maintain historic lot patterns; no minimum lot sizes.	No minimum lot sizes.	No minimum lot sizes.
Lot coverage		Buildings shall cover no more than 60% of the area of their lots. Coverage calculations shall exclude open porches and accessory buildings.	Buildings shall cover no more than 90% of the area of their lots. Coverage calculations shall exclude open porches and accessory buildings.	Buildings shall cover no more than 90% of the area of their lots. Coverage calculations shall exclude open porches and accessory buildings.
Setbacks			All street-facing facades shall be built to the property lines abutting the public right- of-way. REAR YARD SETBACK - minimum of 5 feet to the rear facade of the principal structure. SIDE YARD SETBACK – minimum of zero feet to a common wall. *Stoops, balconies and porches may encroach into setbacks. Arcades and awnings may encroach upon the right-of- way up to one foot from the curb line with the approval of the Director of Works.*	All street-facing facades shall be built to the design review guidelines as adopted by the Old Louisville Preservation District of the Landmarks Commission. REAR YARD SETBACK - minimum of 5 feet to the rear facade of the principal structure. SIDE YARD SETBACK – minimum of zero feet to a common wall. *Stoops, balconies and porches may encroach into setbacks. Arcades and awnings may encroach upon the right-of-way up to one foot from the curb line with the approval of the Director of Works.*

	Neighborhood General	Neighborhood Transition Center and Neighborhood Center Transition: Edge Transition	Neighborhood Center	Neighborhood General Campus Edge Transition
Building façade			The building facade shall extend no less than 80% of the linear lot frontage. A minimum 4 ft. high solid wall that continues the façade plane along the lot line may be substituted for the facade for 50% of the linear frontage.	The building facade shall extend no less than 80% of the linear lot frontage.
Building Height	New buildings in an undeveloped block shall not exceed 3.5 stories and 45 ft.	New buildings shall not exceed 4 stories and 51 ft.	Buildings shall not exceed 4.5 stories and 60 ft. nor be less than 2 stories.	Buildings shall not exceed 4.5 stories and 60 ft. nor be less than 2 stories.

C. Building Design Standards
Building design standards of the Traditional Neighborhood Form District within Chapter 5 of the Land Development Code, together with the Design Review Guidelines as adopted for the Old Louisville and Limerick Preservation Districts, shall apply to the Old Louisville/Limerick TNZD to ensure compatibility of building types and to relate new buildings to the building traditions of the neighborhood. To the extent that design standards of the Form District conflict with Preservation District Guidelines, the more restrictive requirement shall prevail.

D. Parking and Loading

1. The provisions of the Motor Vehicle and Bicycle Parking and Loading Standards for Traditional Neighborhood Form Districts as established in chapter 9 of the Land Development Code shall apply to the Old Louisville/Limerick TNZD, except as modified below.

2. Parking lots may not be adjacent to a street intersection or a square and may not occupy lots that terminate a street vista. Parking lots otherwise located adjacent to a street or a residential use shall be screened in accordance with the standards of the Land Development Code. The sole access to all off-street surface parking shall be from the alley where an alley abuts the lot. Where existing alley design or configuration limits or significantly impedes access to the proposed parking; or when the addition of the proposed parking will significantly increase traffic on the affected alley, the Planning Commission can grant exceptions to this rule.

3. New Accessory Residential Units (Carriage Houses) on residential lots shall not be considered as additional units for the calculation of minimum parking requirements but shall provide one additional parking space for the accessory residential unit.

4. Parking for commercial uses in the Neighborhood Center and Neighborhood Transition – Center zones, as well as for corner commercial structures in the Neighborhood General, shall not exceed the parking minimum requirements established by Chapter 9 of the Land Development Code. Uses in the Neighborhood Center may provide required parking anywhere in the Neighborhood Center without application for a waiver, provided that all site design standards are met. Shared parking facilities are encouraged in the Neighborhood Center, Neighborhood Transition – Center, Neighborhood Center Transition: Edge Transition, and the Neighborhood General Campus Edge Transition.

5. Table 2.7.23, “Parking Requirements by Zone and Use,” describes minimum parking requirements for the TNZD.

Table 2.7.23 Parking Requirements by Zone and Use

LAND USE CATAGORY	~~Tnzd Zone~~ Neighborhood General	~~Tnzd zone~~ Neighborhood Transition Center and Neighborhood Center Transition: Edge Transition	~~Tnzd zone~~ Neighborhood Center	~~Tnzd zone~~ Neighborhood General Campus Edge Transition
Single Family/Duplex Residential	No minimum number of spaces required*	No minimum number of spaces required*	No minimum number of spaces required*	N/A
Permitted or Permitted where Mapped Multifamily Residential	.75 spaces per dwelling unit.	.75 spaces per dwelling unit.	.75 spaces per dwelling unit.	.90 spaces per bedroom.
Permitted or Permitted where Mapped Institutional	No new parking spaces required for existing contributing structures. New structures to provide spaces as required in Appendix 3.11.*	No minimum number of spaces required.	No minimum number of spaces required.	N/A
Mapped Corner Lot Commercial	No minimum number of spaces required.	N/A	N/A	N/A
Non-Residential Uses Except as Listed Below	N/A	No minimum number of spaces required.	No minimum number of spaces required	As required by chapter 9 of the LDC for Traditional Neighborhood Form District.**
Bed & Breakfast	.75 spaces per bedroom.*	.75 spaces per bedroom.*	No minimum number of spaces required	N/A
Historic Houses Museums	No minimum number of spaces required.*	No minimum number of spaces required.	No minimum number of spaces required	N/A
Community Centers	No new parking spaces required for existing contributing structures. New structures to provide spaces as required in Appendix 3.11.*	No minimum number of spaces required.	N/A	N/A

Table 2.7.23 Notes

* Parking shall be limited to the accessory structures area of the lot, except with the approval of the Louisville Landmarks Commission or the Planning Commission.

** Parking reductions applicable in the Traditional Neighborhood Form District shall apply in the Neighborhood General Campus Edge Transition.

E. Signs

The sign standards applicable within the Traditional Neighborhood Form District, as set forth in Chapter 8, and as contained in the Design Review Guidelines for the Old Louisville and Limerick Preservation Districts shall apply to the TNZD, except as modified below.

1. Outdoor advertising signs (off-premises signs), as defined in the Land Development Code, are not permitted within the TNZD.
2. All signs within the TNZD shall be attached, awning, canopy, marquee, or projecting signs. Freestanding signs are not permitted, except as provided for monument-style signs in paragraph 6 below and small freestanding on-premises signs (e.g. A-frame and sandwich board signs) in accordance with chapter 8 of the LDC.
3. Signs shall conform to the building design standards of the TNZD.
4. Corner Lot Commercial structures shall have not more than one illuminated or non-illuminated attached, awning, or canopy sign facing each street, which shall not exceed 12 sq. ft. in area and shall not extend

more than 12” from the face of the façade. A projecting sign having a maximum area of 6 sq. ft. and projecting not more than 42” from the façade may be used in lieu of an attached, awning, or canopy sign.

5. Bed and breakfasts and professional or business offices (where these uses are permitted, and excluding Home Occupations) shall have a maximum of one attached sign not to exceed 12 sq. ft. in area located on the principal façade or porch adjacent to the principal building entrance.
6. A Corner Lot Commercial structure, a bed and breakfast, or a business or professional office may have a sign, in addition to those permitted in paragraphs 4 and 5 above, on a façade of the building that is not adjacent to the street provided that the sign has a maximum area of 24 square feet.
7. A nonresidential or mixed use property may have one monument-style sign, in lieu of any other permitted sign type, excluding signature signs on certain properties as set forth in paragraph 11 below, in accordance with the following standards:
   a. The monument-style sign shall not exceed 20 sq. ft. in area and shall be located within 6 feet of the principal façade of the structure.
   b. The maximum overall height of the monument-style sign shall be 4 feet.
   c. There shall be a minimum separation of 15 feet between the front right-of-way line and the principal façade of the structure.
   d. The monument-style sign shall be set back a minimum of 15 feet from any side property line.
8. No sign shall be mounted above the sill of the second floor windows of a structure.
9. All lighted signs shall either be externally illuminated, or, if internally illuminated, such signs shall have opaque, non-Illuminated face panels. Only the individual letters and / or logos may be back-lit, not the entire surface of the sign.
10. One internally illuminated window sign per entrance may be located on the first floor of a nonresidential or mixed use structure. The internal illumination may be from a neon source. The maximum area of the window sign shall be five square feet.
11. In addition to a permitted monument-style sign, a nonresidential or mixed use property that is a minimum of one-half acre in area may have signature signs as set permitted in Section 4.4.3.

F. Landscaping
Landscaping and buffering standards of chapter 10 of the LDC are applicable.

Chapter 2 Part 8 Planned Development District

2.8.1 Planned Development (PD) District

A. Intent.
The intent of the PD District is to promote diversity and integration of uses and structures in a planned development through flexible design standards that:

Create new development that is livable, diverse, and sustainable; Promote efficient and economic uses of land;

Respect and reinforce existing communities, integrating new development with existing development to ensure compatibility;

- Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
- Promote development patterns and land uses which reduce transportation needs and which conserve energy and natural resources;
- Lower development and building costs by permitting smaller networks of utilities and streets and the use of shared facilities;
- Protect and enhance natural resources;
- Promote the development of land that is consistent with the applicable form district;
- Encourage a variety of compatible architectural styles, building forms, and building relationships within a planned development.; and
- Preserve the historic development patterns of existing neighborhoods.

The PD District implements the following provisions of Cornerstone 2020:

Goals	Plan Elements
Community Form Strategy: A1, A2, A3, B1, B2, B3, B4, C1, C2, C3, C4, D1, D2, D3, D4, E1, E2, E3, E4, F1, F2, F3, F4, G1, G2, G3, G4, H1, H2, H3, H4, K4 Mobility Strategy: A1, F1, H1, H3, I1, I2, I3, I5, I7 Marketplace Strategy: A1, D1, D2	Guidelines 1, 2, 3, 6, 7, 9

2.8.2 Establishment of Planned Development Districts

A zoning change application, and review and approval in accordance with KRS Chapter 100 are required for any designation as a Planned Development District. The pattern of development of any proposed Planned Development District shall be consistent with the pattern of the applicable form district.

2.8.3 Permitted Uses, Limited Uses and Conditional Uses

The PD – Development Plan shall contain a PD Use Map and a Land Use Category Table that includes permitted, limited and conditional uses. The PD Use Map outlines the locations of different land use categories within the geographic boundary of the PD district. The Land Use Category Table provides the detail description and use listings for the land use categories established by the specific PD district. The PD Use Map and Land Use Category Table may list limited uses and their possible locations within the PD district. Limited

uses are those uses within the PD district that require a specific location and are regulated by more specific standards within the PD Design Guidelines. Conditional uses are included within the Land Use

Category Table and require a conditional use permit from the Board of Zoning Adjustments. The PD Use Map may restrict the possible locations of specific conditional uses within the specific PD district. EXCEPTION: M-3 zoning district permitted uses shall be prohibited within a Planned Development District.

2.8.4 Applicability of Land Development Code (LDC)

A. PD-Development Plan. The provisions of the LDC shall apply to PD- Development Plan, unless otherwise specified in the approved PD Development Plan. The PD- Development Plan approved by the legislative body may contain provisions that differ with or are less restrictive than the LDC.
EXCEPTION 1: Footprint caps listed within the applicable form district shall be observed.
EXCEPTION 2: Perimeter landscape buffer requirements at the edges of the Planned Development District may not be less restrictive than
the requirements of the LDC, and may be altered on a case-by-case basis only in accordance with LDC waiver provisions.

B. In the event of a conflict between the provisions of this Chapter 2 Part 8 or the approved PD-Development Plan and the provisions of the LDC, the provisions of this Chapter 2 Part 8 or the approved PD- Development Plan shall prevail.

C. Specific dimensional requirements of the Planned Development District shall be outlined within the PD – Development Plan Design Guidelines and may refer to specific setbacks outlined within the applicable form district. Proposed dimensional standards shall be consistent with the intent of the applicable form district.

D. Relationship to Form District Design Standards. In addition to the standards established in the Planned Development District, development must also comply with the standards established in the applicable Form District. In the event of a conflict of standards, the standards of the Planned Development District shall apply

2.8.5 Application Requirements

An application to amend the zoning map to a Planned Development District may be initiated by the legislative body having zoning authority over the subject property, the Planning Commission, or the owner(s) of the subject property. Regardless of the origin of the proposed amendment, it shall be referred to the Planning Commission for a hearing and recommendation before adoption by the affected legislative body pursuant to KRS Chapter 100. Binding elements may be added by the Planning Commission or Legislative Body to any PD-Development Plan.

Prior to filing an application to amend the zoning map to a Planned Development District, a minimum of one public charrette (the charrette process must include an opportunity for the neighborhood to see the outcome of the design process) shall be held by the applicant or his/her agent, with written notification at least 14 days prior to the first day of the charrette to the Planning Commission staff, owners of surrounding property within 200 feet of the proposed development site, and any persons, agencies or organizations the applicant and Planning Staff deems appropriate. Planning and Design Services staff shall be in attendance in order to explain the Planned Development District process. A public charrette is a method of planning which is specifically organized to encourage the participation of everyone who is interested in the making of a development or plan, whether they represent the interests of the general public, public agencies, or a client. Charrettes are intensive planning sessions with goals that include : 1) all those influential to the project develop a vested interest in the design and support its vision; 2) a group of design disciplines work in a complementary fashion to produce a set of finished documents that address all aspects of design; 3) this collective effort organizes the input of all players at one meeting and eliminates the need for prolonged discussions that typically delay

planning projects; and 4) a better product is produced more efficiently and more cost effectively because of this collaborative process. At the end of the charrette, the plan and supporting documents are presented to the public. A summary of input from the charrette must be submitted to the Planning Commission with the zone change application. The public charrette requirement shall not apply in cases of rezonings initiated by the Planning Commission or any legislative body.

A. PD-Development Plan:

1. Applications to amend the zoning map to a Planned Development District shall be accompanied by a PD-Development Plan. The PD-Development Plan shall be approved by the legislative body at the time the rezoning to the Planned Development District is approved. Once approved, all development within the Planned Development shall conform to the PD-Development Plan.

2. Contents of PD-Development Plan. A PD – Development Plan shall include the following required components:

   a. PD Use Map – A map outlining the distribution of permitted use categories within the PD district. The possible locations of limited and conditional uses, if included, shall be located on the PD Use Map as well. Along with the PD Use Map, the Planning Commission or Planning Commission staff may require a PD Concept Plan that includes the location of existing lots or proposed lot pattern as well as the location of existing or proposed streets. The PD Use Map and Concept Plan shall be drawn to scale and shall include a north arrow. Existing structures to remain shall be shown on the PD Use Map. The PD Concept Plan if required may include a potential build-out scenario based on the proposed design guidelines provided with the specific PD – Development Plan proposal.

   b. Land Use Category Table – A table listing the land use categories of the specific PD district and the specific permitted, limited, and conditional uses within each category. The table shall also include the maximum floor area ratio and maximum density for each category or use.

   c. PD Design Guidelines that include the following minimum standards:

      i. a statement indicating the purpose and intent of the PD District and the basis or justification for the zoning request. The statement shall include a statement on how the PD District proposal complies with the comprehensive plan and the requirements of this part.

      ii. Site design standards in written or graphic form specifying the permitted range of lot sizes (width and length), lot coverage (optional), setback and/or build-to-lines, and the maximum building height for all uses or use categories.

      iii. Other intensity provisions (optional) such as impervious surface ratios or building coverage ratios.

      iv. Architectural design standards shall be set forth in the design guidelines and shall be applicable to all new construction and expansion of existing structures. The architectural design standards may be written and/or graphic in nature and may include standards related to building proportions, massing, materials, transitions between differing form districts, and any other design features that assure compatibility with the applicable form district. The design guidelines may be organized into a design pattern book for ease of use.

      v. If required by the LDC or Planning Commission: The design and renderings of all focal points, outdoor amenity areas, and open spaces shall be included.

      vi. If required by the LDC or Planning Commission: Detailed cross-sections of proposed perimeter landscape buffer areas shall be provided.

      vii. If required by the LDC or Planning Commission: A Mobility Plan, that includes detailed

information related to movement of traffic on the site, including truck routes. The mobility plan shall emphasize movement of pedestrian and bicycle traffic on-site. Provisions shall be made to address safe pedestrian and bicycle intersection crossings and movement through parking facilities.

viii. Sign Guidelines – Regarding the location, number, size (height and area), style, materials, lighting, and movement of text. Signage shall comply with the minimum requirements of chapter 8 of the LDC.

ix. Other design standards deemed necessary by the Planning Commission or legislative body.

3. Detailed Development Plan Requirement.

Prior to the development or redevelopment of any property within a Planned Development District, a Detailed Development Plan demonstrating compliance with the PD-Development Plan and other applicable regulations shall be approved by Director or designee. The Detailed Development Plan shall include all information required for such a plan set forth in LDC Section 11.4.4.B.

4. Amendments to the PD-Development Plan.

Requests to amend an approved PD-Development Plan may be made by the Planning Commission, the legislative body with zoning authority, or the owner{s) of property within the Planned Development District. Major Amendments to an approved PD-Development Plan may be approved only by the legislative body with zoning authority, following the same procedure as the initial approval of the Planned Development District and PD-Development Plan. Major amendments are defined are defined as any expansion or enlargement of permitted, conditional and limited uses any increase in density and intensity of use, any design change that may negatively impact adjacent property owners, and/or any other changes deemed major by the Planning Director. Minor amendments to the PD-Development Plan may be approved by the Planning Commission or designee. Minor amendments Include decreases in density or intensity of use, consolidation and shifting of lot lines, changes In the site layout and the layout of a transportation network if the Planning Director determines the basic layout remains the same and the revised layout functions as well as the previous layout and/or changes to the PD Design Guidelines. A public charrette shall not be required for a minor amendment to the PD-Development Plan

Appendix 2A Zoning District Land Uses Table

This table is included in the Land Development Code to assist the public, but is not officially adopted. As an unofficial document, there is flexibility in wording, and the table is not limited to strict adherence to the language of the various zoning districts. (For instance, the uses “hotel,” “motel,” and “hotel or motel” are separately listed in various zoning districts, but here are consolidated into “Hotel or motel”)

How to use this table

The following table is a summary of the permitted use lists for each of the zoning districts. It is included with the Land Development Code to facilitate use of the detailed information found in Chapter 2 of the Code. This table is intended to help you determine the appropriate zoning district for a given land use. It summarizes and simplifies the information found in Chapter 2; it does not replace Chapter 2. Once you have determined the zones which allow a use, it is necessary to consult Chapter 2 for a complete description of the use and possible restrictions on the use (for example, banks are permitted in the M-1 district only when they are incidental to an area of existing industrial use). In the event of a conflict between this table and the provisions of the remainder of this Code, the provisions of the Code prevail.

In using the table, please keep in mind the following points:

- The table is a guide to users, it is not an officially adopted part of the Land Development Code.
- The zoning district permitted use lists of Chapter 2 always take precedence over this table.
- In some instances, certain jurisdictions within the County have modified the permitted use lists; refer to Chapter 2 to ensure that a use is permitted at a particular location.
- To determine the zoning district that allows manufacture or processing of a given item, refer to the “Manufacturing, processing” entry that begins on page 15.
- This table will be updated periodically; refer to the web site for the most recent version including recent staff interpretations

(www.louisvilleky.gov; choose “Departments”, then “Planning and Design” then "Land Development Code").

Key: P = Permitted by right in the district
PS = Permitted subject to the standards referenced in the “Standards” column
C = Conditional Use Permit required, subject to the standards referenced in the “Standards” column and subject to the Board of Zoning Adjustment or Planning Commission granting the Conditional Use Permit

Appendix 2A
Zoning District Land Use Table

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Accessory Alternative Energy Systems	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	4.3.16
Accessory apartments	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.2.3
Accessory buildings or uses	PS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	2.2.1
Accessory Structures Footprint in Excess of Principal Structure Footprint	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	-	-	-	-	PS	-	-	-	4.3.6
Adult entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	-	-	PS	-	-	-	-	-	LMCO Ch. 111 4.4.1
Agricultural uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	
Airports and other aviation uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	C	C	C	-	-	-	-	-	4.2.4
All industrial uses permitted or conditional in the M-3 zone (other than uses listed above) when relocating from a site in the Waterfront Development Review Overlay District.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	2.6.6.A
All Terrain Vehicle (ATV) Courses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-	4.2.5
Amusement parks, circuses, and carnival grounds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	C	-	-	-	-	-	4.2.6
Animal pound	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	-	
Animal race tracks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	C	-	-	-	-	-	4.2.7
Antique shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Apartment hotels	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
Art galleries, for-profit																			P	P	P	P	P	P						P				
Artist studios	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-	-	-	-	-	

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Assembly and repair of automobile, bicycle, carriage, engine (rebuilt), motorcycle, trailer, truck, wagon, including parts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Assisted living residence	-	-	-	-	-	-	-	-	P	-	P	P	P	-	P	P	P	P	P	P	-	-	P	-	-	-	-	-	-	-	-	-	-	
Athletic facilities	C	C	C	C	C	C	C	-	C	C	C	C	C	-	-	-	-	-	-	-	P	P	P	P	P	C	C	C	-	P	-	-	-	4.2.8
Auction sales, indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	
Auction sales, outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	C	P	P	-	P	-	-	-	4.2.60
Audio/video recording studios, providing the building is sound proof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Automobile parking areas, public and private	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	
Automobile rental agencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Automobile rental agencies with no more than 25 rental passenger vehicles stored on site, and no more than two service bays for cleaning or maintenance, and having no repair or storage/dispensing of fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Automobile repair garages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	PS	PS	PS	-	-	-	-	-	4.3.22
Automobile sales agencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Automobile service stations with service bays for repair of no more than two vehicles (see definition of automobile service station for the type of repairs permitted)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	PS	PS	PS	-	P	-	-	-	4.3.22
Automobile service stations when located on parcels without river frontage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
Bag cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Bakeries, retail sales on premises only	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Banks, credit unions, savings and loans and similar financial institutions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	PS	PS	PS	-	P	-	-	-	4.3.22
Banks when located on parcels without river frontage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
Barbers/cosmetologists/hairdressers/ manicurists	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Bed and breakfasts	C	-	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	-	-	C	P	C	C	C	4.2.9
Biodigesters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	4.2.64
Bicycle sales and service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Billiard parlors, game rooms, and similar entertainment uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Bingo halls and parlors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Blacksmith	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Blood/plasma collection center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	-	-	-	4.2.10
Boarding and lodging houses	C	C	C	C	C	C	C	-	-	-	C	C	C	-	P	P	P	P	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	4.2.11
Boat sales and related storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Book stores and stationery stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Bookbinding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Bowling alleys, provided the building is sound proof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Building materials, storage and sales provided all operations are totally enclosed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Building materials (cement, lime, sand, gravel, lumber, and the like), storage and sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Bus garage and repair shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Business schools	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	
Camping areas and recreational vehicle parks, public and private	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.12
Carpenter, cabinet making, and pattern shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Carriage houses	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Carting and light local deliveries	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Car washes having prior approval by the agency responsible for transportation planning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Catering kitchen/bakery preparing food and meals for sale or consumption elsewhere	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Cemetery, inactive	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	4.4.6
Cemeteries and mausoleums	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.13
Cleaning and dyeing of garments, hats and rugs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Cleaning, pressing, and dyeing establishments using non-flammable and non-explosive cleaning fluid	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Clothing, wearing apparel, dry goods, and notions stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Coal and coke, storage and sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Colleges, schools, and institutions of learning (except training schools)	PS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P	P	-	-	-	2.2.1
Commercial animal feeding yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	C	4.2.14 2.6.6.A
Commercial business may be conducted in the structure of the primary use, provided that such business is customarily incidental to the primary use and for the convenience of the occupants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial communication towers (including radio and television towers)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.15 4.4.2
Commercial lakes	PS	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	2.2.1.A.2 4.2.18
Commercial uses (limited to banks, credit unions, savings and loans and similar financial institutions; convenience groceries; restaurants, taverns, bars and saloons, as permitted in the C-2 Commercial District; and vehicle service stations or repair)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	4.3.22
Community gardens	PS	PS	PS	PS	PS	PS	PS	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	4.3.17
Community residences	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	-	P	P	P	P	P	-	-	-	-	P	-	-	-	

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Community service facility	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	P	P	C	C	C	4.2.54
Composting facilities	C	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	C	4.2.49
Computer programming services and software and hardware sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Concrete, central mixing and proportioning plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Confectionary, ice cream or candy stores, retail sales on premises only	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	
Confectionery, ice cream or candy stores, retail; no more than 50% of the floor area shall be used for production of food items for off premises sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Construction/demolition debris facilities	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	-	C	4.2.49 2.6.6.A
Convenience groceries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	PS	PS	PS	-	P	-	-	-	4.3.22
Convenience stores when located on parcels without river frontage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
Contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors, provided all operations are confined within a building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Convents and monasteries	PS	P	P	P	P	P	P	P	P	P	P	P	P	PS	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	2.2.1.A.2 2.3.1.A.1
Cotton ginning, cotton wadding or linters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Country clubs	-	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	-	-	-	-	P	-	-	-	

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Crematories																			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.59
Dance halls	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Dance instruction (excludes adult entertainment uses as defined within LMCO Chapter 11)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Day care centers, day nurseries, nursery schools and kindergartens	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	PS	-	-	P	P	-	-	-	4.3.11
Day care facilities (providing care for more than 6 children)	C	C	C	C	C	-	-	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.2.19
Department or variety stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Distillation, manufacture, or refinement of coal, tar, asphalt, or asphalt products cupolas, and blooming mills (but not storage of metal products)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
Distillation of wood and bones	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
Doctor, dentist or chiropractor office	-	-	-	-	-	C	C	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.2.20
Doctor, dentist or chiropractor offices, including accessory medical laboratories as part of a planned medical complex or medical office building	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	-	P	-	
Dressmaking or millinery shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Drive-in theaters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-	4.2.21
Drug stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Dry cleaning, dyeing, pressing, and laundry; distributing stations or retail business where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Dwelling, multiple family	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	PS	-	-	-	-	P	P	P	-	4.3.4 4.3.5
Dwellings, only in connection with bona fide agricultural operations, or as living quarters for bona fide caretakers and/or for watchmen and their families	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	
Dwellings, semi-detached	-	-	-	-	-	-	PS	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.2.7.A
Dwelling, single-family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	PS	-	-	-	-	P	-	-	-	4.3.3
Dwellings, single-family attached and detached	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dwelling, two-family	C	C	C	C	C	C	C	C	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	4.2.62
Earth excavation, filling, and refuse disposal operations, major	C	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	C	4.2.22 2.6.6.A
Earth excavation, minor	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	4.2.23 4.4.7
Electric appliance stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Engraving, watch making, jewelry manufacturing, where products are sold on premises	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Equipment rental, where all activities are within a building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Explosives (when not prohibited by other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
ordinances) including ammunition, fireworks, nitrating of cotton or other materials, nitrates (manufactured and natural) of an explosive nature, and storage of latter																																		
Exposition building or center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	-	P	-	-	-	
Extended stay lodging	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Exterminating operations where exterminating chemicals or agents are stored	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
Extraction and development of oil, gas, and other hydrocarbon substances	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.25
Fairgrounds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	-	
Family care home (mini home)	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Firewood production and sales	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.49
Flea market, indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	-	P	-	-	-	
Flea market, outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	P	P	-	P	-	-	-	4.2.61
Florist shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Food processing, including bakery products (wholesale), candy manufacture, coffee, tea, and spices (processing and packaging), creamery and dairy operations, ice cream manufacture, macaroni and noodle manufacture, oleo-margarine (compounding and packaging only)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Food processing, including chewing gum, chocolate, cocoa and cocoa products; condensed and evaporated milk, processing and canning; flour, feed and grain (packaging, blending, and storage only); food products except slaughtering of meat or preparation of fish for packing; fruit and vegetable processing (including canning, preserving, drying, and freezing); gelatin products, packing and processing (no slaughtering); yeast	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Forge plants, drop hammer or pneumatic	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Foundries, ferrous or non-ferrous, brass, bronze	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Fraternities, sororities, clubs, and lodges, excluding those the chief activity of which is a service customarily carried on as a business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Funeral homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	P	P	P	P	P	-	-	-	-	P	-	-	-	4.2.26
Fur finishing and fur goods, not including tanning, dyeing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Furniture stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Garage or yard sale	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	-	-	PS	-	-	-	4.4.4

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Golf courses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	4.3.21
Golf courses with food or alcoholic beverage service	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.27
Golf driving ranges, and miniature golf courses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	C	-	-	-	-	-	4.2.58
Governmental services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
Grain blending and packaging, but not milling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Grain storage and grain elevators	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
Greenhouses, commercial /plant nurseries/landscape material supply	C	-	C	C	C	C	C	-	C	C	C	C	C	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.2.16
Greenhouses, wholesale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	2.6.6.A
Grocery stores, including fruit, meat, fish, and vegetable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Hair, felt, feathers, shoddy, bulk processing, washing, curing and dyeing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Hair, hides, raw fur, leather, curing, dressing, dyeing, finishing, tanning, and storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
Hardware and paint stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Hat finishing and millinery from straw and other fibers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Health spas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Heavy truck and other heavy motor driven vehicles: sales, rental, repair and storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P			PS	2.6.6.A
Heliports	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.57
Home occupations	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	C/PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.2.28

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
																																	4.4.5
Homeless shelter	C	C	C	C	C	C	C	C	C/ PS	C	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C	C	C	C/ PS	C/ PS	C	C	C	4.2.56 4.3.13
Hosiery mill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Hospitals, clinics and other medical facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.29
Hotels and motels, including ancillary restaurants and lounges, enclosed in a structure, in which dancing and other entertainment (not including adult entertainment activities as defined in Section 4.4.1) may be provided. (not permitted within the City of Prospect)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-	P	P	P	-	
Ice storage houses of not more than five (5) ton capacity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Indoor ranges for shotgun, rifle, pistol, air rifle, air pistol or other firearms	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	-	PS	PS	PS	PS	PS	-	PS	-	-	-	4.3.15
Ink or ink ribbon, packaging	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Interior decorating shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Jewelry stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Kennels, commercial	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	-	C	C	C	-	-	-	-	-	4.2.17
Laboratories, research, experimental or testing, but not including combustion type motor-testing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Landfills for non-combustible materials (except for hazardous materials)	C	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	C	4.2.22 2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Laser tag	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	
Laundries or launderettes, self-service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Laundering and dry cleaning pick-up shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Leather products manufacture (no tanning operations), including shoes, machine belting, or similar products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	PS	2.6.6.A
Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries, not for profit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P	P	-	-	-	
Live/work units	-	-	-	-	-	PS	PS	-	PS	PS	PS	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	-	-	4.3.19
Lumber yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Machine, tool, die, and gauge shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Machine, tools, including metal lathes, metal presses, metal-stamping machines, wood-working machines, or the like	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Machinery, heavy, including electrical, construction, mining, or agricultural, also repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Manufacturing, processing of the following:																																		
--Adhesives, excluding manufacturing of basic components	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Air conditioning, commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Aircraft and aircraft parts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
--Aluminum extrusion, rolling fabrication and forming	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Aluminum powder	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
--Apparel or other textile products from textiles or other materials, including hat bodies of fur, wool, felt, or similar products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Aromatic flavoring materials (essential oils)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Athletic or sports equipment, including balls, baskets, bats, cues, racquets, rods, or similar products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Awnings, metal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Baskets and hampers (wood, reed, rattan, and the like)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Battery, storage (wet cell)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Bedding (mattress, pillow, quilt), including rebuilding or renovating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Beverage, blending and bottling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Beverage (non-alcoholic) manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Boat manufacture and repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Boiler manufacture (other than welded)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Bone black, mfg.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
--Box and crate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
--Brick, fireback, tile, clay products, including refractories: manufacturing, processing or treatment but not including storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
--Broom and brush	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Button manufacture, except button blanks from shell	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Carbon black	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
--Carbon paper and ink ribbons	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Carpet, rug, mat	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Cement, gypsum, lime, and plaster of Paris (but not storage)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
--Charcoal, lampblack, carbon black, bone black, and fuel briquettes, including pulverizing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
--Chemicals, including acetylene, acids and derivatives, alcohol (industrial), ammonia, aniline dyes, carbide, caustic soda, cellulose and cellulose storage, chlorine, cleaning and polishing preparation (non-soap), dressings and blackings, creosote, dyestuffs, exterminating agents and poisons, hydrogen and oxygen, plastic materials, and synthetic resins, potash, pyroxylin, tar products, turpentine and resin, and solvent-extracting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
--Chemicals (packing only)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Cider and vinegar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Clay, stone, glass products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Clay products of handicraft nature including ceramics, pottery, tile (glazed), or similar products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Clocks and watches	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Cloth products, including canvas, clothing, garments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Coal and coke, storage and sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P			PS	2.6.6.A
--Coal, coke, or tar products including fuel gas, and coke-oven products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	4.2.42 2.6.6.A
--Computers and related equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Concrete products (except central mixing and proportioning plant)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Cosmetics or toiletries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Culverts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P			PS	2.6.6.A
--Distilleries, breweries, and non-industrial alcoholic spirits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
-- Electrical appliance and apparatus assembly (small), including fans, fixtures, hot-plates, irons, mixers, motion picture equipment (home), phonographs, radios, television sets, toasters, toys, or similar products, but not	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
including electrical machinery																																		
--Electrical supplies, including cable and wire assemblies, batteries (dry cell), insulation, lamps, switches, or similar supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Electronic measuring instrument and electrical control devices	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Explosives (when not prohibited by other ordinances) and explosive storage, including ammunition, fireworks, or other materials.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
--Fertilizer (organic and non-organic), including fish, oils, manure, or peat	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
--Film, photographic	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Firearms	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Flour, feed, grain except grain elevators	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Flowers, artificial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Foundry products (electrical only)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Furniture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Glass and glass products (large), including structural or	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
plate glass, or similar products																																		
--Glass products from previously manufactured glass	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Glue and size, (vegetable), gelatin (animal), and starch manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
--Graphite or graphite products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Hair, felt, or feather products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Hardware, products or tools, including bolts, brads, cutlery, door knobs, drills, hinges, household items, locks, metal casting (nonferrous), nails, needles and pins, nuts, plumbing appliances, rivets, screws, spikes, staples, tools (hand), or similar products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Heating, ventilating, cooking, and refrigerating supplies and appliances	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Household appliances, electrical and gas, including stoves, refrigerators, washing machines, clothes dryers, and similar products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Ice, dry or natural	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Implements, agricultural or farm	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Ink manufacture (mixing only)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Ink manufacture from primary raw materials (including colors and pigments)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
--Insecticides, fungicides, disinfectants, or related industrial or household chemical compounds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Instruments, accessories and supplies used in medical diagnosis and treatment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Iron or steel (ornamental), miscellaneous, fabrication or assembly, including steel cabinets, doors, fencing, metal furniture, or similar products; cleaning; grinding, heat treatment, metal finishing, plating, polishing, rust proofing, sharpening, or similar processes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Jewelry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Jute, hemp, sisal, or oakum products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Latex paint (water base)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Lead oxide	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Linoleum and other hard-surfaced floor covering (except wood), oil cloth, oil-treated products, or artificial leather	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Luggage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Machines, business, including accounting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
machines, calculators, card-counting equipment, typewriters, or similar products																																		
--Match manufacture, processing, or treatment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
--Meat and fish products, including slaughtering of meat or curing of fish, packing, and storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
--Medical appliances, including braces, limbs, stretchers, supports, or similar appliances	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Metal alloys or foil, miscellaneous, including solder, pewter, brasses, bronzes, or tin, lead, gold foils or similar products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Metal casting or foundry products, heavy, including ornamental iron work, or similar products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Metal or metal products; treatment or processing including enameling, japanning, lacquering, galvanizing, and (hot dip) plating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Minerals and earths (including sand-lime products), grinding, crushing, processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	4.2.42
--Molasses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Motion picture equipment, commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
--Musical instruments (including pianos and organs)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Novelty products (from prepared materials)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Oils, shortenings and fats (edible)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Optical equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
-- Paint and coating, except manufacturing gun cotton nitro-cellulose lacquers and reactive resin cooking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
-- Paint, lacquer, shellac, and varnish, including calcimine, casein, colors and pigments, thinners and removers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Paint manufacture, processing, or treatment (but not storage)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
--Paper and paper board (from paper-making machines)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Paper products, including bags, boxes, bulk goods, containers, envelopes, stationery, tubes, wallpaper, or similar products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Pencils	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Perfumes or perfumed soaps, commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Pharmaceutical products (compounding only)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Photographic equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Pickles, vegetable relish, sauces	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Plastic, manufacture, processing, treatment, or bulk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
storage																																		
--Plastic molding and shaping, excluding manufacturing of basic components	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Plumbing supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Pottery and porcelain products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Pottery and porcelain products (coal-fired, including bathroom or kitchen equipment, or similar products)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Poultry or rabbit, packing or slaughtering (wholesale)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Precision instruments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Pulp goods, pressed or molded (including paper-mache products) manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Radioactive materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
--Roofing materials, building paper, and felt (including asphalt and composition)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Rubber (natural or synthetic), including tires, tubes, or similar products, gutta percha, chidle, and balata processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Rubber and synthetic-treated fabric products (excluding all rubber or synthetic processing) such as washers, gloves, footwear, bathing caps, atomizers, or similar products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Safes and vaults	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
--Sauerkraut	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Self-tanning materials and allied products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Sheet metal products from metal stamping or extrusion, including containers, costume jewelry, pins and needles, razor blades, bottle caps, buttons, kitchen utensils, or similar products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Shell grinding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Shipping containers (corrugated board, fiber or wire- bound)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	P	P	-	P	-	-	PS	2.6.6.A
--Signs and displays (non-metal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Silverware, plate or sterling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	P	P	-	P	-	-	PS	2.6.6.A
--Soaps and soap products or detergents, including fat rendering, oils, vegetable and animals (non-edible)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	P	-	-	-	-	PS	2.6.6.A
--Stamp (hand), stencils, and brands	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Statuary and art goods, other than stone and concrete, including church art, figurines, mannequins, religious art, (excluding foundry operations)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Steel works and rolling mills (ferrous) for steel, structural iron and steel fabrication, and structural products, including bars, cables, girders, rails, wire rope, or similar products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
--Stone processing or stone products, including abrasives such as wheels, stones, paper and cloth, asbestos products, stone screening, stone cutting, stoneworks, sand or lime products, or similar processes or products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Synthetic fibers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Textiles and fibers into fabric goods; spinning, weaving, knitting, manufacturing, dyeing, printing and finishing of goods, yarns, knit goods, threads and cordage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Tobacco (including curing) or tobacco products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
--Toys and games	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Umbrellas and parasols	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Vehicles, children's, including baby carriage, bicycles, scooters, wagons, or similar vehicles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
--Wall board, plaster board, insulation, and composition flooring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
--Window shades, Venetian blinds, awnings, tarpaulins, and canvas specialties	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Market gardens	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	PS	PS	-	PS	-	PS	PS	-	PS	PS	PS	PS	PS	-	-	-	-	-	4.3.18
Marinas and boat rental facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.33
Marinas and boat rentals, commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	4.2.34

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Medical laboratories, excluding blood/plasma collection center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	
Micro-breweries and micro-distilleries (where production activities occur indoors in a space 5,000 square feet or less)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Millwork and planing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Mini-warehouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	P	P	P	P	P	P	P	-	-	PS	4.2.35 2.6.6.A
Mixed Residential Development	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.3.20
Mobile homes and manufactured housing sales, display or storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	4.2.32
Mobile home park	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	C	C	-	-	-	C	C	-	C	-	-	-	-	-	-	-	-	-	4.2.36
Monument and architectural stone, monument works	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Monument sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Motion picture production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	
Motor testing (internal combustion motors)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Music and vocal instructions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Music stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Nature preserves	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Non-emergency generator and non-accessory alternative energy system	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	C	C	C	C	C	C	C	C	C	C	C	C	-	4.2.37
Nurseries, retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Nursing homes and homes for the infirm or aged	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.38
Off-premise signs (i.e. outdoor advertising signs)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	-	PS	PS	-	PS	-	PS	PS	PS	-	-				4.3.12
Off-street parking areas	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	C	C	C	
Office, business, professional and governmental	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	-	P	-	
Office buildings, as accessory uses only	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	-	-	-	
Ore dumps, slag piles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
Outdoor alcohol sales and consumption/indoor entertainment activity for a restaurant in the C-1 zoning district	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	4.2.41
Outdoor ranges for shotgun, rifle, pistol, air rifle, air pistol or other firearms	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	C	-	-	-	-	-	4.2.45
Outdoor swimming clubs and outdoor tennis clubs/courts	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.2.1
Package liquor stores (no on-site alcohol consumption allowed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Packaging, processing by compounding, blending mixing, washing, screening, crushing, grinding, and formulating, or any combination thereof, and volume sales of materials and goods, provided the bulk of the things packaged, processed, or sold is received or shipped via river transportation;	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Paint manufacture, processing, or treatment (but not storage)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
Paint ball ranges, indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	-	P	-	-	-	
Paintball ranges, outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	PS/C	PS/C	PS/C	PS/C	-	-	-	-	-	4.2.40 4.3.8
Parks, playgrounds, and community centers	PS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P	P	P	P	-	2.2.1
Pawn shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Pet grooming, obedience training and related pet activities, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Pet shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Petroleum or petroleum products, refining bulk including gasoline petroleum products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
Photocopying, word processing, duplicating, paper folding, mail processing and related services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Photographic shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Photography studios	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Picture framing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Plating, electrolytic process	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Pleasure boat sales and boat service if contained within a building or performed in the water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
Printing, lithographing, or publishing establishments, if constructed to insure that there is no noise or vibration evident outside the walls of the buildings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Printing, publishing, engraving, including photo-engraving	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Private non-profit clubs	C	C	C	C	C	C	C	C	C	C	C	C	C	-	C	C	-	P	-	C	P	P	P	P	P	-	-	-	P	P	-	-	-	4.2.43
Private non-profit clubs or camps of a recreation nature (other than outdoor gun clubs)	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.2.1
Private proprietary clubs	C	C	C	C	C	C	C	C	C	C	C	C	-	-	C	C	C	C	-	C	P	P	P	P	P	-	-	-	-	P	-	-	-	4.2.44
Private river-oriented recreation facilities, including boat charter, private boat docking, and sight seeing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
Public and private docking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Public assembly and festival gathering	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	
Public power plants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	4.2.24
Public transportation passenger terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Public utility buildings and facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Race track, animals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	C	-	-	-	-	-	
Race tracks for motor-powered vehicles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Radio and television stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Railroad freight terminals and yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Railroad yard, roundhouse, repair and overhaul shops, railroad equipment including locomotive and railroad car building and repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Recycling facilities, indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	-	C	4.2.29 2.6.6.A
Recycling facilities, outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.49 2.6.6.A
Refrigerated lockers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Refrigerating plants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	
Rehabilitation home	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.30
Religious buildings	PS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	2.2.1
Rendering, incineration or reduction, and storage of dead animals, garbage, offal, or waste products (the entire operation to be performed within a building)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	2.6.6.A
Rental businesses offering items whose sale is a permitted use in this district, video cassette and similar products, rental and sales but not constituting an adult video cassette rental center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Residential care facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Restaurants excluding drive-ins and dancing and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	
Restaurants excluding dancing and entertainment activity with drive-ins permitted (Indoor alcohol sales and consumption only with proper ABC license)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	4.3.10
Restaurants with dancing and entertainment permitted, outside as well as inside a building, and including drive-ins where all or part of the service or consumption is inside a building or inside a vehicle (Indoor and outdoor alcohol sales and consumption with proper ABC license)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	PS	PS	PS	-	-	P	P	-	4.3.22
Retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the business conducted on the premises, and provided that not more than 50% of the floor area of the building is used in the manufacture, processing, or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Retail sales and consumer service establishments (not including warehouse sales) dealing primarily with employees and visitors of establishments permitted as principal uses, provided that such commercial uses shall not occupy more than 5% of the land area of the district in which it is located	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
Rice cleaning and polishing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Riding academies and stables	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-	4.2.46
River terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
River-theme retail commercial uses including restaurants and other retail establishments complementary to uses listed above	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	
Rubber stamp manufacturing where products are sold on premises	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Saddle and harness shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	
Scenery construction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Scrap metal processing facilities and junkyards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.47 2.6.6.A
Sewage disposal plants	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.48
Sheet metal shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Shoe repair and sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Short term rental of dwelling unit that is the primary residence of the host	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	-	-	-	-	PS	PS	-	4.3.20
Short term rental of a dwelling unit that is not the primary residence of the host	C	C	C	C	C	C	C	C	C	C	C	C	C	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	-	-	-	-	PS	PS	-	4.2.63 4.3.20
Sign painting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Skating rinks (ice or roller)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Slaughtering of animals or poultry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
Soaps or detergents, including washing or cleaning powder or soda, packaging only	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Solid waste transfer station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	C	4.2.49 2.6.6.A
Sports arenas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	C	C	-	-	P	-	-	-	-	-	4.2.50
Stock yards and feed lots	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
Storage facilities for cargo received or to be shipped via river transportation, but not permitting dumps, junk and salvage yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Storage of bituminous materials and petroleum products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Storage of coal and gas, yards and pockets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Storage yard or contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors; outdoor storage of material and equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	P	C	P	P	-	P	-	-	PS	4.2.51 2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
permitted																																		
Sugar refining	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Tailors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Tanning salons	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	
Tattoo, body art, and piercing parlors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Tavern, bar, saloon	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	PS	PS	PS	-	-	-	-	-	4.3.22
Telecommunications hotels	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	
Telephone exchanges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Temporary activities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	4.3.7
Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	
Tents, air structures and other temporary structures intended for occupancy by commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met, and	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
provided further that such structures may not be installed for a period (or periods totaling) more than ten (10) days during a calendar year																																	
Terminal facilities for the trans-shipment of cargo between river and other transportation facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Textile bleaching, bleachery, bleaching products, including bluing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Theaters, enclosed within a building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Those uses which are more similar in appearance and intensity to the above list of uses than to uses listed elsewhere in these regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	p				
Tire re-treading and vulcanizing shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Toy and hobby stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Trade schools, not objectionable due to noise, odor, dust, smoke, vibration, or other reasons	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	
Training schools (industrial and vocational) including combustion engine schools	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	-	
Training school, provided all training activities are located within a building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	
Transitional housing	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C/ PS	C	C	C	C/ PS	C/ PS	C	C	C	4.2.55 4.3.14
Truck or transfer terminal, freight and motor freight and motor freight stations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A

Land Use Activity	Residential																		Commercial						Industrial									Standards
	Single Family								Multi-family					Apt./Office																				
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Underground space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	C	C	C	-	-	-	4.2.52
Upholstery and furniture repair shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Upholstery and furniture shops, wholesale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Used car sales areas, provided that no repair or reconditioning or automobiles or storage of parts shall be permitted except when enclosed in a building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
Vehicular parking structures when part of a larger development including a mix of above uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Veterinary hospital, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	
Warehouse, storage, including mini-warehouses and produce	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Waste paper and rag operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	4.2.42
Waterfront shipping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Wholesale houses, markets, and distributors (goods not contained in totally enclosed buildings)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	-	-	PS	2.6.6.A
Wholesale houses and distributors, provided the operation is enclosed in a building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Wildlife management	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Land Use Activity	Residential																		Commercial						Industrial								Standards
	Single Family								Multi-family					Apt./Office																			
	R-R	R-E	R-1	R-2	R-3	R-4	R-5	U-N	R-5A	R-5B	R-6	R-7	R-8A	OR	OR-1	OR-2	OR-3	OTF	C-N	C-R	C-1	C-2	C-3	CM	EZ-1	M-1	M-2	M-3	PRO	PEC	W-1	W-2	W-3	
Wood or lumber processing, including sawmills, planning mills, cooperage stock mills, excelsior or packing materials, plywood veneer, wood-preserving treatment, or similar products or processes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Wood products, including furniture, baskets, boxes, crates, or similar products, and cooperage works (except cooperage stockmill)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	PS	2.6.6.A
Wood pulp or fiber, reduction or processing (including paper mill operation)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	C	4.2.42 2.6.6.A
Wool pulling or scouring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	PS	2.6.6.A
Zoos	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.2.53