

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

1. Temporary Activities
2. Transitional Housing

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.
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*

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

1. Temporary Activities
2. Transitional Housing

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

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
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*

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

- 1. Temporary Activities
- 2. Transitional Housing

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

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
- Churches, parish halls and temples
- 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)
- Garage or yard sales
- 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 sideyard 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.
- 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*

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

1. Temporary Activities
2. Transitional Housing

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, 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*

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

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

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: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:

Accessory buildings or uses
Agricultural uses
Carriage houses
Churches, parish halls and temples
Colleges, schools, and institutions of learning (except training schools)
Country clubs
Dwellings, Semi-detached
Dwellings, Single-family
Dwellings, Two-family
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
Parks, playgrounds, and community centers
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*

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

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

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*

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

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

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

Boarding and lodging houses
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*

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

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

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
Boarding houses
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*

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

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

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

2.3.1 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
- Churches, parish halls and temples
- 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, Single-family
- Garage or yard sale
- Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for commercial purposes
- Home occupations
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
- Offices, professional and business
- Parks, playgrounds, and community centers
- 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*

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

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

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, 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*

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

- 1. Temporary Activities
- 2. Transitional Housing
- 3. Homeless Shelter

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, lodging houses
Community residences
Community Service Facility
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*

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

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

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:

An apartment and office building district allowing businesses normally incidental to the primary uses located within the same building, and not 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, 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, lodging houses
Business schools
Community residences
Community Service Facility
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*

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

1. Temporary Activities
2. Transitional Housing

- 3. Homeless Shelter
- 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. 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.

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, 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

Community Service Facility

Computer programming services

Convents and monasteries

Dwellings, Multiple family

Dwellings, Two-family

Extended stay lodging

Family care home (mini-home)

Fraternal organizations, 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

Tourist homes

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*

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

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

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. 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.

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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
- Churches, parish halls and temples
- 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
- Garage or yard sale
- Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for commercial purposes
- 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
- 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, entertainment activity and outdoor alcohol sales and consumption
- 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*

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

1. Temporary Activities
2. Off-premises signs (i.e. outdoor advertising signs)
3. Transitional Housing
4. Homeless Shelter

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
- Grocery stores, where all merchandise is displayed and sold within an enclosed building
- Computer programming services and software sales
- Day care centers, day nurseries, nursery schools and kindergartens
- Dressmaking
- Drug stores or sundries stores
- Day care centers, day nurseries, nursery schools and kindergartens
- Florist shops
- Hardware stores
- Jewelry stores
- Laundrying 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, entertainment activity and outdoor alcohol sales and consumption
- Saddle and harness shops
- Shoe stores
- Shoe repair shops

Stationery stores
Tailors
Tanning salons
Wearing apparel shops

C. Permitted Uses With Special Standards*

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

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

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 otherwise 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 traffic engineering
Catering kitchen/bakery preparing food and meals for sale or consumption elsewhere
Churches, parish halls, and temples
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
Establishments holding a retail malt beverage license, but that do not allow consumption on the premises.
Establishments holding a distilled spirits and wine retail package license, but holding no other ABC licenses that allow consumption on the premises.
Extended stay lodging
Family care home (mini-home)
Florist shops
Funeral homes
Furniture stores

Garage or yard sale
 Golf courses, except miniature courses, driving ranges, or privately owned
 golf courses operated for commercial purposes
 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 laundrettes, 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
 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
 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 including:

- 1) Restaurants with drive-through windows having prior approval by the
 agency responsible for traffic engineering;
- 2) Restaurants, tea rooms and cafes where dancing and entertainment
 is excluded;
- 3) Restaurant with outdoor seating where entertainment activity is
 excluded and no alcoholic beverages are served or consumed
 outside which is adequately screened and buffered from adjacent
 residential development.

 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*

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

1. Drive-in Restaurants
2. Temporary Activities
3. Off-premises signs (i.e. outdoor advertising signs) as permitted by Chapter 4, Part 3 of the LDC.
4. Transitional Housing
5. Homeless Shelter

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

Use Mix - - Office and Residential Uses – When 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 otherwise 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:
- ABC-licensed establishments, holding a license that allows consumption of alcoholic beverages on the premises.
- Auction sales, items transported to site of auction
- 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
- 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
- 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
- Fraternities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business.
- Furniture, storage
- Indoor paint ball ranges
- Monument sales
- Music and vocal instructions
- 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 food and drink may be served or consumed, where dancing or entertainment is allowed, outside as well as inside a building, including drive-in restaurants where all or part of the service or consumption is inside a vehicle
- 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
- Telephone exchanges
- Theaters, enclosed within a building
- Tourist homes
- 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 re-conditioning 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*

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

1. Temporary Activities
2. Off-premises signs (i.e. outdoor advertising signs) as permitted by Chapter 4, Part 3 of the LDC.
3. Transitional Housing
4. Homeless Shelter

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 – When 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.

