

PARK DUVALLE NEIGHBORHOOD REVITALIZATION - ZONING DISTRICTS



***Section 6.7 EZ-1 Enterprise Zone District**

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

The EZ-1 Enterprise Zone is intended as a specialized district for the location of commercial and industrial uses in areas designated as an enterprise zone by the appropriate legislative body.

A. PERMITTED USES:

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

- a. Uses permitted in the C-2 or M-1 district may locate anywhere within the EZ-1 District as long as minimum Property Development Regulations (see Section 6.6C) are met. All other uses must observe a 200 foot setback from any residential use not zoned EZ-1 or to the first street intersection, whichever is less, unless the Planning Commission 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 guidelines of the Comprehensive Plan.
- b. 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.
- c. Adult entertainment uses.

When the EZ-1 Enterprise District is applied in 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:

The following uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses. Refer to Article 15, part 36 for specific requirements relating to hazardous uses in the EZ-1 District.

Airports, heliports
Aviaries and zoos
Camping areas, public and private
Cemeteries, mausoleums and crematories
Excavations, minor

*Not in effect in the City of St. Matthews.

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Hazardous or objectionable uses:

- Aluminum powder and paint manufacture processing or treatment (but not storage)
- Brick, fireback, tile, clay products, including refractories
- Cement, gypsum, lime, and plaster of paris
- Charcoal, lampblack, carbon black, bone black, and fuel briquettes, including pulverizing
- 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, solvent-extracting
- Coal, coke, or tar products including fuel gas, and coke-oven products
- Distillation, manufacture, or refinement of coal, tar, asphalt, or asphalt products
- Metal and metal ores, reduction, refining, smelting, alloying, including blast furnaces, cupolos, and blooming mills
- Minerals and earths (including sand-lime products), grinding, crushing, processing, or storage
- Petroleum or petroleum products, refining, storage, including gasoline or other petroleum products
- Plastic, manufacturing, processing, treatment or bulk storage
- Radio-active materials
- Waste paper and rag operations
- 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
- Wood pulp or fiber, reduction or processing (including paper mill operations)

*Hospitals and institutions

**Hospitals, institutions, nursing homes and homes for the infirm and aged

Indoor recycling

Lakes, commercial

Marinas and boat rental

Oil, gas and hydrocarbon extraction

Sewage plants

*Social rehabilitation residences

***Underground space

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

None

2. MINIMUM YARD REQUIREMENTS:

a. Front Yard - - - - - None

b. Side Yards:- - - - - None

*In effect in the City of Louisville only.

**Not in effect in the City of Louisville.

***Docket No. 9-96-87.

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- c. Street Side Yard: - - - - - None
- d. Rear Yard: - - - - - 20 feet
- e. When an EZ-1 Enterprise District is adjacent to a residential use, the front, side and street side yard requirements for the R-5 Residential District shall be observed for a distance of 200 feet from the residential use or to the first street intersection, whichever is less.

3. MAXIMUM BUILDING HEIGHT:

Two times the width of the street at the front property line. Additional height may be obtained by stepping the building back one foot on all sides for each four feet of added height.

4. MAXIMUM DENSITY OR FAR:

Maximum Floor Area Ratio: - - - - - 5.0

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

None



Section 6.8 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

*Auxiliary commercial uses: the following commercial uses shall be permitted only when subordinate and incidental to areas of existing industrial use:

Branch offices of banks, savings and loans and similar financial institutions

Convenience grocery stores

Credit unions

Restaurants as permitted in the C-1 District

Vehicle service stations or repair

Automobile parking areas, public and private

Churches, parish halls and temples

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

Medical laboratories

Office buildings, as accessory uses only

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

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

Agricultural uses

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

*June, 1990

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Carting and light local deliveries
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
Greenhouses, wholesale
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
Laboratories, research, experimental or testing, but not including combustion type motor-testing
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 photoengraving
Radio and television towers and antennas

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

The following uses may be permitted in this district, upon granting of a
Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer
to Article 15 for further information and requirements that apply to speci-
fic uses.

Airports, heliports
Aviaries and zoos
Camping areas, public and private
Cemeteries, mausoleums and crematories
****Commercial kennels
Excavations, minor
*Hospitals and institutions
**Hospitals, institutions, nursing homes and homes for the infirm and aged
Lakes, commercial
Marinas and boat rentals
Oil, gas and Hydrocarbon extraction
Sewage Plants
*Social rehabilitation residences
***Underground space

*In effect in the City of Louisville only.

**Not in effect in the City of Louisville.

***Docket No. 9-96-87.

****Docket No. 9-59-92.

Section 6.8 M-1 Industrial District

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

None

2. MINIMUM YARD REQUIREMENTS:

- (a) Front Yard: - - - - - None
except when an M-1 Industrial District abuts a residential or office district the front yard requirements of the residential district shall be continued into the M-1 Industrial District a minimum of 200 feet or to the first street intersection.
- (b) Side Yard: - - - - - None
except when an M-1 Industrial District abuts a residential or office district there shall be a side yard of 20 feet on that side.
- (c) Street Side Yard: - - - - - None
except when an M-1 Industrial District abuts a residential or office district the street side yard requirements of the residential district shall be continued into the M-1 Industrial District a minimum of 200 feet or to the first street intersection.
- (d) Rear Yard: - - - - - None
except when an M-1 Industrial District abuts a residential or office district there shall be a rear yard of 20 feet.

3. MAXIMUM BUILDING HEIGHT:

Three stories, not to exceed forty-five feet.

4. MAXIMUM DENSITY OR FAR:

Maximum Floor Area Ratio: - - - - - 2.0

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

None

Section 6.9 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

Flea market

River terminals

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

- Air conditioning, commercial
- Aircraft and aircraft parts
- Aluminum extrusion, rolling, fabrication, and forming
- Animal and poultry raising, commercial
- 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
- Building materials (cement, lime, sand, gravel, lumber, and the like), storage and sales
- Bus garage and repair shop
- Carpet, rug, mat
- Clay, stone, glass products
- Coal and coke, storage and sales
- Concrete products (except central mixing and proportioning plant)
- Culvert
- Distilleries, breweries, and non-industrial alcoholic spirits
- Exposition building or center
- Fairgrounds
- 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
Garage, public
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
Lumber yards
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
Pottery and porcelain products
Pencils, perfumes or perfumed soaps, commercial
Plating, electrolytic process
Plumbing supplies
Pulp goods, pressed or molded (including paper-mache products)
Railroad freight terminals and yards
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
*Solid waste transfer station
Storage yard or contractor's shop
Textiles and fibers into fabric goods; spinning, weaving, knitting, manufacturing, dyeing, printing and finishing of goods, yarns, knit goods, threads, and cordage

*Docket No. 9-59-92.

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Tire retreading and vulcanizing shop
Tobacco (including curing) or tobacco products
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)

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 granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

Airports, heliports
Aviaries and zoos
Camping areas, public and private
Cemeteries, mausoleums and crematories
****Commercial kennels
Excavation, filling and refuse disposal operations
Excavation, minor
*Hospitals and institutions
**Hospitals, institutions, nursing homes and homes for the infirm and aged
Hog feeding yards, commercial
Indoor recycling
Lakes, commercial
Marinas, commercial
Oil, gas and hydrocarbon extraction
Sewage plants
*Social rehabilitation residences
***Underground space

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

None

*In effect in the City of Louisville only.

**Not in effect in the City of Louisville.

***Docket No. 9-96-87.

****Docket No. 9-59-92.

2. MINIMUM YARD REQUIREMENTS:

- (a) Front Yard: - - - - - None
except when an M-2 Industrial District abuts a residential or office district the front yard requirements of the residential district shall be continued into the M-2 Industrial District a minimum of 200 feet or to the first street intersection
- (b) Side Yard:- - - - - None
except when an M-2 Industrial District abuts a residential or office district there shall be a side yard of 30 feet on that side
- (c) Street Side Yard: - - - - - None
except when an M-2 Industrial District abuts a residential or office district the street side yard requirements of the residential district shall be continued into the M-2 Industrial District a minimum of 200 feet or to the first street intersection
- (d) Rear Yard:- - - - - None
except when an M-2 Industrial District abuts a residential or office district there shall be a rear yard of 30 feet

3. MAXIMUM BUILDING HEIGHT:

Two times the width of the street on which the property fronts at the property line. Additional height may be added provided that the building is stepped back one foot on all sides for each additional four feet of building height. When adjacent to residential districts applicable yard requirements shall be increased one foot for each story over 3, or 45 feet.

4. MAXIMUM DENSITY OR FAR:

Maximum Floor Area Ratio:- - - - - 3.0

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

None

Section 6.10 M-3 Industrial District

The following provisions shall apply in the M-3 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.

All uses permitted in the M-2 Industrial District

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

- Aromatic flavoring materials (essential oils)
- Bag cleaning
- Boiler manufacture (other than welded)
- Cinder and vinegar
- Concrete, central mixing, and proportioning plant
- Cotton ginning, cotton wadding, or linters
- Electric power and steam generating plants
- Film, photographic
- Flour, feed, grain except grain elevators
- Foundries, ferrous or non-ferrous, brass, bronze
- Forge plants, drop hammer or pneumatic
- 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

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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)
Race tracks for motor-powered vehicles
Railroad yard, roundhouse, repair and overhaul shops, railroad equipment including locomotive and railroad car building and repair
Rice cleaning and polishing
Refrigerating plants
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
Salt-tanning materials and allied products
Sauerkraut
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
Storage of coal and gas, yards and pockets
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, planning mills, cooper-age 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:

The following uses may be permitted in this district, upon granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

Airports, heliports
Aviaries and zoos
Camping areas, public and private
Cemeteries, mausoleums and crematories
*Commercial kennels
Excavation, minor
Excavations, filling and refuse disposal
Hazardous uses
Hog feeding yards, commercial

*Docket No. 9-59-92.

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- *Hospitals and institutions
- **Hospitals, institutions, nursing homes and homes for the infirm and aged
Lakes, commercial
Marinas and boat rentals
Oil, gas and hydrocarbon extraction
Sewage plants
- *Social rehabilitation residences
- ***Underground space

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

None

2. MINIMUM YARD REQUIREMENTS:

- (a) Front Yard: - - - - - None
except when an M-3 Industrial District abuts a residential or office district the front yard requirements of the residential district shall be continued into the M-3 Industrial District a minimum of 200 feet or to the first street intersection
- (b) Side Yard: - - - - - None
except when an M-3 Industrial District abuts a residential or office district there shall be a side yard of 40 feet on that side
- (c) Street Side Yard: - - - - - None
except when an M-3 Industrial District abuts a residential or office district the street side yard requirements of the residential district shall be continued into the M-3 Industrial District a minimum of 200 feet or to the first street intersection
- (d) Rear Yard: - - - - - None
except when an M-3 Industrial District abuts a residential or office district there shall be a rear yard of 40 feet

3. MAXIMUM BUILDING HEIGHT:

Two times the width of the street on which the property fronts at the property line. Additional height may be added provided that the building is stepped back one foot on all sides for each additional four feet of building height. When adjacent to residential districts applicable yard requirements shall be increased one foot for each story over 3, or 45 feet.

4. MAXIMUM DENSITY OR FAR:

Maximum Floor Area Ratio: - - - - - 4.0

*In effect in the City of Louisville only.
 **Not in effect in City of Louisville.
 ***Docket No. 9-96-87.

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5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

None

ARTICLE 5 OFFICE ZONING DISTRICT REGULATIONS

Section 5.1 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:

- Accessory buildings or uses
- Agricultural uses
- *Boarding, lodging houses
- **Boarding, lodging houses accommodating eight or fewer persons
- Churches, parish halls and temples
- Colleges, schools and institutions of learning (except trade, business, or industrial schools), not for profit
- *Community residences
- *Convents and monasteries
- **Convents and monasteries which accommodates 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, two-family
- **Exceptional residential uses accommodating eight or fewer persons
- *Family care home (mini-home)
- ***Family day care home
- 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, not for profit
- Multiple family dwellings

Offices and places of business for the following professions licensed by the State of Kentucky:

- Accountants
- Architects
- Artists
- Attorneys-at-law
- ***Barbers
- ***Cosmetologists/Hairdressers
- Chiropodists
- Chiropractors
- Dentists
- Insurance agents
- Landscape architects
- Land surveyors
- Opticians

*Not in effect in City of Louisville.

**In effect in City of Louisville only.

***March 1992, Docket No. 9-67-91.

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Optometrists
Osteopaths
Physicians
****Podiatrists
****Psychologists (Masters or Doctorate)
Professional engineers
Real estate brokers
****Social Workers (Certified or Independent Practice)
Surgeons
Parks, playgrounds, and community centers, not for profit
Single family dwellings
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
Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

B. 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 Article 15 for further information and requirements that apply to specific uses.

Airports, heliports
Aviaries and zoos
Camping areas, public and private
Cemeteries, mausoleums and crematories
Clubs, private non-profit and proprietary
***Commercial greenhouses
*Convents and monasteries accommodating more than eight persons
Excavations, minor
*Exceptional residential uses, boarding and lodging houses, nursing homes and homes for the infirm and aged accommodating more than eight persons
Funeral homes
*Hospitals and institutions accommodating more than eight persons
**Hospitals, institutions, nursing homes and homes for the infirm and aged
Lakes, commercial
Marinas and boat rental
Off-Street parking
Oil, gas and hydrocarbon extraction
Sewage plants
*Social rehabilitation residences
Towers, commercial

*In effect in the City of Louisville only.

**Not in effect in the City of Louisville.

***Docket No. 9-69-88.

****March 1992, Docket No. 9-67-91.

Section 5.1 OR-1 Office/Residential District

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

- a. Area: - - - - - 6,000 sq. feet
- b. Width:- - - - - 50 feet
- c. Depth:- - - - - 100 feet

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard- - - - - 25 feet
- b. Side Yards: - - - - - 5 feet
- c. Street Side Yard: - - - - - 25 feet
- d. Rear Yard:- - - - - 25 feet

3. MAXIMUM BUILDING HEIGHT:

There shall be no maximum height, provided all minimum yards are increased five feet for each story over three stories or 45 feet.

4. MAXIMUM DENSITY OR FAR:

- a. Maximum Floor Area Ratio:- - - - - 1.0
- b. Maximum Density: - - - - - 34.84 dwellings per acre

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

- a. Minimum Usable Open Space: - - - - - None except residential uses shall provide the minimum requirements for the R-7 District.
- b. Distance Between Buildings on Same Lot:- - - - - None except residential uses shall provide the minimum requirements for the R-7 District.

Section 4.3 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
- Churches, parish halls and temples
- Colleges, schools and institutions of learning (except trade, business, or industrial schools), not for profit
- *Community residences
- *Convents and monasteries
- Country clubs
- *Family care home (mini-home)
- Garage or yard sales
- 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, not for profit
- Parks, playgrounds, and community centers, not for profit
- Single family dwellings
- 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
- Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

B. CONDITIONAL USES:

The following uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

- Airports, heliports
- Amusement parks
- Aviaries and zoos
- Camping areas, public and private
- Cemeteries, mausoleums and crematories
- Circus and carnival grounds
- Clubs, private non-profit and private proprietary
- **Commercial greenhouses
- ***Commercial kennels
- Day care center

*Not in effect in the City of Louisville.

**Docket No. 9-69-88.

***Docket No. 9-59-92.

Section 4.3 R-1 Residential Single Family District

- Drive-in theaters
- Excavations, minor
- Excavation, filling and refuse disposal
- *Exceptional residential uses, boarding and lodging houses, nursing homes and homes for the infirm and aged
- ****Family day care home
- Golf driving ranges, miniature golf courses, privately owned golf courses operated for a commercial purpose
- Hog feeding yards, commercial
- *Hospitals and institutions
- **Hospitals, institutions, nursing homes and homes for the infirm and aged
- Lakes, commercial
- Marinas and boat rental
- Off-Street parking
- Oil, gas and hydrocarbon extraction
- Race tracks, animal
- Riding academy, commercial stables
- Rifle range
- Sewage plants
- *Social rehabilitation residences
- Sports arenas
- Towers, commercial

C. PROPERTY DEVELOPMENT REGULATIONS:***
(For City of Louisville, Douglass Hills, Hurstbourne, Middletown and St. Matthews)

1. MINIMUM LOT AND DIMENSIONS:

a. Area: - - - - - 40,000 sq. feet

The minimum lot area shall be not less than 40,000 square feet per dwelling unit, provided, however, that when a lot has less area than herein required and was recorded prior to the adoption of these regulations, said lot may be occupied by one dwelling unit.

b. Width:- - - - - 150 feet

2. MINIMUM YARD REQUIREMENTS:

a. Front Yard: - - - - - 75 feet

b. Side Yards:
Total for both:- - - - - 45 feet
Minimum: - - - - - 15 feet

c. Street Side Yard: - - - - - 25 feet

d. Rear Yard:- - - - - 25 feet

*In effect in the City of Louisville only.

**Not in effect in the City of Louisville.

***Entire Section 4.1, C. is amended for unincorporated Jefferson County, Anchorage and City of Shively; amended Section 4.1, C. follows on pages Article 4-13 through 4-15.

****March 1992, Docket No. 9-67-91.

Section 4.3 R-1 Residential Single Family District

3. MAXIMUM BUILDING HEIGHT:

Two and one-half stories and not to exceed thirty-five feet.

4. MAXIMUM DENSITY OR FAR:

a. Maximum Floor Area Ratio: - - - - - 0.3

b. Maximum Density:- - - - - 1.08 dwellings per acre

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS

None.

C. PROPERTY DEVELOPMENT REGULATIONS:

*(For unincorporated Jefferson County, Anchorage and City of Shively)

1. MINIMUM LOT AND DIMENSIONS:

a. Area: - - - - - 40,000 sq. feet

The average lot size may be reduced to 30,000 square feet, provided that criteria in Section 8, below, are met.

The minimum lot area shall be not less than 40,000 square feet per dwelling unit, except for (1) a lot that was recorded prior to the adoption of these regulations said lot may be occupied by one dwelling unit, (2) lots designated on preliminary subdivision plans that have received Planning Commission approval, provided such lots are recorded within one year of the adoption of this regulation, or (3) lots created in accordance with Section 8 below.

b. Width:- - - - - 150 feet

2. MINIMUM YARD REQUIREMENTS:

a. Front Yard: - - - - - 75 feet

b. Side Yards:

Total for both:- - - - - 45 feet

Minimum: - - - - - 15 feet

*Docket No. 9-44-88.

Section 4.3 R-1 Residential Single Family District

- c. Street Side Yard: - - - - - 25 feet
- d. Rear Yard:- - - - - 25 feet

3. MAXIMUM BUILDING HEIGHT:

Two and one-half stories and not to exceed thirty-five feet.

4. MAXIMUM DENSITY OR FAR:

- a. Maximum Floor Area Ratio: - - - - - 0.2
- b. Maximum Density:- - - - - one dwelling unit per 40,000 square feet
- c. Maximum Average Density:- - - - - (if created under section 8, below) 1 dwelling unit per 30,000 square feet

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. DEVELOPMENT OPTIONS

Criteria to be met to waive 40,000 square foot minimum lot size:

- a) A development plan in compliance with the Plan Certain Review Regulation (Section 8.1 of the Development Code) shall be submitted; a public hearing as required in Section 9.5A of the Development Code shall be held; and
- b) The proposed development shall create a total of four lots or more, have an average lot size of 30,000 square feet, and a floor area ratio not to exceed .15; and
- c) Lot sizes should be substantially varied rather than similar throughout, and the ratio of the width of the widest lot to the narrowest, measured at the building setback line, (minimum lot size allowable in ratio situation is 20,000 square feet) must be no less than 2 to 1 (meaning that the widest lot must be at least two times the width of the narrowest lot). No more than three contiguous lots of similar width are allowed without an intervening lot having substantial (50% or more) variation in width. The proposed development should include open space visible from streets, and dedicated open space (if provided) may be calculated in the width ratio. Open space visible from streets is to be maintained free of structures and preserved from future development by deed restriction or other enforceable instrument acceptable to the Planning Commission; or

Section 4.3 R-1 Residential Single Family District

- d) A minimum lot size of 20,000 square feet is required and a buffer area measuring at least 75 feet in depth is provided in areas with frontage on or highly visible from all roads with the functional classification of local recorded by September 1, 1988 and of collector and arterial. The buffer area is to be maintained free of structures and in vegetation of a type and density that will either screen the development from the roadway or will match the natural vegetation of adjacent areas. A landscaping plan showing type and density of planting shall be submitted to the Planning Commission or the party to whom the Commission delegates authority for approval prior to issuance of any permits relating to development of the site. The buffer area is to be preserved from future development by deed restriction or other enforceable instrument acceptable to the Planning Commission.

9. OTHER REQUIREMENTS:

None.

Section 4.4 R-2 Residential Single Family District

The following provisions shall apply in the R-2 Single Family Residential 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 trade, business, or industrial schools), not for profit
*Community residences
*Convents and monasteries
Country clubs
*Family care home (mini-home)
Garage or yard sales
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, not for profit
Parks, playgrounds, and community centers, not for profit
Single family dwellings
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
Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

B. CONDITIONAL USES:

The following uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

Airports, heliports
Aviaries and zoos
Camping areas, public and private
Cemeteries, mausoleums and crematories
Clubs, private non-profit and private proprietary
**Commercial greenhouses
***Commercial kennels
Day care center
Excavations, minor

*Not in effect in the City of Louisville.

**Docket No. 9-69-88.

***Docket No. 9-59-92.

Section 4.4 R-2 Residential Single Family District

- *Exceptional residential uses, boarding and lodging houses, nursing homes and homes for the infirm and aged
- ***Family day care home
- *Hospitals and institutions
- **Hospitals, institutions, nursing homes and homes for the infirm and aged
- Lakes, commercial
- Marinas and boat rental
- Off-Street parking
- Oil, gas and hydrocarbon extraction
- Sewage plants
- *Social rehabilitation residences
- Towers, commercial

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

a. Area: - - - - - 20,000 sq. feet

The minimum lot area shall be not less than 20,000 square feet per dwelling unit, provided, however, that when a lot has less area than herein required and was recorded prior to the adoption of these regulations, said lot may be occupied by one dwelling unit.

b. Width:- - - - - 100 feet

2. MINIMUM YARD REQUIREMENTS:

a. Front Yard: - - - - - 30 feet

b. Side Yards:

Total for both:- - - - - 30 feet

Minimum: - - - - - 10 feet

c. Street Side Yard: - - - - - 30 feet

d. Rear Yard - - - - - 25 feet

3. MAXIMUM BUILDING HEIGHT:

Two and one-half stories and not to exceed thirty-five feet.

4. MAXIMUM DENSITY OR FAR:

a. Maximum Floor Area Ratio: - - - - - 0.5

b. Maximum Density:- - - - - 2.17 dwellings per acre

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

*In effect in the City of Louisville only.

**Not in effect in the City of Louisville.

***March 1992, Docket No. 9-67-91.

Section 4.4 R-2 Residential Single Family District

6. SIGNAGE:

Refer to Article 11.

7. FENCES and WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

None

Section 4.5 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:

- Accessory buildings or uses
- Agricultural uses
- Churches parish halls and temples
- Colleges, schools and institutions of learning (except trade, business, or industrial schools), not for profit
- *Community residences
- *Convents and monasteries
- Country clubs
- *Family care home (mini-home)
- Garage or yard sales
- 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, not for profit
- Parks, playgrounds, and community centers, not for profit
- Single family dwellings
- 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
- Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

B. CONDITIONAL USES:

The following uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

- Airports, heliports
- Aviaries and zoos
- Camping areas, public and private
- Cemeteries, mausoleums and crematories
- Clubs, private non-profit and private proprietary
- **Commercial greenhouses
- ***Commercial kennels
- Day care center
- Excavations, minor

*Not in effect in the City of Louisville.

**Docket No. 9-69-88.

***Docket No. 9-59-92.

Section 4.5 R-3 Residential Single Family District

- *Exceptional residential uses, boarding and lodging houses, nursing homes and homes for the infirm and aged
- ***Family day care home
- **Hospitals and institutions
- **Hospitals, institutions, nursing homes and homes for the infirm and aged
- Lakes, commercial
- Marinas and boat rental
- Off-street parking
- Oil, gas and hydrocarbon extraction
- Sewage plants
- *Social rehabilitation residences
- Towers, commercial

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

- a. Area: - - - - - 12,000 sq. feet
- b. Width:- - - - - 75 feet

The minimum lot area shall be not less than 12,000 square feet per dwelling unit, provided, however, that when a lot has less area than herein required and was recorded prior to the adoption of these regulations, said lot may be occupied by one dwelling unit.

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard: - - - - - 30 feet
- b. Side Yards:
 - Total for both:- - - - - 22.5 feet
 - Minimum: - - - - - 7.5 feet
- c. Street Side Yard: - - - - - 30 feet
- d. Rear Yard - - - - - 25 feet

3. MAXIMUM BUILDING HEIGHT:

Two and one-half stories and not to exceed thirty-five feet.

4. MAXIMUM DENSITY OR FAR:

- a. Maximum Floor Area Ratio: - - - - - 0.5
- b. Maximum Density:- - - - - 3.63 dwellings per acre

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

*In effect in the City of Louisville only.
 **Not in effect in the City of Louisville.
 ***March 1992, Docket No. 9-67-91.

Section 4.5 R-3 Residential Single Family District

6. SIGNAGE:

Refer to Article 11.

7. FENCES and WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

None

Section 4.6 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:

Accessory buildings or uses
Agricultural uses
Churches, parish halls and temples
Colleges, schools, and institutions of learning (except trade, business, or industrial schools), not for profit
*Community residences
*Convents and monasteries
Country clubs
*Family care home (mini-home)
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
Single family dwellings
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.
Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

B. 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 Article 15 for further information and requirements that apply to specific uses.

Airports, heliports
Aviaries and zoos
Camping areas, public and private
Cemeteries, mausoleums and crematories
Clubs, private non-profit and private proprietary
**Commercial greenhouses
***Commercial kennels
Day care center
Doctor, dentist or chiropractor office

*Not in effect in the City of Louisville.

**Docket No. 9-69-88.

***Docket No. 9-59-92.

Section 4.6 R-4 Residential Single Family District

- Excavations, minor
- *Exceptional residential uses, boarding and lodging houses, nursing homes and homes for the infirm and aged
- ***Family day care home
- **Hospitals, institutions, nursing homes and homes for the infirm and aged
- *Hospitals and institutions
- Lakes, commercial
- Marinas and boat rental
- Off-Street parking
- Oil, gas and hydrocarbon extraction
- Sewage plants
- *Social rehabilitation residences
- Towers, commercial

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

- a. Area: - - - - - 9,000 sq. feet
- b. Width:- - - - - 60 feet

The minimum lot area shall not be less than 9,000 square feet per dwelling unit, provided, however, that when a lot has less area than herein required and was recorded prior to the adoption of these regulations, said lot may be occupied by one dwelling unit.

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard- - - - - 30 feet
- b. Side Yards:
 - Total for both:- - - - - 18 feet
 - Minimum: - - - - - 6 feet
- c. Street Side Yard: - - - - - 30 feet
- d. Rear Yard:- - - - - 25 feet

3. MAXIMUM BUILDING HEIGHT:

Two and one-half stories and not to exceed thirty-five feet.

4. MAXIMUM DENSITY OR FAR:

- a. Maximum Floor Area Ratio: - - - - - 0.5
- b. Maximum Density:- - - - - 4.84 dwellings per acre

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

*In effect in City of Louisville only.
 **Not effect in the City of Louisville.
 ***March 1992, Docket No. 9-67-91.

Section 4.6 R-4 Residential Single Family District

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

None

Section 4.7 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:

- Accessory buildings or uses
- Agricultural uses
- Churches, parish halls and temples
- Colleges, schools, and institutions of learning (except trade, business, or industrial schools), not for profit
- *Community residences
- *Convents and monasteries
- Country clubs
- 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
- *Family care home (mini-home)
- 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
- Single family dwellings
- 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
- Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

B. 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 Article 15 for further information and requirements that apply to specific uses.

- Airports, heliports
- Aviaries and zoos
- Camping areas, public and private
- Cemeteries, mausoleums and crematories
- Clubs, private non-profit and private proprietary
- **Commercial greenhouses
- Day care center
- Doctor, dentist or chiropractor office

*Not in effect in the City of Louisville.

**Docket No. 9-69-88.

Section 4.7 R-5 Residential Single Family District

- Excavations, minor
- *Exceptional residential uses, boarding and lodging houses, nursing homes and homes for the infirm and aged
- ***Family day care home
- **Hospitals, institutions, nursing homes and homes for the infirm and aged
- *Hospitals and institutions
- Lakes, commercial
- Marinas and boat rental
- Off-Street parking
- Oil, gas and hydrocarbon extraction
- Sewage plants
- *Social rehabilitation residences
- Towers, commercial

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

- a. Area: - - - - - 6,000 sq. feet
- b. Width:- - - - - 50 feet

The minimum lot area shall not be less than 6,000 square feet per dwelling unit, provided, however, that when a lot has less area than herein required and was recorded prior to the adoption of these regulations, said lot may be occupied by one dwelling unit.

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard- - - - - 25 feet
- b. Side Yards:
 - Total for both:- - - - - 10 feet
 - Minimum: - - - - - 5 feet
 - For semi-detached dwellings, (only one side yard)
 - Minimum: - - - - - 25 feet
- c. Street Side Yard: - - - - - 25 feet
- d. Rear Yard:- - - - - 25 feet

3. MAXIMUM BUILDING HEIGHT:

Two and one-half stories and not to exceed thirty-five feet.

4. MAXIMUM DENSITY OR FAR:

- a. Maximum Floor Area Ratio: - - - - - 0.5
- b. Maximum Density: - - - - - 7.26 dwellings per acre

*In effect in the City of Louisville only.
 **Not in effect in the City of Louisville.
 ***March 1992, Docket No. 9-67-91.

Section 4.7 R-5 Residential Single Family District

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

None

Section 4.8 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:

Accessory buildings or uses

Agricultural uses

Churches, parish halls and temples

Colleges, schools, and institutions of learning (except trade, business, or industrial schools), not for profit

*Community residences

*Convents and monasteries

Country clubs

Dwellings, two family

*Family care home (mini-home)

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

Multiple family dwellings

Parks, playgrounds, and community centers, not for profit

Single family dwellings

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

Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

B. CONDITIONAL USES:

The following uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

Airports, heliports

Aviaries and zoos

Camping areas, public and private

Cemeteries, mausoleums and crematories

Clubs, private non-profit and private proprietary

**Commercial greenhouses

*Not in effect in the City of Louisville.

**Docket No. 9-69-88.

Section 4.8 R-5A Residential Multi-Family District

- Day care center
- Doctor, dentist or chiropractor office
- Excavations, minor
- *Exceptional residential uses, boarding and lodging houses, nursing homes and homes for the infirm and aged
- ***Family day care home
- *Hospitals and institutions
- **Hospitals, institutions, nursing homes and homes for the infirm and aged
- Lakes, commercial
- Marinas and boat rental
- Off-Street parking
- Oil, gas and hydrocarbon extraction
- Sewage plants
- *Social rehabilitation residences
- Towers, commercial

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

- a. Area: - - - - - 6,000 sq. feet
except that a lot having less area than herein required and having been recorded prior to the adoption of these regulations may be occupied by one dwelling unit.
- b. Width: - - - - - 50 feet

The minimum lot area shall not be less than 3,625 square feet per dwelling unit.

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard: - - - - - 25 feet
- b. Side Yards:
Total for both: - - - - - 10 feet
Minimum: - - - - - 5 feet
- c. Street Side Yard: - - - - - 25 feet
- d. Rear Yard: - - - - - 25 feet

3. MAXIMUM BUILDING HEIGHT:

Two and one-half stories and not to exceed thirty-five feet.

4. MAXIMUM DENSITY OR FAR:

- a. Maximum Floor Area Ratio: - - - - - 0.5
- b. Maximum Density: - - - - - 12.01 dwellings per acre

*In effect in the City of Louisville only.

**Not in effect in the City of Louisville.

***March 1992, Docket No. 9-67-91.

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

Distance Between Buildings on Same Lot:

- a. There shall be a minimum distance of twenty-five feet between buildings when a wall having a principal entrance or exit to a building faces the wall of another building.
- b. There shall be a minimum distance of twenty feet between buildings when a wall having a secondary entrance or exit to a building faces the wall of another building.
- c. There shall be a minimum distance of ten feet between buildings when the facing walls of each do not have entrances or exits.

Section 4.9 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 trade, business, or industrial schools), not for profit
- Country clubs
- Dwellings, two-family
- Dwellings, semi-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
- Single family dwellings
- 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
- Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

B. CONDITIONAL USES:

The following uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

- Airports, heliports
- Aviaries and zoos
- Camping areas, public and private
- Cemeteries, mausoleums and crematories
- Clubs, private non-profit and private proprietary
- **Commercial greenhouses

*Approved May 1989, Docket No. 9-84-88.

**Docket No. 9-69-88.

Section 4.9 R-5B Residential Two-Family District

- Day care center
- Doctor, dentist or chiropractor office
- Excavations, minor
- *Exceptional residential uses, boarding and lodging houses, nursing homes and homes for the infirm and aged
- ***Family day care home
- **Hospitals, institutions, nursing homes and homes for the infirm and aged
- *Hospitals and institutions
- Lakes, commercial
- Marinas and boat rental
- Off-Street parking
- Oil, gas and hydrocarbon extraction
- Sewage plants
- *Social rehabilitation residences
- Towers, commercial

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

- a. Area: - - - - - 6,000 sq. feet
except that a lot having less area than herein required and having been recorded prior to the adoption of these regulations may be occupied by two dwelling units.
- b. Width: - - - - - 50 feet

The maximum number of dwelling units per lot shall not exceed two units regardless of lot size.

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard: - - - - - 25 feet
- b. Side Yards:
Total for both: - - - - - 10 feet
Minimum: - - - - - 5 feet
- c. Street Side Yard: - - - - - 25 feet
- d. Rear Yard: - - - - - 25 feet

See 8. b., below, for exception to yard requirements.

3. MAXIMUM BUILDING HEIGHT:

Two and one-half stories and not to exceed thirty-five feet.

4. MAXIMUM DENSITY OR FAR:

- a. Maximum Floor Area Ratio: - - - - - 0.5
- b. Maximum Dwelling Units: - - - - - Two dwellings per lot

*In effect in the City of Louisville only.

**Not in effect in the City of Louisville.

***March 1992, Docket No. 9-67-91.

Section 4.9 R-5B Residential Two-Family District

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

a. Distance Between Buildings on Same Lot:

- 1) There shall be a minimum distance of twenty-five feet between buildings when a wall having a principal entrance or exit to a building faces the wall of another building.
- 2) There shall be a minimum distance of twenty feet between buildings when a wall having a secondary entrance or exit to a building faces the wall of another building.
- 3) There shall be a minimum distance of ten feet between buildings when the facing walls of each do not have entrances or exits.

b. Re-use of Accessory Buildings:

- 1) An existing accessory building constructed prior to 1954 may be converted to residential use even though the building does not observe applicable yard requirements, provided that the resulting number of dwelling units on the lot does not exceed the number allowed in the R-5B zone and provided that the size of the structure and encroachment into required yards are not increased.

Section 4.10 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:

- Accessory buildings or uses
- Agricultural uses
- Churches, parish halls and temples
- Colleges, schools, and institutions of learning (except trade, business, or industrial schools), not for profit
- *Community residences
- *Convents and monasteries
- Country clubs
- Dwellings, two family
- *Family care home (mini-home)
- Garage or yard sale
- 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
- Multiple family dwellings
- Parks, playgrounds, and community centers, not for profit
- Single family dwellings
- 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
- Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

B. 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 Article 15 for further information and requirements that apply to specific uses.

- Airports, heliports
- Aviaries and zoos
- Camping areas, public and private
- Cemeteries, mausoleums and crematories
- Clubs, private non-profit and private proprietary
- **Commercial greenhouses
- Day care center
- Doctor, dentist or chiropractor office

*Not in effect in the City of Louisville.

**Docket No. 9-69-88.

Section 4.10 R-6 Residential Multi-Family District

- Excavations, minor
- *Exceptional residential uses, boarding and lodging houses, nursing homes and homes for the infirm and aged
- ***Family day care home
- *Hospitals and institutions
- **Hospitals, institutions, nursing homes and homes for the infirm and aged
- Lakes, commercial
- Marinas and boat rental
- Mobile home park
- Off-Street parking
- Oil, gas and hydrocarbon extraction
- Sewage plants
- *Social rehabilitation residences
- Towers, commercial

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

- a. Area: - - - - - 6,000 sq. feet
except that a lot having less area which was recorded prior to the adoption of these regulations may be improved, provided such improvements conform in all other respects to the requirements of this section.
- b. Width: - - - - - 50 feet

The minimum lot area shall not be less than 2,500 square feet per dwelling unit.

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard- - - - - 25 feet
- b. Side Yards:
Total for both: - - - - - 10 feet
Minimum: - - - - - 5 feet
- c. Street Side Yard: - - - - - 25 feet
- d. Rear Yard: - - - - - 25 feet

3. MAXIMUM BUILDING HEIGHT:

Two and one-half stories and not to exceed thirty-five feet.

4. MAXIMUM DENSITY OR FAR:

- a. Maximum Floor Area Ratio: - - - - - 0.75
- b. Maximum Density: - - - - - 17.42 dwellings per acre

*In effect in the City of Louisville only.

**Not in effect in the City of Louisville.

***March 1992, Docket No. 9-67-91.

Section 4.10 R-6 Residential Multi-Family District

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

Distance Between Buildings on Same Lot:

- a. There shall be a minimum distance of twenty-five feet between buildings when a wall having a principal entrance or exit to a building faces the wall of another building.
- b. There shall be a minimum distance of twenty feet between buildings when a wall having a secondary entrance or exit to a building faces the wall of another building.
- c. There shall be a minimum distance of ten feet between buildings when the facing walls of each do not have entrances or exits.

Section 4.11 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:

- Accessory buildings or uses
- Agricultural uses
- *Boarding and lodging houses
- **Boarding and lodging houses accommodating eight or fewer persons
- Churches, parish halls and temples
- Colleges, schools, and institutions of learning (except trade, business, or industrial schools), not for profit
- *Community residences
- *Convents and monasteries
- **Convents and monasteries which accommodate eight or fewer persons
- Country clubs
- Dwellings, two family
- **Exceptional residential uses accommodating eight or fewer persons
- *Family care home (mini-home)
- Garage or yard sale
- Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for a commercial purpose
- Home occupations
- **Homes for the infirm or aged accommodating eight or fewer persons
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries, not for profit
- Multiple family dwellings
- **Nursing homes accommodating eight or fewer persons
- Parks, playgrounds, and community centers, not for profit
- Single family dwellings
- 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.
- Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

B. 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 Article 15 for further information and requirements that apply to specific uses.

Airports, heliports
Aviaries and zoos

*Not in effect in the City of Louisville.

**In effect in the City of Louisville only.

Section 4.11 R-7 Residential Multi-Family District

- *Boarding and lodging houses accommodating more than eight persons
 - Camping areas, public and private
 - Cemeteries, mausoleums and crematories
 - Clubs, private non-profit and private proprietary
- ***Commercial greenhouses
- *Convents and monasteries which accommodates more than eight persons
 - Day Care Center
 - Doctor, dentist or chiropractor office
 - Excavations, minor
- *Exceptional residential uses, boarding and lodging houses, nursing homes and homes for the infirm and aged accommodating more than eight persons
- ****Family day care home
 - Funeral homes
- *Hospitals and institutions accommodating more than eight persons
- **Hospitals, institutions, nursing homes and homes for the infirm and aged
 - Lakes, commercial
 - Marinas and boat rental
 - Mobile home park
 - Off-Street parking
 - Oil, gas and hydrocarbon extraction
 - Sewage plants
- *Social rehabilitation residences
 - Towers, commercial

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

- a. Area: - - - - - 6,000 sq. feet
except that a lot having less area which was recorded prior to the adoption of these regulations may be improved, provided such improvements conform in all other respects to the requirements of this section.
- b. Width: - - - - - 50 feet

The minimum lot area shall not be less than 1,250 square feet per dwelling unit.

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard - - - - - 25 feet
- b. Side Yards:
 - Total for both: - - - - - 10 feet
 - Minimum: - - - - - 5 feet
- c. Street Side Yard: - - - - - 25 feet
- d. Rear Yard: - - - - - 25 feet

*In effect in the City of Louisville only.

**Not in effect in the City of Louisville.

***Docket No. 9-69-88.

****March 1992, Docket No. 9-67-91.

Section 4.11 R-7 Residential Multi-Family District

3. MAXIMUM BUILDING HEIGHT:

There shall be no maximum height, provided all minimum yards are increased five feet for each story over three stories or forty-five feet.

4. MAXIMUM DENSITY OR FAR:

- a. Maximum Floor Area Ratio: - - - - - 1.0
- b. Maximum Density: - - - - - 34.8 dwellings per acre

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

- a. Minimum Usable Open Space per dwelling unit - - - - - 600 sq. feet
- b. Distance Between Buildings on Same Lot:
 - 1. There shall be a minimum distance of twenty-five feet between buildings.
 - 2. If any main building is higher than thirty-five feet or two and one-half stories, the distance between main buildings shall be determined by application of the formula:

$$D = 10 (S_1 + S_2 - 6) + 20$$

D = distance between buildings

S₁ = height in stories of first building

S₂ = height in stories of second building

Section 4.12 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:

- Accessory buildings or uses
- Agricultural uses
- Churches, parish halls and temples
- Colleges, schools, and institutions of learning (except trade, business, or industrial schools), not for profit
- *Community residences
- *Convents and monasteries
- **Convents and monasteries which accommodate eight or fewer persons
- Country clubs
- Day care centers, day nurseries, nursery schools and kindergartens
- Dwellings, two family
- **Exceptional residential uses, boarding houses, nursing homes and homes for the infirm and aged accommodating eight or fewer persons
- Family care home (mini-home)
- ***Family day care home
- 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
- Multiple family dwellings
- Parks, playgrounds, and community centers, not for profit
- Single family dwellings
- 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.
- Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements

B. CONDITIONAL USES:

The following uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

Airports, heliports
Aviaries and zoos

*Not in effect in the City of Louisville.

**In effect in the City of Louisville only.

***March 1992, Docket No. 9-67-91.

Section 4.12 R-8A Residential Multi-Family District

- Camping areas, public and private
- Cemeteries, mausoleums and crematories
- Clubs, private non-profit
- ***Commercial greenhouses
- *Convents and monasteries accommodating more than eight persons
- *Exceptional residential uses, boarding and lodging houses, nursing homes and homes for the infirm and aged accommodating more than eight persons
- Excavations, minor
- *Hospitals and institutions accommodating more than eight persons
- **Hospitals, institutions, nursing homes and homes for the infirm and aged
- Lakes, commercial
- Marinas and boat rental
- Mobile home park
- Off-Street parking
- Oil, gas and hydrocarbon extraction
- Sewage plants
- *Social rehabilitation residences
- Towers, commercial

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

- a. Area: - - - - - 6,000 sq. feet
except that a lot having less area which was recorded prior to the adoption of these regulations may be improved, provided such improvements conform in all other respects to the requirements of this section.
- b. Width: - - - - - 50 feet

The minimum lot area shall not be less than 750 square feet per dwelling unit.

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard: - - - - - 25 feet
- b. Side Yards:
Total for both: - - - - - 10 feet
Minimum: - - - - - 5 feet
- c. Street Side Yard: - - - - - 25 feet
- d. Rear Yard: - - - - - 25 feet

3. MAXIMUM BUILDING HEIGHT:

There shall be no maximum height, provided all minimum yards are increased five feet for each story over three stories or forty-five feet.

If any main building is higher than thirty-five feet or two and one-half stories, the distance between main buildings shall be determined by application of the formula:

*In effect in the City of Louisville only.
 **Not in effect in the City of Louisville.
 *** Docket No. 9-69-88.

Section 4.12 R-8A Residential Multi-Family District

$$D = 5 (S_1 + S_2 - 6) + 20$$

D = distance between buildings
S₁ = height in stories of first building
S₂ = height in stories of second building

4. MAXIMUM DENSITY OR FAR:

- a. Maximum Floor Area Ratio: - - - - - 3.0
- b. Maximum Density: - - - - - 58.08 dwellings per acre

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

- a. Minimum Usable Open Space per dwelling unit - - - - - 300 sq. feet
- b. Distance Between Buildings on Same Lot:

- 1. There shall be a minimum distance of twenty feet between main buildings.

Section 6.3 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

Athletic facilities (except in City of Louisville)

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, and similar financial institutions

Barber shops and Beauty shops

Beer Depots where alcoholic beverages are not consumed on the premises

Bicycle sales and service

*Boarding and lodging houses

**Boarding and lodging houses regardless of the number of persons

Book stores

Bowling alleys, provided the building is sound proof

Business schools

Car washes having prior approval by the agency responsible for traffic engineering

Churches, parish halls, temples, convents and monasteries

Clubs, private, non-profit or proprietary

Colleges, schools and institutions of learning, not for profit

Community buildings

*Community residences

Confectionery or candy stores, retail (all products produced to be sold on the premises only)

Country clubs

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

Dry goods and notion stores

Dwelling, two family

Electric appliance stores

**Exceptional residential uses regardless of the number of persons accommodated

Family care home (mini-home)

***Family day care home

*Not in effect in the City of Louisville.

**In effect in City of Louisville only.

***March 1992, Docket No. 9-67-91.

****Docket No. 9-59-92.

Section 6.3 C-1 Commercial District

- 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 (except in City of Louisville)
- Home occupations
- *Homes for the infirm or aged regardless of the number of persons accommodated
- 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 9.4) may be provided.
- Ice storage houses of not more than five (5) ton capacity
- Interior decorating shops
- Jewelry stores
- Laundries or laundrettes, self-service
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
- Medical laboratories
- Music stores
- Multiple family dwellings
- Nurseries, retail
- *Nursing homes regardless of the number of persons accommodated
- Office, business, professional and governmental
- Package liquor stores, where alcoholic beverages are not consumed on the premises
- Parks, playgrounds, and community centers
- Pet shops
- Photographic shops
- Radio and television stores
- ***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 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
- Single family dwellings
- Stationery stores
- Tailor
- **Tanning salons

*In effect in the City of Louisville only.

**Not in effect in the City of Louisville.

***Adopted October 1988, Docket No. 9-49-88.

Section 6.3 C-1 Commercial District

- 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
- Towers (radio/tv Receiving or Transmitting) for commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements
- 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

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:

The following uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

- Airports, heliports
- Aviaries and zoos
- Camping areas, public and private
- Cemeteries, mausoleums and crematories
- ***Commercial Kennels
- Excavations, minor
- *Hospitals, institutions, nursing homes and homes for the infirm and aged
- **Hospitals and institutions
- Lakes, commercial
- Marinas and boat rental
- Mobile home park
- Oil, gas and hydrocarbon extraction
- Sewage plants
- **Social rehabilitation residences

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

None, except residential uses shall provide the minimum requirements for the R-7 District.

*Not in effect in the City of Louisville.

**In effect in the City of Louisville only.

*** Docket No. 9-59-92.

Section 6.3 C-1 Commercial District

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard: - - - - - None
- b. Side Yard: - - - - - None
- c. Street Side Yard: - - - - - None
- d. Rear Yard: - - - - - 20 feet
- e. When a (C-N, C-1, C-2, C-M) Commercial District is adjacent to a residential or office district the yard requirements in the residential district shall apply to all abutting yards (i.e. residential front yard requirements shall apply to the commercial front yard, residential rear yard requirements shall apply to the commercial rear yard, etc.). Front and street side yards shall be continued into the Commercial District to a minimum of 200 feet or to the first street intersection.
- f. Residential uses in this district shall observe the yard requirements for the R-7 District.

3. MAXIMUM BUILDING HEIGHT:

Two and one-half stories, not to exceed thirty-five feet.

4. MAXIMUM DENSITY OR FAR:

- a) Maximum Floor Area Ratio- - - - - 1.0
- b) Maximum Density - - - - - 34.84 dwellings per acre

5. MINIMUM OFF-STREET PARKING:

Refer to Section 10.

6. SIGNAGE:

Refer to Section 11.

7. FENCES AND WALLS:

Refer to Section 9.1.

8. OTHER REQUIREMENTS:

- a. Minimum Usable Open Space - - - - - None except residential uses shall provide the minimum requirements for the R-7 District
- b. Distance between Buildings on Same Lot: - - - - - None except residential uses shall provide the minimum requirements for the R-7 District.

Section 6.4 C-2 Commercial District

The following provisions shall apply in the C-2 Commercial District unless otherwise provided in these regulations:

A. PERMITTED USES:

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

Adult entertainment, subject to the requirements of Section 9.4

Agricultural uses

Athletic facilities

Auction sales, except animals and tobacco

Automobile parking areas, public and private

****Automobile rental agencies

Automobile repair garages

Automobile sales agencies

Automobile service stations

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

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

Barber shops and Beauty shops

Beer depots where alcoholic beverages are not consumed on the premises

Bicycle sales and service

*Bingo halls and parlors

**Boarding and lodging houses

***Boarding and lodging regardless of the number of persons accommodated

Bookbinding

Book stores

Bowling alleys, provided the building is sound proof

Building materials, storage and sales provided all operations are totally enclosed in a building

Business schools

Car washes having prior approval by the agency responsible for traffic engineering.

Churches, parish halls, temples, convents, and monasteries

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

Clubs, private, non-profit or proprietary

Colleges, schools and institutions of learning

Community buildings

*Community residences

Confectionary or candy stores, retail (all products produced to be sold on the premises only)

Country clubs

Dance halls

Dancing instruction

*June 1990.

**Not in effect in the City of Louisville.

***In effect in the City of Louisville only.

****March 1992, Docket No. 9-67-91.

Section 6.4 C-2 Commercial District

- 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
- Dry goods and notion stores
- Dwellings, two family
- Electric appliance stores
- Engraving, watchmaking, and jewelry manufacturing, where products are sold on premises
- Equipment rental, where all activities are within a building
- *Exceptional residential uses regardless of the number of persons accommodated
- **Family care home (mini-home)
- ***Family day care home
- Flea market
- Florist shops
- Fraternities, sororities, clubs and lodges excluding those the chief activity of which is a service customarily carried on as a business.
- Funeral homes
- Furniture, storage
- Furniture stores
- Garage or yard sale
- Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for commercial purposes
- Governmental buildings, including armories, storage, maintenance and repair facilities
- Grocery stores, including fruit, meat, fish, and vegetable
- Hardware and paint stores
- Health spas
- Home occupations
- *Homes for the infirm and aged regardless of the number of persons accommodated
- Hotels and motels
- Ice storage houses of not more than five (5) ton capacity
- Interior decorating shops
- Jewelry stores
- Laundries or laundrettes, self-service
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
- Medical laboratories
- Monument sales
- Multiple family dwellings
- Music and vocal instructions
- Music stores
- Nurseries, retail
- *Nursing homes regardless of the number of persons accommodated

*In effect in the City of Louisville only.

**Not in effect in the City of Louisville.

***March 1992, Docket No. 9-67-91.

Section 6.4 C-2 Commercial District

Office, business, professional and governmental
Package liquor stores, where alcoholic beverages are not consumed on the premises
Parks, playgrounds, and community centers, not for profit
Pet shops
Photographic shops
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
Radio and television stores
Refrigerated lockers
Restaurants with drive-through windows having prior approval by the agency responsible for traffic engineering.
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
Shoe repair shops
Shoe stores
Sign painting
Single family dwellings
Skating rinks (ice or roller)
Stationery stores
Tailor
Tanning salons
Taverns, bars and saloons and lounges, and restaurants identified by signs as a "tavern", "bar", "saloon", "lounge" or similar designation
Telephone exchanges
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, enclosed within a building
Tourist homes
Towers (radio/tv receiving or transmitting) for commercial or non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirements
Toy and hobby stores
Trade schools
Upholstery and furniture repair shops

Section 6.4 C-2 Commercial District

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

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

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:

The following uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

Airports, heliports

Amusement parks

Aviaries and zoos

Camping areas, public and private

Cemeteries, mausoleums and crematories

Circus and carnival grounds

****Commercial kennels

Drive-in theatres

Excavations, minor

Golf driving ranges; miniature golf courses; privately owned golf courses operated for a commercial purpose

*Hospitals, institutions, nursing homes and homes for the infirm and aged

**Hospitals and institutions

Lakes, commercial

Marinas and boat rentals

Mini-warehouse

Mobile home park

Mobile home sales, display or storage

Oil, gas and hydrocarbon extraction

Race tracks, animal

Riding academy, commercial stables

Rifle range

Sewage plants

**Social rehabilitation residences

Sports arenas

***Underground space

*Not in effect in the City of Louisville.

**In effect in the City of Louisville only.

***Docket No. 9-96-87.

****Docket No. 9-59-92.

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

None, except residential uses shall provide the minimum requirements for the OR-3 District.

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard: - - - - - None
- b. Side Yard: - - - - - None
- c. Street Side Yard: - - - - - None
- d. Rear Yard: - - - - - 20 feet
- e. When a C-2 Commercial District is adjacent to a residential or office district the yard requirements in the residential district shall apply to all abutting yards (i.e. residential front yard requirements shall apply to the commercial front yard, residential rear yard requirements shall apply to the commercial rear yard, etc.). Front and street side yards shall be continued into the Commercial District to a minimum of 200 feet or to the first street intersection.
- f. Residential uses in this district shall observe the yard requirements for the OR-3 District.
- g. When residential uses are combined with other uses in the C-2 Commercial District, yard requirements other than those established in this district shall apply only to the portions of a building used for residential purposes. In this instance the definition of a yard may be modified to mean an area open to the sky at the first floor of the residential portion of a building. However, in computing a required yard, the measurement of the number of stories in a building shall start at the ground.

3. MAXIMUM BUILDING HEIGHT:

Two times the width of the street at the front property line. Additional height may be obtained by stepping the building back one foot on all sides for each four feet of added height.

4. MAXIMUM DENSITY OR FAR:

Maximum Floor Area Ratio - - - - - 5.0
 Maximum Density - - - - - 435 units per acre
 (for 0 bedroom apartments only)

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE:

Refer to Article 11.

7. FENCES AND WALLS:

Refer to Section 9.3.

8. OTHER REQUIREMENTS:

- a. Minimum Usable Open Space - - - - - None
except residential uses shall provide the minimum
requirements for the OR-3 District
- b. Distance between Buildings on Same Lot: - - - - - None
except residential uses shall provide the minimum
requirements for the OR-3 District.