

ORDINANCE NO. 403 (10-09-2024)

AN ORDINANCE OF THE CITY OF TAYLOR MILL, IN KENTON COUNTY, KENTUCKY, AMENDING THE TAYLOR MILL ZONING CODE BY (1) ADDING CLARIFICATION TO NONCONFORMITIES, (2) AMENDING CERTAIN ACCESSORY USE SPECIFIC STANDARDS, (3) AMENDING DIMENSIONAL STANDARDS REGARDING ACCESSORY STRUCTURES, SWIMMING POOLS AND SPAS, DRIVEWAYS, AND FLAG POLES, (4) AMENDING FENCES AND WALLS TO REMOVE REDUNDANCY AND ADD CLARIFICATION, (5) AMENDING THE PARKING STANDARDS TO REMOVE A RESTRICTION ON THE LOCATION OF PARKING FACILITIES, (6) AMENDING DEFINITIONS OF “AGRICULTURAL STORAGE” AND “AGRITOURISM”, (7) FIXING OTHER TYPOGRAPHICAL ERRORS SUCH AS SPELLING, NUMBERING, AND CROSS-REFERENCES, (8) AMENDING INTENSITY AND DIMENSIONAL STANDARDS WITHIN THE DG (DOWNTOWN GATEWAY) AND DC (DOWNTOWN CORE) ZONES, (9) LISTING “STUDIOS FOR WORK OR TEACHING” AS PERMITTED USE WITHIN THE DG AND DC ZONES, (10) AMENDING HOTEL AND MOTEL USE SPECIFIC STANDARDS, AND (11) REMOVING A CHARACTER STANDARD FOR LOT COVERAGE

WHEREAS, a request for a text amendment to the TAYLOR MILL Zoning Ordinance was submitted to the Kenton County Planning Commission by the City of Taylor Mill, for the consideration of a text amendment amending the Taylor Mill Zoning Code and fixing issues that the Z-21 new Zoning Text and Map; and

WHEREAS, the PDS staff reviewed the applications and recommended that the proposed text amendment be approved; and

WHEREAS, the Kenton County Planning Commission, upon reviewing the PDS staff recommendations and after holding a public hearing on September 5, 2024, voted to recommend the text amendment proposed in PC-24-0019-Tx and PC-24-0017-TX, as authorized by Kentucky Revised Statute (KRS) 100.203(1).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TAYLOR MILL, COUNTY OF KENTON, COMMONWEALTH OF KENTUCKY:

SECTION 1.0

That the Taylor Mill City Commission hereby approves said text amendment, attached hereto as both Exhibit “A” incorporated by reference herein, amending the Taylor Mill Zoning Code and Zoning Map:

1. The proposed text amendments are authorized to be included within the text of the zoning ordinance per KRS 100.203 (see Attachment A).
2. The proposed text amendments are appropriate and reasonable. Creating a more flexible DC and DG zoning districts will provide additional opportunities for development within these areas of the City.
3. The proposed text amendments are consistent with the comprehensive plan which calls for additional flexibility in the regulations to promote a more engaging built environment. With these amendments, it allows a more diverse opportunity for development that would otherwise not be permitted. The amendments will promote flexibility and diversification of uses within a built environment.
4. Based on testimony provided during the public hearing held on September 5, 2024.


SECTION 2.0

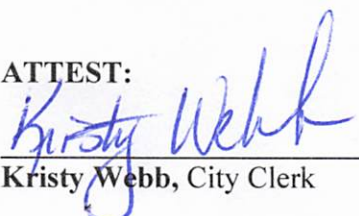
That should any section or part of any section or any provisions of this Ordinance be declared invalid by a Court of competent jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance.

SECTION 3.0

This Ordinance shall take effect and be in full force when passed, published, and recorded according to the law.

Adopted this 9th day of October, 2024.

APPROVED: 
Daniel L. Bell
Mayor of Taylor Mill

ATTEST:

Kristy Webb, City Clerk

First Reading: 09/11/2024

Second Reading: 10/09/2024

Publication: 10/18/2024

General Attachment Notice:

For ease of viewing, only those portions of the Zoning Ordinance pertaining to the requests within the submitted application have been included within these attachments. The complete zoning code can be viewed online at: www.pdskc.org

ATTACHMENT A**Proposed Text Amendments to Taylor Mill Zoning Ordinance**

Words to be deleted are ~~[lined through]~~ - Words to be added are underlined

SECTION 1:**ARTICLE 2 APPLICABILITY & CONFORMITY**

2.07 Nonconformities

A. Generally

1. Any parcel of land, use, easement, structure, sign or feature lawfully existing on the date of any text change in this Ordinance, or on the date of a zoning map amendment initiated by a public body that does not conform to the requirements of the district in which it is located may be continued and maintained in accordance with the provisions of this article and other applicable provisions of this Ordinance. Nonconformities may continue as prescribed, but the provisions of this article are designed to curtail substantial investment in nonconformities and to bring about their eventual conformity or elimination.

2. When there is a timeframe required for the reestablishment, repair, or restoration of a nonconformity, the timeframe begins when notice is given by the Zoning Administrator.

SECTION 2:**ARTICLE 4 USE REGULATIONS & STANDARDS**

4.05 Use-Specific Standards

J. Accessory Structures or Uses, Customary**2. Accessory Dwellings**

a. See Section 7.04, Character Standards for additional standards.

~~[b. Accessory dwellings are included in the cumulative floor area limitations established in Subsection 3 below.]~~

~~[c.]~~ b. Where permitted, only one accessory dwelling unit may be established per single-family or two-family lot.

~~[d.]~~ c. Where permitted, accessory dwelling units may only be established on lots with a size equal to or greater than 5,000 square feet.

~~[e.]~~ d. Accessory dwelling units are exempt from the lot area per unit and maximum density standards of Section 3.04, Zoning District.

~~[f.]~~ e. Accessory dwelling units must be attached to the primary dwelling unit.

~~[g.]~~f. For attached accessory dwelling units:

1. Only one entrance is permitted on the front of the primary dwelling unit. An additional entrance is permitted on the side or rear of the primary structure.
2. The accessory dwelling unit shall conform to the setbacks required for primary structures.

~~{h.}~~g. The maximum size of an accessory dwelling unit is 75 percent of the living area of the primary dwelling unit or 800 square feet, whichever is less.

~~{i.}~~h. The accessory dwelling unit shall not exceed the height of the primary structure.

~~{j.}~~i. The property owner shall occupy either the primary dwelling unit or the accessory dwelling unit.

~~{k.}~~j. Where short term rentals are permitted, accessory dwelling units may be used as short-term rentals subject to the provisions of Section 4.05, F., 2., Short Term Rentals.

~~{l.}~~k. Any residential dwelling unit using septic tanks shall comply with Section 8.03, E., Water Quality Buffers.

3. Accessory Structures Except Accessory Dwellings

a. Accessory structures in all districts:

1. Cumulative floor area as used in this section includes all accessory ~~{buildings}~~structures. ~~{and accessory dwellings.}~~
2. No accessory structure shall be in any front yard.
3. See Article 7 for additional standards for garages and carports.

b. Accessory structures in the Residential Large Lot Subdivision, and Conservation districts:

1. Shall meet all setback requirements. See Section 5.08 for exceptions for small ~~{buildings}~~structures.
2. The cumulative floor area of all accessory ~~{buildings}~~structures located in the rear yard shall not exceed 50 percent of the rear yard area.
3. The cumulative floor area of all accessory ~~{buildings}~~structures located in the side yard (where permitted) shall not exceed 50 percent of the side yard area.

c. Accessory ~~{buildings}~~structures in the Residential Conventional Subdivision, Residential Compact Subdivision, Residential Urban, and Residential Mixed districts:

1. Shall meet all setback requirements. See Section 5.08 for exceptions for small ~~{buildings}~~structures.
2. The cumulative floor area of all accessory ~~{buildings}~~structures located in the rear yard shall not exceed 700 square feet or 20 percent of the rear yard, whichever is less.
3. The cumulative floor area of all accessory ~~{buildings}~~structures located in the side yard (where permitted) shall not exceed 700 square feet or 20 percent of the side yard, whichever is less.
4. In all cases, the cumulative floor area of all accessory ~~{buildings}~~structures shall not exceed the floor area of the primary structure.

d. Accessory ~~{buildings}~~structures in the Residential Multi-Family and non-residential districts (excluding the Agriculture and Conservation districts):

1. Shall meet all setback requirements.
2. In the Residential Multi-Family, Mixed-use, and all commercial districts, accessory structures shall use exterior materials and forms similar to the primary structure(s).

3. In all employment districts, accessory structures shall be compatible with the surrounding non-residential area.

7. Swimming Pools and Spas

- a. Pools, spas and related equipment are only permitted in the rear yard and may not be located within any required setback, with an exception that swimming pools and spas are allowed to encroach into the rear yard by allowing a setback of 10 feet off the rear property line. See Section 5.08., D.
- b. All in-ground pools ~~[and spas]~~ must meet enclosure and gate requirements of the Kentucky Building Code.
- c. Swimming pools which are located above-ground shall be required to have a fence or wall, including a self-closing or self-latching door or gate around the pool or property upon which the pool is located of at least four (4) feet in height, but not exceeding seven (7) feet (as regulated by Section 7., Table 7.3 of this ordinance) and of such construction that a small child may not reach the pool from the street or any adjacent property without scaling a fence or wall or opening a gate or door. Said wall may be the wall of the above-ground pool, providing, however, that said wall is at least four (4) feet in height above the surrounding ground level.

In addition, any access to above ground pools by means of a ladder or stairway, said ladder or stairway shall be provided with a self-closing or self-latching door or gate, or some other device that would prevent a small child from gaining access to the pool by means of a ladder or stairway.

K. Temporary Uses

4. Outdoor Display and Sales, Temporary

- a. Temporary outdoor display is allowed for less than 48 hours unless otherwise approved by the Zoning Administrator.
- c. The area used for outdoor display or sales shall not occur on the sides and rear of buildings and shall be limited to no more than one-quarter of the length of the building front, unless otherwise approved by the Zoning Administrator after considering aesthetic and safety concerns.

SECTION 3:

ARTICLE 5 DIMENSIONAL REQUIREMENTS

5.04 Standard Administrative Modifications

A. Front Yard Setback Averaging

1. In the R-LLS, R-CVS, R-CPS, R-U, R-M, and NC Districts, front yard setback requirements shall be modified when nearby properties have a setback which is less than or greater than the requirement of the zoning district. When this occurs, the front yard setback shall be the average of the nearby properties. These nearby properties must be:

~~[When this occurs, the front yard setback shall be the average of the nearby properties.]~~

- a. Fronting on the same side of the street; and

- b. On the same block; and
- c. Within 300 feet; and
- d. If in a residential zone, then located within any residential zoning district. If in the NC Zone, then located within the NC Zone; and
- e. 51% or more of lots in the block are developed.

ARTICLE 5 DIMENSIONAL REQUIREMENTS

5.08 Permitted Encroachments

D. ~~[Small]~~ Accessory Structures

1. Accessory structures less than 120 square feet may be placed within the side or rear setback not less than ten feet from a property line and shall be subject to material and/or design standards where applicable.
2. For all other accessory structures including swimming pools and spas, an encroachment is allowed into the rear yard by allowing a setback of 10 feet off the rear property line.

E. Other Permitted Setback Encroachments

1. Walls and perimeter fencing as regulated in Section 7.06, Fences and Walls.
2. Sidewalks, multi-use paths and other pedestrian amenities.
3. Driveways and other vehicular access points which are addressed in Article 10, Parking & Loading Standards(-), provided they are not closer than two feet to the property line to which they run approximately parallel.
4. Landscaping as regulated by Section 7.07, Landscaping, Screening, and Buffers.
5. Flag poles that don't exceed the max height of the zone, or 40 feet if the zone does not have a maximum height.

Section 4:

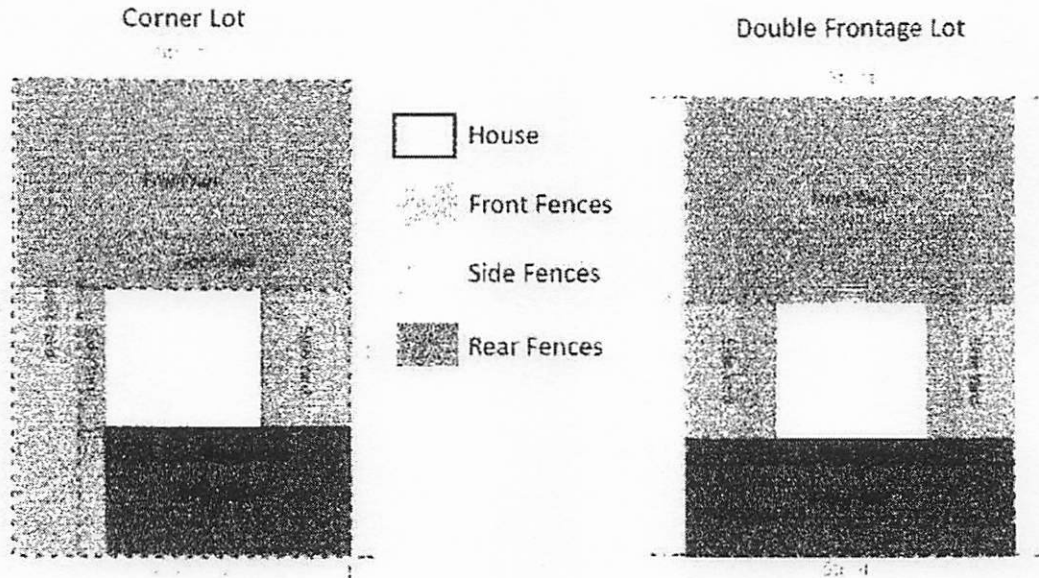
ARTICLE 7 DEVELOPMENT STANDARDS

7.06 Fences and Walls

7. Fences on Corner Lots and Double Frontage Lots

Corner lots and double frontage lots are restricted to the front yard fence regulations within any front yard. ~~[area adjacent to a street, with side yard fences permitted in all other yard areas. All side yard fencing must meet the clear sight distance required in 6.07 Clear Sight Distance Required.]~~ In all other frontages not established as the primary frontage, side yard fences are permitted provided all fencing must meet the clear sight distance required in 6.07 Clear Sight Distance Required. Rear yard fences are permitted in all rear yard areas. For the

purposes of this section, the primary front yard shall be the frontage where the total minimum front yard depth is required per Section 5.06 Setback and Lot Width Measurements.



SECTION 5:

ARTICLE 10 PARKING & LOADING STANDARDS

10.02 Location of Parking

~~[F. Parking lots and parking garages shall not abut an intersection or occupy lots which terminate a vista (a distant view through or along a street or public space).]~~

SECTION 6 :

ARTICLE 14 DEFINITIONS

14.02 Definitions

A

~~Agricultural Storage – [An establishment primarily engaged in operating merchandise warehousing and storage facilities. These establishments generally handle goods in containers, such as boxes, barrels, and/or drums, using equipment, such as forklifts, pallets, and racks. They are not specialized in handling bulk products of any particular type, size, or quantity of goods or products; Services provided by these establishments can include blast freezing, tempering, and modified atmosphere storage services. (NAICS 493110 & 493120).] This industry comprises~~

establishments primarily engaged in operating bulk farm product warehousing and storage facilities (except refrigerated). Grain elevators primarily engaged in storage are included in this industry. (NAICS-49130).

Agritourism – [The cultivation or raising of crops or livestock for the purpose of attracting visitors to the farm for educational or entertainment-based activities. These establishments can include a number of activities, including but not limited to include a corn maze, produce sales, and fruit picking.] The act of visiting: (a) A farm or ranch; or (b) Any agricultural, horticultural, or agribusiness operation; for the purpose of enjoyment, education, or active involvement in the activities of the farm, ranch, or operation.

SECTION 7:

ARTICLE 7 DEVELOPMENT STANDARDS

7.04 Character Standards

The following tables of standards are intended to provide objective criteria required for development in particular zoning districts. Where a criterion is required in a zoning district, an "X" appears in that district column. Where a criterion is not required, a "-" appears in that column.

D. Character Standards—Services, Utilities, and Minor Accessory Uses														
To subordinate the appearance of services, utilities, and minor accessory uses on individual sites and throughout the [City's/County's] jurisdiction, the following standards shall apply.														
3. All dumpster, trash and recycling receptacle storage areas shall be located in the side or rear yard. [Dumpsters] Dumpsters shall also be screened per Section 7.07, N.	X	X	X	X	X	X	X	X	X	X	X	X	X	X

7.06 Fences and Walls

A. General Regulations

The following standards shall apply to all fences and walls in all zoning districts unless otherwise noted.

~~[10. The construction of walls or fences is allowed on a property with no principal structure provided that a principal structure or principal use with the same ownership as the vacant property abuts the vacant property (without a street or alley separating). The fence constructed must meet all regulations of this section. Fence material must be consistent all the way around the property. Chain-link fences are prohibited on vacant properties in all Residential and Commercial Districts.]~~

2. Fence Types Limited

TABLE 7.3 - FENCE TYPES LIMITED

a. Masonry walls	X	X	X	X	X	X	X	X	X	X	X	X	X	X	The type, location, and height of all fences and
Maximum Height, Front															

Maximum Height, Side	4 feet						8 feet						6 feet		walls shall be approved on the Concept or Final Development Plan Type, location, and height of all fences & walls shall be approved on Concept or Final Development Plan
Maximum Height, Rear	7 feet														
b. Ornamental metal or other	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Maximum Height, Front	-						6 feet		7 feet		6 feet		-		
Maximum Height, Side	4 feet						8 feet		8 feet		8 feet		6 feet		
Maximum Height, Rear	7 feet										8 feet				
c. Woven wire, including chain link	X	X	X	X	X	X	X	X	X	X	X	X	-	-	
Maximum Height, Front	-						6 feet		7 feet		6 feet				
Maximum Height, Side	4 feet						8 feet(8 feet)		8 feet		8 feet				
Maximum Height, Rear	7 feet										8 feet				
d. Wood or other, more than 50% open	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Maximum Height, Front	-						-						-		
Maximum Height, Side	4 feet						8 feet						6 feet(e)		
Maximum Height, Rear	7 feet														
e. Wood or other less than 50% open	X	X	X	X	X	X	X	X	X	X	X	X	-	-	
Maximum Height, Front	-						-						-		
Maximum Height, Side	4 feet						8 feet								
Maximum Height, Rear	7 feet														
f. Mixed material	X	X	X	X	X	X	X	X	X	X	X	X	-	-	
Maximum Height, Front	-						-						-		
Maximum Height, Side	4 feet						8 feet								
Maximum Height, Rear	7 feet														
g. Hedge	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

Maximum Height, Front	6 feet										6 feet			
Maximum Height, Side	4 feet										8 feet		6 feet	
Maximum Height, Rear	7 feet													
h. Barbed wire/sharp-pointed	-	-	-	-	-	-	-	-	X	X	-	-	-	
Maximum Height, Front														
Maximum Height, Side											8 feet		8 feet	
Maximum Height, Rear														
i. Flood retaining walls	X	X	X	X	X	X	X	X	X	X	X	X	X	
Maximum Height, Front														
Maximum Height, Side	Per Engineering Requirements													
Maximum Height, Rear														
j. Sports	-	-	-	-	-	X	-	-	-	-	-	X	-	
Maximum Height, Front														
Maximum Height, Side											12 feet		12 feet	
Maximum Height, Rear														
k. Security [1] [2]	-	-	-	-	-	-	-	-	-	-	X	-	-	
Maximum Height, Front													6 feet	
Maximum Height, Side													7 feet	
Maximum Height, Rear														
[1] Barbed wire, razor wire, concertina wire, or other sharp pointed materials must be at least 5' above grade														
[2] The maximum height of a security fence includes the height of the barbed wire, razor wire, concertina wire, or other sharp pointed material														

ARTICLE 10 PARKING & LOADING STANDARDS

10.22 Loading Areas

B. Calculation of Loading Requirements

1. Loading Requirements

- a. The number of loading spaces to be required shall be determined by the Zoning Administrator based upon the requirements set forth in Table 10-~~[5]~~2. For land uses not addressed in Table 10-~~[5]~~2, the Zoning Administrator shall determine the applicable loading space standards.
- b. As an alternative to the requirements in Table 10-~~[5]~~2, any applicant may provide the Zoning Administrator with a loading space study to determine loading space demand. The Zoning Administrator may approve an alternative loading space requirement based upon the study.

ARTICLE 11 SIGNS

11.08 Installation, Design, and Construction Standards

A. Location

1. No sign shall be located so that it obstructs access to or from a doorway, fire escape or required escape window.
2. No sign shall be located so that it blocks the free air flow through windows in residential units.
3. No sign located within a clear sight triangle (see Section 6.07 Clear Site Distance Required) shall obstruct the vision of motorists or pedestrians between a height of 30 inches and 108 inches off the ground.
4. No wall sign shall extend above the top of the wall of the building, including parapets and architectural extensions.
5. No sign shall be located so that it obstructs access to or from a doorway, fire escape or required escape window.
6. No sign shall be located so that it blocks the free air flow through windows in residential units.
7. No sign located within a clear sight triangle (see Section 6.07 Clear Site Distance Required) shall obstruct the vision of motorists or pedestrians between a height of 30 inches and 108 inches off the ground.
8. No wall sign shall extend above the top of the wall of the building, including parapets and architectural extensions.
- ~~[5-]~~9. No sign shall be located within eight vertical feet or four horizontal feet of overhead electrical or other wires.

~~[E-]~~B. Sign Maintenance

1. The property owner shall be liable to maintain such sign, including its illumination sources, in neat and orderly condition and good working order at all times and to prevent the development of any deterioration in the safety of such sign. The property owner may assign such responsibility to a tenant or other party, but the property owner shall remain accountable for the maintenance.
- ~~[F-]~~2. Nothing in this Article shall prohibit the routine maintenance of any nonconforming sign or the changing of the copy or content of any nonconforming sign, except where such maintenance or change in copy would

increase the degree of its nonconformity.

ARTICLE 11 SIGNS

11.09 Allowed Signs (Requiring a Permit)

A. Sign Requirements by District

The following table contains relevant regulations ~~(by)for signs (type for signs requiring a permit.)~~ within each district. A sign permit is required, unless identified in Section 11.06 as a sign allowed without a permit.

General Attachment Notice:

For ease of viewing, only those portions of the Zoning Ordinance pertaining to the requests within the submitted application have been included within these attachments. The complete zoning code can be viewed online at: www.pdskc.org

ATTACHMENT A**Proposed Text Amendments to Taylor Mill Zoning Ordinance**

Words to be deleted are ~~lined through~~ - Words to be added are underlined

ARTICLE 3 ZONING DISTRICTS**3.04 Zoning Districts****3.04.Y. DOWNTOWN CORE (DC)****INTENSITY AND DIMENSIONAL STANDARDS**

Minimum Lot Area (ft ²) (new lots created)		1,500
Maximum Residential Density (units/ac); Location		None; residential users are restricted to the upper floors of mixed-use buildings; Attached Single-Family and Two-Family shall be at the same or higher density than currently exists.
Maximum Building Footprint (ft ²)	Mixed-Use / Commercial only or Institutional only	15,000 / 10,000
	SF Attached Residential / Two-Family per unit	500
	Multi-Family per Building	750
{Floor Area Ratio (min/max)}		[.75 / 4.0]
{Lot coverage (min/max)}		[60% / 100%]
Maximum Height (stories) (min/max)		2 / 4
Build-to Line (ft) (min/max)		0 / 15
{Building Width as a percentage of lot width (min/max)}		[75% / 100%]
Side Yard Setback (ft) (min/ max)		0 / 5 / ^(a) 2
Minimum Rear Yard Depth (ft) (min/ max)/adjacent to residential) ^(b)		0 / 5 / 10

CROSS REFERENCES

Permitted and Conditional Uses	<u>Article 4</u>
Dimensional Requirements	<u>Article 5</u>
Development Standards	<u>Article 7</u>
Natural Resource and Environmental Standards	<u>Article 8</u>
Parking and Loading Standards	<u>Article 10</u>
Signs	<u>Article 11</u>

NOTES

~~(1) [Refer to the Downtown Independence Regulating Plan in Article 3.04.Z.]~~

~~(2) [Refer to the Commonwealth Station Regulating Plan in Article 3.04.Z.]~~

~~(3) 1 Residential adjacent to residential will have a maximum setback of 5 feet.~~

~~(4) 10 feet when adjacent to residential zones or uses.~~

Effective on: 5/17/2022

ARTICLE 3 ZONING DISTRICTS

3.04 Zoning Districts

3.04.Z. DOWNTOWN GATEWAY (DG)

INTENSITY AND DIMENSIONAL STANDARDS

Minimum Lot Area (ft ²) (new lots created)		3,000
Maximum Residential Density (units/ac); Location		None; residential users are restricted to the upper floors of mixed-use buildings; Attached Single-Family and Two-Family shall be at the same or higher density than currently exists.
Maximum Building Footprint (ft ²)	Mixed-Use / Commercial only or Institutional only	15,000 / 10,000
	SF Attached Residential / Two-Family per unit	500
	Multi-Family per Building	750
[Floor Area Ratio (min/max)]		[.75 / 4.0]
Lot coverage (min/[max])		[60% / 100%] 50%
Maximum Height (stories) [(min/max)]		[3 /] 4 ¹
[Build to Line (ft) (min/max)]		[0 / 15]
Front Yard Setback (ft) (min)		0
[Building Width as a percentage of lot width (min/max)]		[75% / 100%]

Side Yard Setback (ft) (min/max)	0 / 5 ⁴²
Minimum Rear Yard Depth (ft) (min/[max /adjacent to residential)] ³	0 / [5-7] 10

CROSS REFERENCES

Permitted and Conditional Uses	<u>Article 4</u>
Dimensional Requirements	<u>Article 5</u>
Development Standards	<u>Article 7</u>
Natural Resource and Environmental Standards	<u>Article 8</u>
Parking and Loading Standards	<u>Article 10</u>
Signs	<u>Article 11</u>

NOTES

⁽¹⁾ ~~[Refer to the Downtown Independence Regulating Plan in Article 11.]~~

⁽²⁾ ~~[Refer to the Commonwealth Station Regulating Plan in Article 11.]~~

⁽³⁾ Residential adjacent to residential will have a maximum setback of 5 feet.

⁽⁴⁾ 10 feet when adjacent to residential zones or uses.

³ Maximum height requirements do not apply to hotel uses in this zoning district. See Section 4.05.F.4.g.

ARTICLE 4 USE REGULATIONS & STANDARDS

4.05 Use-Specific Standards

F. Lodging

4. Hotel and Motel

- a. All sleeping accommodations must be accessible from the interior of the building.
- b. Guests must pass through a lobby which must be staffed 24 hours a day.
- c. Must provide a covered entryway for the purposes of loading and/or unloading of vehicles.
- d. Must include a business facility, gym, or workout facility, and one of the following;
 1. restaurant or lounge which includes breakfast service
 2. indoor pool
 3. additional amenities as approved by the Zoning Administrator
- e. Automobile rental shall be permitted as an accessory use only in accordance with the following requirements:
 1. No sign advertising the rental of automobiles shall be located outside the hotel or motel building; and
 2. No more than ten automobiles, which are not currently leased to customers, shall be parked on the same property as the hotel or motel.
- f. Truck and trailer rental is not permitted.
- g. In the DG Zoning District, Hotel uses have no maximum height requirement.

9. TABLE 4-1 PERMITTED AND CONDITIONAL USES															
Use	Residential						Commercial		Employment		Other		Special		Use Specific Standards
	R-LLS	R-CVS	R-CP5	R-U	R-M	R-MF	NC	CC	BP	GI	CO	INST	DC	DG	
COMMERCIAL															
Agriculture Equipment / Chemical Sales, Distribution, Storage	-	-	-	-	-	-	-	-	-	P	-	-	-	-	4.05, C.1.
Animal Care - enclosed	-	-	-	-	-	-	P	P	P	P	-	-	P	P	4.05, C.2.
Animal Care – outdoor activity	-	-	-	-	-	-	-	-	-	P	-	-	-	-	4.05, C.3.
Assembly, Commercial	-	-	-	-	-	-	-	P	-	-	-	-	-	-	4.05, C.4.
Bar Or Drinking Place	-	-	-	-	-	-	C	P	P	P	-	-	C	C	4.05, C.5.
Brewery, Distillery, Winery	-	-	-	-	-	-	C	P	P	P	-	-	C	C	4.05, C.6.
Building Material Sales	-	-	-	-	-	-	-	P	-	P	-	-	-	-	4.05, C.7.
Car Wash	-	-	-	-	-	-	P	P	-	-	-	-	-	-	4.05, C.8.
Carpenter shops, electrical, plumbing and heating shops, furniture upholstery and similar establishments	-	-	-	-	-	-	P	P	P	P	-	-	P	P	4.05, C.9.
Check Cashing and Title Loan Business	-	-	-	-	-	-	P	P	-	-	-	-	P	P	4.05, C.10.
Commercial Printing	-	-	-	-	-	-	P	P	P	P	-	-	P	P	
Conversions	-	-	-	C	C	-	P	P	-	-	-	-	P	P	4.05, C.11.
Family Child Care Homes	P	P	P	P	P	P	-	P	-	-	-	-	P	P	4.05, C.12.
Day Care Or Adult Or Child Care Center, Type II	C	C	C	C	C	C	P	P	P	-	-	-	P	P	4.05, C.12.

TABLE 1 - PERMITTED AND CONDITIONAL USES															
Use	Residential						Commercial Employment				Other		Special		Use Specific Standards
	R-LLS	R-CVS	R-CPS	R-U	R-M	R-MF	NC	CC	BP	GI	CO	INST	DC	DG	
Day Care Or Adult Or Child Care Center, Type I	-	-	-	-	-	-	P	P	P	-	-	-	P	P	4.05, C.12.
Dry Cleaner	-	-	-	C	-	-	P	P	P	P	-	-	P	P	4.05, C.13.
Equipment Sales, Rental, Repair	-	-	-	-	-	-	C	P	P	P	-	-	C	C	
Farmer's Market	-	-	-	-	-	-	P	P	-	-	-	P	-	-	4.05, C.14.
Financial Services	-	-	-	-	-	-	P	P	P	-	-	-	P	P	
Funeral Home, Mortuary	C	C	C	C	C	C	P	P	P	-	-	P	-	-	4.05, C.15.
Gas Station	-	-	-	-	-	-	C	-	-	P	-	-	P	P	4.05, C.16.
Liquor Store	-	-	-	-	-	-	P	P	-	-	-	-	P	P	4.05, C.17.
Medical Office	-	-	-	-	-	-	P	P	P	-	-	-	P	P	
Motor Vehicle Sales and Rental	-	-	-	-	-	-	-	C	-	P	-	-	-	-	4.05, C.18.
Motor Vehicle Service, Major	-	-	-	-	-	-	C	-	-	P	-	-	-	-	4.05, C.19.
Motor Vehicle Service, Minor	-	-	-	-	-	-	P	C	-	P	-	-	-	-	4.05, C.20.
Nursery / Garden Supply	-	-	-	-	-	-	P	P	-	P	-	-	-	-	4.05, C.21.
Office	-	-	-	-	-	-	P	P	P	P	-	-	P	P	
Off-Street Parking Lot, Non-Accessory	-	-	-	-	-	-	-	-	-	-	-	-	C	C	4.05, C.22.
Personal Services	-	-	-	-	-	-	P	P	P	P	-	-	P	P	
Restaurant with drive-in or drive-through	-	-	-	-	-	-	C	C	-	-	-	-	P	P	4.05, C.23.
Restaurant without drive-in or drive-through	-	-	-	-	-	-	P	P	P	-	-	-	P	P	4.05, C.24.
Retail Store	-	-	-	-	-	-	P	P	P	-	-	-	P	P	

TABLE 4.05 PERMITTED AND CONDITIONAL USES																
Use	Residential						Commercial		Employment		Other		Special		Use Specific Standards	
	R-LLS	R-CVS	R-CPS	R-U	R-M	R-MF	NC	CC	BP	GI	CO	INST	DC	DG		
Sexually-Oriented Business							See Article 9									
Studios for Work or Teaching	-	-	-	-	-	-	P	P	P	-	-	-	H P	H P		
Tattoo Or Body Art Services	-	-	-	-	-	-	P	P	-	P	-	-	-	-	4.05, C.25	

ARTICLE 7 DEVELOPMENT STANDARDS

D. 7.04 Character Standards

TABLE 7.1 - ZONING DISTRICTS															
	RESIDENTIAL						COMM		EMP		OTHER		SPECIAL		
	R-LLS	R-CVS	R-CPS	R-U	R-M	R-MF	NC	CC	BP	GI	CO	INST	DC	DG	PUD
"X" means that the standard is required. "-" means that the standard is not required.															

E. Character Standards—Open Space To provide open space.															
[2. Not more than seventy five (75) percent of the area of any development area shall be covered with any combination of buildings, pavement, or other impervious surfaces.]	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X
[3]2. Cart Corrals: Cart corrals shall be of durable, non-rusting, allseason construction and shall be designed and colored to be compatible with the architecture and materials of the principal building served.	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X