

SEC. 10.18 DOWNTOWN TAYLOR MILL ZONES

- A. CREATION OF ZONES: The following regulations are hereby established to promote the health, safety and general welfare of the Downtown Taylor Mill Zones; hereafter referred to as Downtown Taylor Mill (DTM); to promote orderly redevelopment in a manner consistent with the goals and objectives of the 2006 *I-275/KY 16 Improvement Area Land Use Study* and to provide regulations and standards for future mixed-use development in Downtown Taylor Mill that will benefit the City of Taylor Mill.

The DTM Zones provide for a flexible mix of commercial uses in a pedestrian friendly environment to accommodate a dense downtown and regional or national headquarters.

The permitted uses, dimensional standards, and design guidelines are intended to insure compatibility between adjoining residential areas and between various uses within the DTM Zones. The standards found herein collectively promote high quality and innovative site design to create a premier community destination that will accommodate various uses and site configurations ranging from a hotel and conference center to retail and office uses. In addition, flexibility is provided in return for adherence to the design standards of the DTM Zones.

- B. ZONES REGULATED: The regulations contained herein shall regulate:
1. Section 10.19 DTM-1 (DOWNTOWN TAYLOR MILL MAIN STREET) ZONE.
 2. Section 10.20 DTM-2 (DOWNTOWN TAYLOR MILL OFFICE-SERVICE) ZONE.
 3. Section 10.21 DTM-3 (DOWNTOWN TAYLOR MILL COMMERCIAL) ZONE.
 4. Section 10.22 DTM-4 (DOWNTOWN TAYLOR MILL BUSINESS PARK) ZONE.

The boundaries of which are shown on the City of Taylor Mill Zoning Map.

- C. SCOPE: No land use, development, and/or structure located within the boundaries of any DTM Zone shall be commenced, approved, or occupied accept in conformance with the provisions of this ordinance. This section governs all land uses and development within the DTM Zones and shall take precedence over the provisions of this ordinance unless expressly provided for otherwise by this ordinance or the Kentucky Revised Statutes.
- D. INTERPRETATION AND APPLICATION: In their interpretation and application,

the provisions of this ordinance shall be held to be minimum requirements, adopted for the promotion of the health, safety, and general welfare. Whenever the requirements of any other lawfully adopted rules, regulations, or resolutions, the most restrictive, or that imposing the higher standards shall govern.

E. GENERAL DEVELOPMENT PLAN REVIEW PROCEDURES

1. Stage I Plan: Before a parcel of land can be rezoned to DTM-1, DTM-2, DTM-3, or DTM-4, or developed within a DTM-1, DTM-2, DTM-3, or DTM-4, the developer must submit a Stage I Plan of the proposed development as follows:
 - a. The Stage I Plan is to be used as a guideline for the development of the total mixed-use and office development.
 - b. The Stage I Plan must be reviewed by the city planning unit (at this time, the Northern Kentucky Area Planning Commission). The planning unit will approve, approve with conditions, or disapprove the Stage I Plan. The planning unit will transmit their decision to the city council. The planning unit's decision is in the way of a recommendation and is not binding upon the city commission.
 - c. After receiving the recommendation of the planning unit, the city commission will vote to approve, approve with conditions, or disapprove the Stage I Plan.
 - d. Minor revisions to the Stage I Plan may be approved by the city commission.
2. Stage II. Plan: After approval of the Stage I Plan, the developer may submit a Stage II Plan to the city commission for review.
 - a. The Stage II Plan must conform to the concepts and general layout of the approved Stage I Plan.
 - b. The city commission will vote to approve, approve with conditions, or disapprove the Stage II Development Plan.
3. Final Approval: No site development work may be done until the city has approved the Stage II Development Plan.

F. Development plan data requirements

1. Stage I Plan Requirements: Plan(s) of the subject property, drawn to a scale not smaller than one (1) inch equals one hundred (100) feet shall be submitted. Stage I Plan shall identify and provide the following information:
 - a. The total area in the project;
 - b. The present zoning of the subject property and all adjacent properties;

- c. All public and private rights-of-way and easement lines located on or adjacent to the subject property which are proposed to be continued, created, enlarged, relocated, or abandoned;
- d. Existing topography, and approximate delineation of any topographical changes shown by contour with intervals not to exceed five (5) feet;
- e. Delineation of all existing and proposed non-residential uses in the project:
 - (1) Commercial uses - location and type of all uses including approximate number of acres, gross floor area, and heights of buildings.
 - (2) Open Space/Recreation - the approximate amount of area proposed for common open space, including the location of recreational facilities, and identification of unique natural features to be retained.
 - (3) Other public and semi-public uses - location and type of all uses, including approximate number of acreage, and height of buildings.
- f. Location of proposed pedestrian walkways, identifying approximate dimensions;
- g. Location of proposed streets, identifying approximate dimensions of pavement, right-of-way widths, and grades;
- h. Location of all existing and proposed water, sanitary sewer, and storm drainage lines, indicating approximate pipe sizes. Indication should also be given regarding the provision of electric and telephone service.
- i. Certification from appropriate water and sewer agencies that services will be available.
- j. Identification of the soil types and geologic formations on the subject property, indicating anticipated problems and proposed methods of handling said problems.
- k. Other information that the legislative body may determine necessary for description and/or to insure proper integration of the proposed project in the area.
- l. A schedule of development, including the staging and phasing of:
 - (1) Streets, utilities, and other public facility improvements, in order of priority.
 - (2) Dedication of land to public use or set aside for common ownership.
 - (3) Non-residential buildings and uses, in order of priority.

2. Stage II Plan Requirements: Plan(s) of the subject property shall be drawn to a scale of not smaller than one (1) inch equals one hundred (100) feet. The Stage II Plan shall conform to the following requirements:
 - a. The existing and proposed finished topography of the subject property shown by contours with intervals not to exceed five (5) feet. Where conditions exist that may require more detailed information on the proposed topography, contours with intervals of less than five (5) feet may be required by the planning commission.
 - b. Location, height, arrangement, and identification of all non-residential buildings and uses on the subject property and, where applicable, location and arrangement of all lots with lot dimensions.
 - c. Location and arrangement of all common open space areas, and recreational facilities, including lot dimensions. Methods of ownership and operation and maintenance of such lands shall be identified.
 - d. Landscaping features, including identification of planting areas and the location, type, and height of walls and fences.
 - e. Location of signs indicating their orientation, size, and height.
 - f. All utility lines and easements, including:
 - (1) Water distribution systems, including line sizes, width of easements, type of pipe, location of hydrants and valves, and other appurtenances;
 - (2) Sanitary sewer system, including pipe sizes, width of easements, gradients, type of pipes, invert elevations, location and type of manholes, the location, type, size of all lift or pumping stations, capacity, and process of any necessary treatment facilities, and other appurtenances;
 - (3) Storm sewer and natural drainage system, including pipe and culvert sizes, gradients, location of open drainage courses, width of easements, location and size of inlets and catch basins, location and size of retention and/or sedimentation basins, and data indicating the quantity of storm water entering the subject property naturally from areas outside the property, the quantity of flow at each pickup point (inlet), the quantity of storm water generated by development of the subject area, and the quantity of storm water to be discharged at various points to areas outside the subject property;
 - (4) Other utilities (e.g., electric, telephone, etc.) including the type of service and the width of easements;
 - g. Location of all refuse receptacle sites, off-street parking, loading and/or unloading, and driveway areas, including typical cross sections, the type of surfacing, dimensions, and the number and

arrangement of off-street parking, and loading and/or unloading spaces.

- h. Circulation System:
 - (1) Pedestrian walkways, including alignment, grades, type of surfacing, and width;
 - (2) Streets, including alignment, grades, type of surfacing, width of pavement and right-of-way, geometric details, and typical cross sections;
- i. Provisions for control of erosion, hillside slippage and sedimentation, indicating the temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading, and construction.
- j. A schedule of development, including the staging and phasing of:
 - (1) Streets, utilities, and other public facility improvements, in order of priority.
 - (2) Dedication of land to public use or set aside for common ownership.
 - (3) Non-residential buildings and uses, in order of priority.

G. **REQUIRED CONDITIONS:** The following required conditions shall apply to ensure compatibility between research and development, laboratory, large headquarter office, and modern non-nuisance industrial uses located in new business parks, and to protect residential areas from the same uses.

- 1. **Outdoor Storage:** The outside storage of goods, merchandise, inventory, equipment, or raw materials is prohibited. In addition, the outside storage of (but not limited to) junk, refuse, miscellaneous discarded items, inoperative items, inoperative or unlicensed motor vehicles and recreational equipment, auto parts and accessories, or inoperative appliances is prohibited.
- 2. **Material Processing:** No raw materials shall be processed into any of the following basic products: metal of any kind, glass, plastic, textiles, paper or petroleum products.
- 3. **Trailers:** The use of trailers for storage is prohibited.
- 4. **Commercial Vehicles:** No commercial vehicle with a gross vehicle weight rated in excess of ten thousand (10,000) pounds, or more than seven (7) feet in height, and not owned by or associated with an existing business on a subject property, may be parked on any commercial lot, except for commercial vehicles making service calls or deliveries to or from a subject property.
- 5. **Noise and Vibration:** No noise or vibration shall be permitted which is detectable at or beyond the lot lines to the human sense.

6. Toxic or Noxious Matter: No emission of toxic or noxious matter, which is injurious to human health, comfort and enjoyment of life and property or to animal or plant life, shall be permitted.
7. Smoke or Air Pollutants: The emission of smoke or other air pollutants shall not violate the standards and regulations of the Northern Kentucky District Health Department.
8. Dust. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving or other acceptable means.
9. Odors: There will be no emission of odors or odor causing substances which can be detected without the use of instruments at or beyond the lot lines.
10. Radioactive Materials: Manufacturing activities involving the use, storage, or disposal of radioactive materials are prohibited except for those materials:
 - a. That do not become an integral part of the manufactured product; or
 - b. That are exempt from state and/or federal licensing requirements; or
 - c. Are used for medical diagnosis and therapy, education, or industrial/ defense related research and development.

H. DESIGN AND DEVELOPMENT STANDARDS:

1. Purpose: Design and development standards are established to create a unified image for downtown Taylor Mill. High quality, mixed-use developments with integrated open spaces, streets, parking, and pedestrian friendly facilities are desired. To that end, the design and development standards in this section are further designed to:
 - a. Utilize decorative and long lasting building designs on all building walls facing public roadways.
 - b. Develop unique building and building configurations that fit into the overall character and design objectives of the downtown areas by requiring decorative architectural elements and unique, landmark building designs.
 - c. Place structures close to Main Street and all surface streets, to create an identifiable image unique to downtown Taylor Mill. A consistent building wall and the use of wide sidewalks and a street tree line along Main Street will ensure an attractive and functional pedestrian friendly environment.
 - d. Place parking lots in rear or side yards to make downtown structures the focal point of every development site.

- e. Require a non-motorized transportation system for the exclusive use of pedestrians and bicyclists that provides safe linkages between retail and office uses and surrounding neighborhoods.
 - f. Incorporate sound site design techniques to minimize the intrusion on existing residential neighborhoods by saving existing vegetation where possible, placing buildings and parking lots in appropriate locations, and providing landscape buffer areas.
 - g. Restrict access to development parcels adjacent by requiring shared access drives and common parking lots.
 - h. Utilize low profile monument signage throughout while ensuring signage is user-friendly.
2. Minimum Tract Size: The minimum tract size of any development located in the DTM Zones shall be five (5) acres. In all DTM Zones, more than one building may be located on any one lot.
 3. Maximum Building Footprint: The maximum building footprint of any commercial use shall be sixty thousand (60,000) square feet. Any commercial use exceeding sixty thousand (60,000) square feet shall be permitted but shall be required to have a minimum height of two (2) stories or thirty (30) feet.
 4. Building Design:
 - a. General: Any building elevation of any structure facing a public roadway shall be considered a front side or façade for design purposes.
 - b. Tripartite Configuration: Facades shall have a tripartite (three part) configuration with a base or foundation, a middle or modulated wall, and a top portion formed by an articulated cornice. The façade shall have a recognizable base with but not limited to the following:
 - c. Façade Base Treatment: Facades must have a recognizable base with (but not limited to) thicker walls, ledges or sills; Integrally textured elements such as stone or other masonry; Integrally colored and patterned elements such as smooth-finished stone; lighter or darker colored elements, mullions or panels; or planters.
 - d. Façade Material and Color Changes: Materials and colors should not be changed in the same place, unless separated by a detail, such as a reveal, and change should occur along a horizontal or vertical line. The lighter material or color should occur above the heavier material or color in all cases buildings on corner lots should or adjacent to access drives shall continue the same material and color on both sides and detail those facades similarly.
 - e. Horizontal Repeating Pattern: Facades must include a repeating pattern with an expression of architectural or structural bays through a change in plane greater than or equal to one (1) wide, such as an offset, reveal, pilaster, projecting ribs, fenestration

patterns, or piers. Office and retail façade walls must not have a blank, uninterrupted length greater than forty (40) feet without including the required change in plane and one additional feature such as: changes in texture or pattern, or other equivalent elements that subdivide the wall into human scale proportions. All elements must repeat at intervals of less than or equal to forty (40) feet. Facades located in the DTM-4 shall follow these standards but at an interval of eighty (80) feet.

- f. Disruption of Long Walls: Long walls, exceeding eighty (80) feet in length, visible from a road right-of-way should include at least one change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the entire length of the façade and extending at least twenty (20) percent of the entire length of the façade.
- g. Glass: The use of glass as an architectural and design element is required as follows:
 - (1) Glass with a reflection greater than twenty (20) percent is prohibited.
 - (2) All glass located on the ground floor shall be clear vision glass.
 - (3) In the DTM-1 Zone, the first floor of a building shall have a minimum of fifty (50) percent and a maximum of eighty (80) percent glass.
 - (4) In all other DTM Zones, the use of glass shall be limited to fifty (50) percent on facades to avoid the excessive use of this element and a dated appearance. The first floor of buildings shall have a minimum of twenty-five (25) percent glass to provide variety, interest, and openness.
- h. Side or Rear Walls: Side or rear walls facing walkways or visible from a street right-of-way may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations, only when actual doors and windows are not feasible because of the building use.
- i. Materials: Acceptable building materials include but are not limited to residential-size, jumbo or utility brick (traditional red color or other neutral, non glazed type); stone facing material; exterior insulation and finish system (EIFS, i.e., dryvit). If EIFS or dryvit is used, it shall be used only three (3) feet above any elevation of the building and should not exceed forty (40) percent of the overall non-window façade area or any wall facing a public roadway. Inappropriate building materials include but are not limited to heavily rusticated stone veneer, a glass curtain wall, vertical siding, standard CMU, and metal cladding

- j. Main Building Entrances: Building frontages must incorporate a main entrance door. The main public entrance door shall be inviting and pronounced with lighting; high quality building materials; and architectural elements that draw the eye to the opening such as decorative transoms, columns, recesses, or protrusions. Entrances shall combine different colors, textures and the before mentioned architectural elements to emphasize entrances and to break the monotony of large vertical surfaces. Public entrance vistas shall be established or preserved by framing the area leading to the entrance with landscaping. It is not the intent of the landscaping or screening requirements found in this ordinance to block the view of the primary building entrances. Also, entrances should be designed with attention to pedestrian use, as well as automobile drop-off convenience.
 - k. Secondary Building Entrances: Secondary building entrances open to the public are permitted if located on the rear wall of a building. Such entrances shall be clearly identified as open to the public and may include a wall-mounted sign of not more than six (6) square feet above the entrance.
 - l. Architectural Details: Incorporate recesses, off-sets, arches, colonnades, columns, pilasters, detailed trim, brick bands, and contrasting courses of material, cornices, or porches to vary building facades.
 - m. Accents: Use canopies, overhangs, raised parapets over the door, archways, awnings, larger openings and display windows, accent colors, and details such as tile work, moldings, pedestrian-scale lighting, and distinctive door pulls to add detail and additional interest to building designs.
 - n. Building Colors: Building colors must be low-reflecting, muted and neutral or earth-toned. Roof colors must be muted and compatible with the dominant building color. High-intensity colors, bright primary colors, metallic colors, black or fluorescent colors are prohibited. Shiny, glossy or reflective materials, or brighter colors may be used on building trim and accents with a cumulative surface area of less than or equal to one quarter of one (0.25) percent of a wall. Neon lighting as an architectural trim is prohibited.
 - o. Roof Forms: Roofs shall be flat or slightly sloped (for drainage). Decorative parapets or railing shall be incorporated on any façade facing a public street or access drive. The continuous plane of a roofline must be less than or equal to one hundred (100) feet.
5. Utilities: All new utilities shall be located below ground to minimize disruptions in utility service, reduce weather related losses, and to enhance the visual appearance of the downtown area.

6. Lighting: For the purpose of providing consistent site lighting that does not produce glare and reduces the illumination of the night sky the following lighting standards shall be followed:
- a. General Requirements: Light poles shall be consistent with the overall architectural theme of the site and shall be of a neutral color such as bronze, black, or charcoal. Pedestrian-oriented lighting should be at smaller scales to light walkways and plazas while street-oriented lighting should be at larger scales to light streets.
 - b. Continuity: All lighting, including but not limited to building lighting, security lights, and architectural lights should be from the same family of fixtures to maintain continuity throughout the DTM Zones.
 - c. Street and Pedestrian Lighting:
 - (1) Light fixtures should be spaced at regular intervals and offer continuous ground plane overlap.
 - (2) Light fixtures shall be located at least two (2) feet and preferably five (5) feet back from the curb of a public right-of-way.
 - (3) Lighting should be used in combination with signage standards and other elements where possible.
 - (4) Lighting should be coordinated with street tree plantings for proper integration.
 - (5) Lighting should be maintained along the length of both sides of the public right-of-way.
 - d. Glare Reduction and Lighting Levels:
 - (1) All non-decorative lighting shall be fully shielded lights that do not emit light rays at angles above the horizontal plane as certified by a photometric test report.
 - (2) Decorative, pedestrian scale lights are encouraged in areas of pedestrian activity. All decorative lights over ten (10) feet in height shall be shielded to avoid light spillage on adjacent property and road rights-of-way.
 - (3) Where lighting abuts a residentially used or zoned property, the maximum illumination at the property line shall not exceed 0.5-foot candles. Where lighting abuts a non-residentially used or zoned property, the maximum illumination at the property line shall not exceed 1-foot candle. Lighting shall in no case exceed 6-foot candles.
 - (4) Wall packs must be fully shielded to direct the light downward. They shall not be used to draw attention to the building or to provide general building or site lighting.
 - e. Prohibited Lighting:
 - (1) Neon accent lighting is prohibited on buildings.
 - (2) Light poles shall not exceed thirty (30) feet in height.

- (3) Bare metal light poles and elevated “sonotube” type concrete bases are prohibited.
 - f. Any light used for advertising purposes in violation of Article XIV, Sign Regulations and the provisions of this section is prohibited.
- 7. Coverage and Open Space Requirements: Not more than seventy-five (75) percent of the area of any development lot or development parcel shall be covered with any combination of buildings, pavement, or other impervious surfaces
- 8. Landscaping and Buffering: Section 9.17, Landscape Regulations shall govern in addition to the following provisions.
 - a. Applicability: For the purposes of determining applicable landscaping and screening requirements, all uses permitted and conditionally permitted shall be considered commercial and professional office land uses.
 - b. General Requirements: The following general requirements shall apply to all landscaping and buffering elements.
 - (1) General Location: When possible, plantings shall be located so as to provide shade and to reduce heat gain from hard surface.
 - (2) References: This section includes references to planting material types (e.g., List A, List B, and List C, etc.). Definitions and standards for these planting material types are defined in Section 9.17 of this ordinance.
 - (3) Massing: Shrubs required by Section 9.17 and this section shall be clustered in an informal manner to create a massing effect.
 - (4) Ground Cover and Lawn: Ground cover or lawn shall be planted on all areas not covered by other plant materials.
 - c. Fences:
 - (1) All fences used for screening or decorative purposes shall be composed of natural materials, such as finished wood, brick, stone, or iron rod. Any wood fences should be traditional in design; split-rail type wood fences are not permitted.
 - (2) No fence shall exceed six (6) feet in height, or three and one-half (3.5) feet if located in a front yard setback.
 - (3) Only ornamental fencing shall be located in the front of a building. All fencing on a single parcel shall have a unified design to provide consistency in appearance throughout the property.
 - (4) Chain link fences are permitted for security purposes only and only in areas that are not along a public circulation route or viewable from a public walkway.

- d. Interior Landscaped Area: In addition to the plant material requirements for interior landscaped areas outlined in the Landscape Requirements Table (Table 9-1), five (5) shrubs per two hundred fifty (250) square feet of landscaped area from either List D (deciduous shrubs) or List E (evergreen/broadleaf shrubs) shall be provided. Ground cover shall be planted on all areas not covered by other plant material. Landscape areas along the perimeter of the parking area, or in any part of a required yard, shall not be counted as interior landscaped areas.
- e. Dumpster Screening:
 - (1) Dumpster shall be located in the side or rear yards screened on three (3) sides with a screen wall that is consistent in appearance with the façade of the principal building.
 - (2) The screen walls shall be at least six (6) feet in height or at least one (1) foot above the height of the enclosed trash receptacle. The fourth side of the trash enclosure shall be screened with a decorative gate that is the same height of the other three (3) screen walls. Bollards shall be installed at the enclosure opening to prevent damage to the screen walls or gate.
 - (3) Evergreen plant materials shall be planted around the trash receptacle screen wall to further screen the trash receptacle and screen wall from view of any public right-of-way.
- f. Equipment and Loading Areas Screening:
 - (1) Location: Proper placement of utilitarian features enhances the effectiveness of screening. Mechanical equipment such as transformers, compressors, HVAC systems, chillers and communications equipment shall be located on the top or rear of buildings and appropriately screened from pedestrians and adjacent property.
 - (2) Screening of Equipment: Ground-mounted or wall-mounted equipment shall be screened with planting beds, evergreen plantings, an opaque fence or low masonry screen wall, or combination thereof. Roof-mounted equipment shall be screened from public view and from adjacent property. The screening treatment shall be integrated with the overall building design with the use of complementary materials, colors, and architectural style of the building.
 - (3) Screening of Other Site Elements: Pipes, conduit, and cables shall be limited to the back façade of building if conditions do not allow for them to be enclosed with the building itself. They shall be located as far away from public view as practical. Exterior stairs, if any, shall be located to a

- rear or secondary side of a building to minimize the visibility of the stairs.
- g. Parking Lot Perimeter Landscaping: Vehicular use areas shall have a five (5) foot perimeter screening easement and shall utilize one of the following planting options:
- (1) 1 tree per 40 linear feet, or fraction thereof, from List A (shade trees), plus 8 shrubs per 40 linear feet, or fraction thereof, from either List D (deciduous shrubs) or List E (evergreen/broadleaf shrubs).
 - (2) 1 tree per 25 linear feet, or fraction thereof, from List B (flowering and non-flowering trees), plus 8 shrubs per 40 linear feet, or fraction thereof, from either List D (deciduous shrubs) or List E (evergreen/broadleaf shrubs).
- h. Street Frontage Landscaping : Street trees shall be planted to meet the following tree density requirements and shall be placed within the street right-of-way or within an easement immediately adjacent to the street right-of-way as follows:
- (1) Adjacent to Main Street: 1 tree per 40 linear feet from List A (shade trees), B (flowering and non-flowering trees), or F (street trees). Trees shall be planted in planter block measuring 6 feet deep by 12 feet long and shall be adjacent to the right-of-way. The area between planter boxes shall be paved to allow for pedestrian circulation throughout the DTM Zones.
 - (2) Adjacent to all other Right-of-Ways: 1 tree per 40 linear feet from List A (shade trees), B (flowering and non-flowering trees), or F (street trees). Trees shall be planted in a landscaped strip with a width of not less than 5 feet.
- i. Landscaping Adjacent to Access Drives: For the purposes of this section, an access drive shall be defined as any road serving two or more parcels and serving another circulation aisle. All access drives shall provide a fifteen (15) foot wide planting area adjacent to the access drive consisting of one (1) ornamental tree or evergreen per 40 linear feet, or fraction thereof, from List B (flowering and non-flowering trees) or List C (evergreen/broadleaf trees), plus 10 shrubs per 40 linear feet, or fraction thereof, from either List D (deciduous shrubs) or List E (evergreen/broadleaf shrubs).
- j. Sight Triangle: Sight triangles shall maintain an unobstructed sight line between three (3) to seven (7) feet above grade. Ground covers and shrubs may be acceptable plantings in required sight triangles (see Figure 9-2) in Section 9.17.
- k. Detention/Retention Plantings: Where detention/retention basins can be viewed by pedestrians or are on a circulation route, these

areas should be planted with a minimum 30 shrubs per 100 linear feet from either List D (deciduous shrubs) or List E (evergreen/broadleaf shrubs), measured at the high water level. Plants should be massed in naturalistic groupings.

- I. Seasonal Landscaping: Seasonal amenities such as portable planters, street trees or other landscaping are encouraged, so long as pedestrian movement is not hindered.
9. On-Street Parking: On-street parking facilities shall be provided on all publicly dedicated local streets. The number of on-street parking spaces provided shall count towards the total number of required off-street parking spaces. On-street parallel parking spaces shall be a minimum of eight (8) feet in width and twenty-three (23) feet in length.
 10. Off-Street Parking and Loading: Article XI, Off-Street Parking and Access Control Regulations and Article XII, Off-Street Loading and/or Unloading Regulations shall govern in addition to the following provisions.
 - a. Location of Off-Street Parking Facilities: Off-street parking facilities in the DTM-1 Zone shall only be permitted in the rear yard. Off-street parking facilities in the DTM-2, DTM-3, and DTM-4 shall be permitted only in side and rear yards, with not more than two (2) rows of parking in the DTM-2 Zone and not more than four (4) rows of parking in the DTM-3 and DTM-4 Zones located in any one side yard.
 - b. Building Entrance Access: The location of required off-street parking facilities in the DTM-1, DTM-2, DTM-3, and DTM-4 Zones shall be within six hundred (600) feet of the building entrance to which they are intended to serve.
 - c. Similar Uses: Where a use is not specifically mentioned in this ordinance, the standards for a similar listed use shall be applied. Professional publications, including Parking Generation (Institute of Transportation Engineers), may provide guidance in determining appropriate parking standards for similar uses.
 - d. Interparcel Access Requirements: For all uses located in the DTM-1, DTM-2, DTM-3, and DTM-4 Zones, the property owner shall grant an access easement to each adjoining property owner located in the DTM-1, DTM-2, DTM-3, and DTM-4 Zones. The purpose of the easement is to facilitate movement of customers and their vehicles from establishment to establishment (lot to lot) without generating additional turning movements on a public street. Such interparcel access easements shall be recorded and reference to deed book and copy of such recorded easement shall be provided to the city commission. Setbacks, curb, and perimeter landscaping requirements shall not apply to the interparcel access

easement area. The interparcel access easement shall be provided subject to the following provisions:

- (1) The interparcel access easement shall permit automobile access from the adjoining property to driveways and parking areas intended for customer or tenant use; but the use of parking spaces may be restricted to the owner's customers and tenants only.
- (2) The granting of such easement shall be effective upon the granting of a reciprocal easement by the adjoining property owner.
- (3) Upon the availability of access to driveways and parking areas of the adjoining lot, the pavement or other surfacing of the owner's driveways and parking areas shall be extended to the point of access on the property line.
- (4) The location of vehicular connections across a property line should be mutually determined and constructed by both property owners. In the case of coordination problems or any factors preventing construction of an interparcel connection, the city commission shall determine the location of connection to be constructed by property owners.
- (5) Where the proposed land use is such that adverse impact of the required easement on the use of the property would outweigh the reduced impact on the public street provided by the reciprocal easements, the city commission may waive the requirement for access easements, in whole or in part, administratively.

e. Shared Parking: Whenever possible, commercial and office uses in downtown Taylor Mill shall share parking in common lots. Shared parking represents an arrangement whereby two or more commercial or office uses provide their required off-street parking in the same parking lot, thereby reducing the number of individual parking lots and the number of curb cuts required to serve such lots.

- (1) Incentives: Incentives are provided for shared parking arrangements. The following reductions in the number of off-street parking spaces required are allowed when multiple commercial and/or office uses provide off-street parking in the same parking lot, as follows:
 - (a) A maximum thirty (30) percent reduction is allowed when four (4) or more commercial and/or office uses are involved.

- (b) A maximum fifteen (15) percent reduction is allowed when three (3) or more commercial and/or office uses are involved.
 - (c) A maximum ten (10) percent reduction is allowed when two (2) or more commercial and/or office uses are involved.
- (2) Required Agreements: An agreement providing for shared use of parking facilities and interparcel access must be filed with the city commission, in a form approved by the city commission. Shared parking facility privileges will continue in effect only as long as the agreement remains in force. If the agreement is no longer in force, then parking must be provided as otherwise required by this chapter.
- f. Reserved Parking: Up to five (5) percent of the total number of required off-street parking spaces and associated access drives may be reserved or set-aside for additional parking area for future use if needed. Such areas shall be approved by the city commission and shall be shown on plans to be approved and marked as “reserved parking for future use”.
- g. Pedestrian Circulation: A safe transition shall be provided for people walking from their cars to the building, or for pedestrians or bicyclists using a public pathway to the building entrance. The design of the parking lot should minimize areas where vehicular traffic moves in the same space with pedestrians. Walkways shall be curbed and elevated higher than parking lots to place pedestrians at a higher level than vehicular traffic. Predominant pedestrian access ways where pedestrians and vehicles intersect frequently shall be treated with unique pavement material or colors to provide definition between pedestrian and vehicular use areas.
- h. Bicycle Parking: Off-street parking of bicycles shall be provided as follows:
 - (1) For all uses there shall be one bicycle parking space for each twenty (20) automobile parking spaces or fraction thereof required in this section.
 - (2) Uses allowed to have reduced parking through Shared Parking provision of this Section shall nevertheless be required to provide bicycle spaces or lockers in the amount of one for each ten (10) automobile parking spaces or fraction thereof that would otherwise be required without the shared parking provision.
 - (3) The dimensions of each bicycle parking space shall accommodate the dimensions of a standard adult-sized bicycle, and shall measure no less than two (2) feet in width

Concealed lighting is defined as an artificial light source intended to illuminate the face of a sign, the direct source of which is shielded from public view and surrounding properties. Internally illuminated signs are prohibited.

- (2) Ground Signs. When permitted, ground signs shall be provided as follows;
 - (a) Ground signs shall be monument signs such as no support structures are visible. The sign base shall be constructed of the same materials as the building façade.
 - (b) The sign style shall complement the architecture of the building it advertises.
 - (c) Landscaping consisting of shrubs, flowers, and accent stones shall be provided around the base of all monument signs.
 - (d) Lighting shall consist of concealed ground lighting and shall be flush with the grade or obscured by landscaping.
- (3) Material: Sign materials should be compatible with the design of the façade on which they are placed. The selected materials should also contribute to the legibility of the sign and should be durable. Whenever possible, signs should be constructed of natural materials such as metal or wood.
- (4) Placement: Signs should not obscure architectural features; instead, their design should be integrated with the design of the building as follows:
 - (a) Signs shall fit within the existing façade features, shall be confined to signable areas, and shall not interfere with door and window openings, conceal architectural details, or obscure the composition of the façade.
 - (b) Signs should be mounted in locates that respect the design of a building, including the arrangement of bays and openings.
 - (c) Wall-mounted signs on friezes, lintels, spandrels, and fascias over storefront windows should be sized to fit within these surfaces and not extend above, below or beyond them. Typically, a wall-mounted sign should be centered on a horizontal surface over a storefront opening or series of windows.
- (5) Sign Design Creativity: Imaginative and innovative sign designs are considered a community enhancement. Signs make a positive contribution to the surrounding environment,

as well as help identify and define downtown Taylor Mill as follows:

- (a) Creative, detailed, artistic, and unique signage is encouraged and will be considered in the context of the building on which the sign will be located, surrounding uses, sign design (color, materials, scale, and detailing).
 - (b) The use of icons, symbols, graphic logos or designs that represent a service, occupation or product are preferred.
 - (c) Signs should convey one message only in the simplest manner possible.
- (6) Permitted Signs in DTM Zones: The following classes of signs, as defined in section 14.6, Classification of Signs may be erected and maintained:
- (a) Class 1 (Flat or window sign, single faced only)
 - (b) Class 2 (Flat, window, or projecting sign, single or double faced)
 - (c) Class 4 (Flat, window, or ground sign, single or double faced; to be used temporarily for advertising development, new construction, or the sale, lease, rental, remodeling and re-building of designated structures or a designated land area)
 - (d) Class 5 (Individual letters only, single faced only) and/or Class 6 (Flat sign, single faced only). A combination of Classes 5 and 6 signs may be used provided that the combined total number of square feet of the sign area used shall not exceed one (1) square foot of area for each horizontal linear foot of building wall upon which the sign or signs are located.
 - (e) Access Drive: One (1) ground sign shall be permitted at the entrance to any access drive as follows:
 - 1. Ground signs shall be single or double faced with a maximum size of single sign area of sixty (60) square feet and a maximum height above grade at top of sign of fifteen (15) feet.
- (7) Permitted Signs in the DTM-4 Zone: In addition to permitted signs identified above, ground signs shall be permitted in the DTM-4 Zone as follows:
- (a) Ground signs shall be single or double faced with a maximum size of single sign area of fifteen (15) square feet and a maximum height above grade at top of sign of eight (8) feet.

- (8) Additional Permitted Signs: In addition to permitted signs identified above, the following signs shall also be permitted:
- (a) Wall-Mounted Display: A wall-mounted display featuring a menu or description of items for sale within a retail or commercial space shall be contained within a shallow weather-proof wood or metal case, with the text clearly visible through a glass front. The display case shall be attached the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total sign area of two (2) square feet, and may be lighted if the lighting source is not visible.
 - (b) Sandwich Board Sign: One sandwich board sign per business establishment shall be permitted as follows:
 - 1. The area of the signboard, single-sided, shall not exceed five (5) square feet.
 - 2. The signboard shall be constructed of wood, chalkboard or finished metal.
 - 3. Letters may be painted or handwritten.
 - 4. The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
 - 5. The information displayed shall be limited to daily specials and hours of operation.
 - 6. The sign shall be removed at the end of the business day.
 - (c) Multi-Tenant Directory Sign: In addition to other signage, one directory sign shall be permitted at the main entrance of a multi-tenant building that displays the name and suite number of each business or commercial establishment as follows:
 - 1. Individual letters and/or rows of text shall not exceed one (1) inch in height.
 - 2. The total directory area shall not exceed six (6) square feet.
 - 3. The sign material must have a professional appearance and be made of cast metal or other approved durable material.
13. Gateway Features: Major and minor gateways should be provided throughout the DTM Zones as follows:

- a. A major gateway to create a sense of arrival at the City of Taylor Mill shall be provided in the DTM-1 Zone at the intersection of I-275 and KY 16.
 - b. Signage identifying the City of Taylor Mill shall be included in the major gateway and shall be clearly visible from adjacent roadways.
 - c. The gateways shall be punctuated with landscaping, paving, and a structure or monument which makes reference to the City of Taylor Mill's history not to exceed twenty (20) feet in height.
 - d. The landscaping provided shall be concentrated and follow the Landscape Regulations Guidelines.
 - e. All gateway elements shall not interfere with sight distance at intersections.
 - f. Low walls or other structural element should be used to emphasize the major gateway area.
 - g. Water features are appropriate focal points.
14. Drive-Through Facilities: Drive-through facilities are auto-oriented uses that detract from the pedestrian-friendly and human-scale environment planned in downtown Taylor Mill. However, in recognition of the need to balance business interests with overall downtown revitalization goals, drive-through facilities are permitted in limited circumstances when all of the following requirements are satisfied:
1. Drive-through facilities shall be accessory to banks and other financial institutions and pharmacy uses, whether such uses are principal or accessory uses.
 2. Ingress and egress to the drive-through shall not be provided directly from KY 16, Taylor Mill Road, or Main Street.
 3. In no circumstances shall a new curb cut be approved to provide access to a drive-through facility.
 4. Drive-through facilities shall be located at the rear of buildings only and must be completely screened from all adjacent right-of-ways.
 5. Only one stacking lane per drive-through facility is permitted.
 6. Ingress and egress to any drive-through facility shall not interfere or conflict with on- or off-site pedestrian or vehicular circulation.

**SECTION 10.19 DTM-1 (DOWNTOWN TAYLOR MILL PRIMARY MAIN STREET)
ZONE**

A. PERMITTED USES:

1. Apparel shop
2. Art supplies
3. Bakery and bakery goods store, provided the product are sold exclusively on the premises
4. Book, stationery, or gift shop
5. Camera and photographic supplies
6. Art gallery, picture framing
7. Candy store, soda fountain, ice cream store
8. Delicatessen
9. Drug store
10. Dry cleaning and laundry pick-up station
11. Eating and drinking establishments, no drive-thru service, outdoor patio dining is permitted
12. Florist shop
13. Food store and supermarkets
14. Furniture store
15. Glass, china, or pottery store
16. Clothing store
17. Hardware store
18. Health spas
19. Hobby shop
20. Household and electrical appliance store, including incidental repair
21. Interior decorating studio
22. Jewelry store, including repair
23. Leather goods and luggage store
24. Music, musical instruments, and records, including incidental repair
25. Off-street parking lots and garages
26. Professional offices, including:
 - a. Medical and dental
 - b. Banks and other financial institutions, including savings, loan, and finance companies
 - c. Legal
 - d. Accounting
 - e. Engineering
 - f. Architecture
 - g. Interior design
 - h. Marketing
 - i. Employment service

- j. Administrative and managerial
- k. Medical laboratory
- l. Education service
- m. Office equipment and computer service
- n. Telecommunications
- o. Data processing
- p. Corporate and regional corporate offices
- q. Investment services office
- 27. Opticians and optical goods
- 28. Package liquor and wine store
- 29. Pet shop, excluding boarding and outside runs
- 30. Shoe sales and repair
- 31. Radio and television store, including incidental repair
- 32. Sporting goods
- 33. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
- 34. Tailor shop
- 35. Toy store
- 36. Variety store, including notions and "five and ten" stores
- 37. Police and fire stations
- 38. Post office
- 39. Publicly owned and/or operated community centers
- 40. Libraries
- 41. Governmental offices
- 42. Video sales and rental
- 43. General merchandise and grocery store
- 44. Bicycle sales and service
- 45. Reprographic services
- 46. Travel agency
- 47. Shipping and mail service
- 48. Health club/fitness center

B. ACCESSORY USES

- 1. Customary accessory uses.
- 2. Fences and walls, as regulated by Article XI and Section 10.18 of this ordinance.
- 3. Signs, as regulated by Article XIV and Section 10.18 of this ordinance.
- 4. Uses as listed below, included within and entered from within, any office building, as a convenience to the occupants thereof, their patients, clients, or customers, provided that the accessory uses shall not exceed fifteen (15) percent of the gross floor area of the permitted uses in the building

and no exterior advertising displays for any of the accessory uses shall be visible from outside the building:

- a. Barber shops
- b. Beauty shops
- c. Coffee shops or refreshment stands
- d. Eating and drinking places
- e. Medical or dental laboratories
- f. News and confectionery stands
- g. Prescription pharmacies

C. **CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the board of adjustment, as set forth in Section 9.14 of this ordinance:

1. Drive-through facilities, as regulated by Section 10.18 of this ordinance.

D. **AREA AND HEIGHT REGULATIONS**

1. **Building Placement:** In the DTM-1 Zone, a continuous street wall shall be created by a largely unbroken placement of buildings within block width intervals to create a friendly pedestrian environment and an inviting pedestrian-oriented mixed-use district. Breaks in the street wall are permitted only to aid pedestrian comfort and convenience and limited vehicular access to common parking lots to the rear of buildings. Main Street shall be designed to be the primary place for community interaction and will invite pedestrians to linger and enjoy the downtown Taylor Mill at a relaxed, comfortable pace. Buildings are the primary elements that frame this downtown pedestrian-friendly environment. The physical relationship of buildings to the public street creates a unified welcoming pedestrian corridor.
 - a. **Minimum Front Yard Depth:** Buildings shall be constructed to a zero-foot setback (or “build-to” line) from all public streets, except in the following circumstances.
 - (1) The build-to line may be adjusted to ensure a minimum street tree planter box width of six (6) feet is available, measured between edge of right-of-way curb to edge of planter box curb.
 - (2) The build-to line may be adjusted to ensure a minimum sidewalk width of eight (8) feet is available, measured between edge of street tree planter box to the proposed façade.

- (3) Slight variations in the setback may be allowed at building entrances to architecturally pronounce the location and importance of building entrances to pedestrians.
 - (4) A larger setback is permitted when the resulting area is used as a pedestrian space such as formally landscaped plazas, courtyards and outdoor seating areas for restaurants, cafes, and coffee shops. Pedestrian space located within the front yard setback must be surrounded on three sides by building walls unless located at a corner.
- b. Minimum Side Yard Depth: Buildings shall be constructed to a zero foot setback (or “build-to” line) from all side property lines to create a continuous building street wall between walls, except in the following circumstances:
- (1) A formal pedestrian-only walkway is provided that connects off-street parking areas located to the rear of a site to the storefront and walkway system located adjacent to storefronts. A minimum six (6) feet and a maximum of ten (10) feet in walkway width is required. The opening shall be framed overhead by an architectural element extending over the walkway. The opening as seen from the public right-of-way shall be architecturally compatible with the overall street façade.
 - (2) Formal open spaces, plazas, or outdoor seating may be developed between buildings, thus interrupting the continuous building street wall. Such areas shall be accessible to the public or shall serve an adjacent business. The design of such spaces shall ensure that parking to the rear of buildings is effectively screened through the use of fences, walls, or evergreens or a combination thereof. Such screening materials shall be in accordance with the provisions of Section 9.17, Landscape Regulations and Section 10.18.
 - (3) Curb cuts onto Main Street shall be limited to no more than one (1) per block face. Such curb cuts shall allow vehicular access to common parking lots located to the rear of buildings.
- c. Minimum Rear Yard Depth: A rear zero-foot setback (or “build-to” line) is permissible but appropriate site accommodations shall be made for dumpsters, mechanical equipment, off-street parking and loading, and on-site storm water management facilities.
2. Building Mass and Bulk: Relative building size or mass in relation to adjacent buildings is one of the primary ways to achieve design continuity throughout downtown Taylor Mill and in the DTM-1 Zone in particular.

- a. Building Height and Stories:
 - (1) In order to achieve a degree of building scale compatibility and to create a consistent and prominent street wall, buildings in the DTM-1 Zone shall be a minimum of two (2) stories and a maximum of four (4) stories in height or sixty (60) feet.
 - (2) Building height deviation among adjacent buildings along the same block shall be minimized. The height of adjacent buildings shall not deviate by more than one (1) story.

E. OTHER DEVELOPMENT CONTROLS

- 1. Ownership: The land in the proposed DTM-1 Zone development shall be under such unified control as to ensure that the entire development will be developed as a unified whole.
- 2. Location of Business Activities: All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking and loading and/or unloading areas.
- 3. Required Conditions: All uses and structures shall be provided in accordance with the required conditions of Section 10.18 of this ordinance.
- 4. Building Design: All structures and buildings shall be provided in accordance with Section 10.18 of this ordinance.
- 5. Utilities: All new utilities shall be provided in accordance with Section 10.18 of this ordinance.
- 6. Lighting: Exterior lighting shall be provided in accordance with Section 10.18 of this ordinance.
- 7. Coverage and Open Space Requirements: All developments shall be provided in accordance with Section 10.18 of this ordinance.
- 8. Landscaping and Buffering: Landscaping, buffering, and screening shall be provided, as regulated by Section 9.17 and Section 10.18 of this ordinance.
- 9. Off-Street Parking and Loading: Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII and Section 10.18 of this ordinance.
- 10. Site Access: Proper site access shall be provided in accordance with Section 10.18 of this ordinance.
- 11. Site Plan: A site plan, as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.

SECTION 10.20 DTM-2 (DOWNTOWN TAYLOR MILL OFFICE-SERVICE) ZONE

A. PERMITTED USES:

1. Apparel shop
2. Art supplies
3. Bakery and bakery goods store, provided the product are sold exclusively on the premises
4. Book, stationery, or gift shop
5. Camera and photographic supplies
6. Art gallery, picture framing
7. Candy store, soda fountain, ice cream store
8. Delicatessen
9. Drug store
10. Dry cleaning and laundry pick-up station
11. Eating and drinking establishments, no drive-thru service, outdoor patio dining is permitted
12. Florist shop
13. Food store and supermarkets
14. Furniture store
15. Glass, china, or pottery store
16. Clothing store
17. Hardware store
18. Health spas
19. Hobby shop
20. Household and electrical appliance store, including incidental repair
21. Interior decorating studio
22. Jewelry store, including repair
23. Leather goods and luggage store
24. Music, musical instruments, and records, including incidental repair
25. Off-street parking lots and garages
26. Professional offices, including:
 - a. Medical and dental
 - b. Banks and other financial institutions, including savings, loan, and finance companies
 - c. Legal
 - d. Accounting
 - e. Engineering
 - f. Architecture
 - g. Interior design
 - h. Marketing
 - i. Employment service
 - j. Administrative and managerial

- k. Medical laboratory
- l. Education service
- m. Office equipment and computer service
- n. Telecommunications
- o. Data processing
- p. Corporate and regional corporate offices
- q. Investment services office
- 27. Opticians and optical goods
- 28. Package liquor and wine store
- 29. Pet shop, excluding boarding and outside runs
- 30. Shoe sales and repair
- 31. Radio and television store, including incidental repair
- 32. Sporting goods
- 33. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
- 34. Tailor shop
- 35. Toy store
- 36. Variety store, including notions and "five and ten" stores
- 37. Police and fire stations
- 38. Post office
- 39. Publicly owned and/or operated community centers
- 40. Libraries
- 41. Governmental offices
- 42. Video sales and rental
- 43. General merchandise and grocery store
- 44. Bicycle sales and service
- 45. Reprographic services
- 46. Travel agency
- 47. Shipping and mail service
- 48. Health club/fitness center
- 49. Stores producing jewelry, leather goods, candles, and similar merchandise to be sold at retail on the premises, provided that the services of not more than four (4) persons is required to produce such merchandise

B. ACCESSORY USES

- 1. Customary accessory uses.
- 2. Fences and walls, as regulated by Article XI and Section 10.18 of this ordinance.
- 3. Signs, as regulated by Article XIV and Section 10.18 of this ordinance.
- 4. Uses as listed below, included within and entered from within, any office building, as a convenience to the occupants thereof, their patients, clients, or customers, provided that the accessory uses shall not exceed fifteen

(15) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays for any of the accessory uses shall be visible from outside the building:

- a. Barber shops
- b. Beauty shops
- c. Coffee shops or refreshment stands
- d. Eating and drinking places
- e. Medical or dental laboratories
- f. News and confectionery stands
- g. Prescription pharmacies

C. **CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the board of adjustment, as set forth in Section 9.14 of this ordinance:

1. Drive-through facilities, as regulated by Section 10.18 of this ordinance.

D. **AREA AND HEIGHT REGULATIONS**

1. **Building Placement:** In the DTM-2 Zone, the street wall should be more relaxed than in the DTM-1 Zone. While minimal building setbacks allow for buildings directed towards the street, parking is permitted to be located in the side yard. Through the use of reduced curb cuts and by providing pedestrian walkways and street trees, the DTM-2 Zone creates a pedestrian-friendly environment while allowing design flexibility with regards to the location of parking lots.

a. **Minimum Front Yard Depth:** Buildings shall be constructed to a zero-foot setback (or “build-to” line) from all public streets, except in the following circumstances.

- (1) The build-to line may be adjusted to ensure a minimum street tree planter box width of six (6) feet is available, measured between edge of right-of-way curb to edge of planter box curb.
- (2) The build-to line may be adjusted to ensure a minimum sidewalk width of eight (8) feet is available, measured between edge of street tree planter box to the proposed façade.
- (3) Slight variations in the setback may be allowed at building entrances to architecturally pronounce the location and importance of building entrances to pedestrians.

- (4) A larger setback is permitted when the resulting area is used as a pedestrian space such as formally landscaped plazas, courtyards and outdoor seating areas for restaurants, cafes, and coffee shops. Pedestrian spaces located within the front yard setback must be surrounded on three sides by building walls unless located at a corner.
- b. Minimum Side Yard Depth: Buildings shall be constructed to a zero foot setback (or “build-to” line) from all side property lines to create a continuous building street wall between walls, except in the following circumstances:
- (1) Appropriate site accommodations shall be made for off-street parking and loading and landscaping and buffering requirements. Off-street parking shall be permitted in side-yards in accordance with the provisions of Section 10.18.
 - (2) A formal pedestrian-only walkway is provided that connects off-street parking areas located to the rear of a site to the storefront and walkway system located adjacent to storefronts. A minimum six (6) feet and a maximum of ten (10) feet in walkway width is required. The opening shall be framed overhead by an architectural element extending over the walkway. The opening as seen from the public right-of-way shall be architecturally compatible with the overall street façade.
 - (3) Formal open spaces, plazas, or outdoor seating may be developed between buildings, thus interrupting the continuous building street wall. Such areas shall be accessible to the public or shall serve an adjacent business. The design of such spaces shall ensure that parking to the rear of buildings is effectively screened through the use of fences, walls, or evergreens or a combination thereof. Such screening materials shall be in accordance with the provisions of Section 9.17, Landscape Regulations and Section 10.18.
 - (4) Curb cuts onto Main Street shall be limited to no more than one (1) per block face. Such curb cuts shall allow vehicular access to common parking lots located to the rear of buildings.
- c. Minimum Rear Yard Depth: A rear zero-foot setback (or “build-to” line) is permissible but appropriate site accommodations shall be made for dumpsters, mechanical equipment, off-street parking and loading, landscaping and buffering, and on-site storm water management facilities.

2. Building Mass and Bulk: Relative building size or mass in relation to adjacent buildings is one of the primary ways to achieve design continuity throughout downtown Taylor Mill.
 - a. Building Height and Stories:
 - (1) In order to achieve a degree of building scale compatibility and to create a consistent and prominent street wall, buildings in the DTM-2 Zone shall be a maximum of four (4) stories in height or sixty (60) feet.
 - (2) Building height deviation among adjacent buildings along the same block shall be minimized. The height of adjacent buildings shall not deviate by more than two (2) stories.

E. OTHER DEVELOPMENT CONTROLS

1. Ownership: The land in the proposed DTM-2 Zone development shall be under such unified control as to ensure that the entire development will be developed as a unified whole.
2. Location of Business Activities: All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking and loading and/or unloading areas.
3. Required Conditions: All uses and structures shall be provided in accordance with the required conditions of Section 10.18 of this ordinance.
4. Building Design: All structures and buildings shall be provided in accordance with Section 10.18 of this ordinance.
5. Utilities: All new utilities shall be provided in accordance with Section 10.18 of this ordinance.
6. Lighting: Exterior lighting shall be provided in accordance with Section 10.18 of this ordinance.
7. Coverage and Open Space Requirements: All developments shall be provided in accordance with Section 10.18 of this ordinance.
8. Landscaping and Buffering: Landscaping, buffering, and screening shall be provided, as regulated by Section 9.17 and Section 10.18 of this ordinance.
9. Off-Street Parking and Loading: Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII and Section 10.18 of this ordinance.
10. Site Access: Proper site access shall be provided in accordance with Section 10.18 of this ordinance.
11. Site Plan: A site plan, as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.

SECTION 10.21 DTM-3 (DOWNTOWN TAYLOR MILL COMMERCIAL) ZONE

A. PERMITTED USES:

1. Hotels and Conference Centers
2. Apparel shop
3. Art supplies
4. Bakery and bakery goods store, provided the product are sold exclusively on the premises
5. Book, stationery, or gift shop
6. Camera and photographic supplies
7. Art gallery, picture framing
8. Candy store, soda fountain, ice cream store
9. Delicatessen
10. Drug store
11. Dry cleaning and laundry pick-up station
12. Eating and drinking establishments, no drive-thru service, outdoor patio dining is permitted
13. Florist shop
14. Food store and supermarkets
15. Furniture store
16. Glass, china, or pottery store
17. Clothing store
18. Hardware store
19. Health spas
20. Hobby shop
21. Household and electrical appliance store, including incidental repair
22. Interior decorating studio
23. Jewelry store, including repair
24. Leather goods and luggage store
25. Music, musical instruments, and records, including incidental repair
26. Off-street parking lots and garages
27. Professional offices, including:
 - a. Medical and dental
 - b. Banks and other financial institutions, including savings, loan, and finance companies
 - c. Legal
 - d. Accounting
 - e. Engineering
 - f. Architecture
 - g. Interior design
 - h. Marketing
 - i. Employment service

- j. Administrative and managerial
- k. Medical laboratory
- l. Education service
- m. Office equipment and computer service
- n. Telecommunications
- o. Data processing
- p. Corporate and regional corporate offices
- q. Investment services office
- 28. Opticians and optical goods
- 29. Package liquor and wine store
- 30. Pet shop, excluding boarding and outside runs
- 31. Shoe sales and repair
- 32. Radio and television store, including incidental repair
- 33. Sporting goods
- 34. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
- 35. Tailor shop
- 36. Toy store
- 37. Variety store, including notions and "five and ten" stores
- 38. Police and fire stations
- 39. Post office
- 40. Publicly owned and/or operated community centers
- 41. Libraries
- 42. Governmental offices
- 43. Video sales and rental
- 44. General merchandise and grocery store
- 45. Bicycle sales and service
- 46. Reprographic services
- 47. Travel agency
- 48. Shipping and mail service
- 49. Health club/fitness center

B. ACCESSORY USES

- 1. Customary accessory uses.
- 2. Fences and walls, as regulated by Article XI and Section 10.18 of this ordinance.
- 3. Signs, as regulated by Article XIV and Section 10.18 of this ordinance.
- 4. Uses as listed below, included within and entered from within, any office building, as a convenience to the occupants thereof, their patients, clients, or customers, provided that the accessory uses shall not exceed fifteen (15) percent of the gross floor area of the permitted uses in the building

and no exterior advertising displays for any of the accessory uses shall be visible from outside the building:

- a. Barber shops
- b. Beauty shops
- c. Coffee shops or refreshment stands
- d. Eating and drinking places
- e. Medical or dental laboratories
- f. News and confectionery stands
- g. Prescription pharmacies

C. **CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the board of adjustment, as set forth in Section 9.14 of this ordinance:

1. Drive-through facilities, as regulated by Section 10.18 of this ordinance.

D. **AREA AND HEIGHT REGULATIONS**

1. **Building Placement:** Building placement and location in the DTM-3 Zone shall enable pedestrian and vehicular circulation within the DTM-3 Zone and between the DTM-1 and DTM-3 Zones.
 - a. **Minimum Front Yard Depth:** Buildings shall be constructed to a twenty (20) foot build-to line from all public streets, except in the following circumstances.
 - (1) Slight variations in the setback may be allowed at building entrances to architecturally pronounce the location and importance of building entrances to pedestrians.
 - (2) A larger setback is permitted when the resulting area is used as a pedestrian space such as formally landscaped plazas, courtyards and outdoor seating areas for restaurants, cafes, and coffee shops. Pedestrian spaces located within the front yard setback must be surrounded on three sides by building walls unless located at a corner.
 - b. **Minimum Side Yard Depth:** Buildings shall be constructed to a zero foot setback (or "build-to" line) from all side property lines to create a continuous building street wall between walls, except in the following circumstances:
 - (1) Appropriate site accommodations shall be made for off-street parking and loading and landscaping and buffering requirements. Off-street parking shall be permitted in side-yards in accordance with the provisions of Section 10.18.

- (2) A formal pedestrian-only walkway is provided that connects off-street parking areas located to the rear of a site to the storefront and walkway system located adjacent to storefronts. A minimum six (6) feet walkway width is required.
 - (3) Formal open spaces, plazas, or outdoor seating may be developed between buildings, thus interrupting the continuous building street wall. Such areas shall be accessible to the public or shall serve an adjacent business. The design of such spaces shall ensure that parking to the rear of buildings is effectively screened through the use of fences, walls, or evergreens or a combination thereof. Such screening materials shall be in accordance with the provisions of Section 9.17, Landscape Regulations and Section 10.18.
 - (4) Curb cuts onto Taylor Mill Road shall be limited to no more than one (1) per block face. Such curb cuts shall allow vehicular access to common parking lots located to the rear of buildings. Primary access to development in the DTM-3 Zone shall be located at the intersection of Main Street and Taylor Mill Road.
- c. Minimum Rear Yard Depth: A rear zero-foot setback (or “build-to” line) is permissible but appropriate site accommodations shall be made for dumpsters, mechanical equipment, off-street parking and loading, landscaping and buffering, and on-site storm water management facilities.
2. Building Mass and Bulk: The relative size or mass of in relation to adjacent buildings is one of the primary ways to achieve design continuity throughout downtown Taylor Mill.
- a. Building Height and Stories:
 - (1) No hotel room shall have exterior room access.
 - (2) All hotel room shall be Hotel and conference center buildings shall have a minimum building height of three (3) stories or forty-five (45) feet and a maximum building height of six (6) stories or ninety (90) feet.
 - (3) The maximum building height for all uses other than the hotel and conference center shall be four (4) stories in height or sixty (60) feet.

E. OTHER DEVELOPMENT CONTROLS

1. Ownership: The land in the proposed DTM-3 Zone development shall be under such unified control as to ensure that the entire development will be developed as a unified whole.
2. Location of Business Activities: All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking and loading and/or unloading areas.
3. Required Conditions: All uses and structures shall be provided in accordance with the required conditions of Section 10.18 of this ordinance.
4. Building Design: All structures and buildings shall be provided in accordance with Section 10.18 of this ordinance.
5. Utilities: All new utilities shall be provided in accordance with Section 10.18 of this ordinance.
6. Lighting: Exterior lighting shall be provided in accordance with Section 10.18 of this ordinance.
7. Coverage and Open Space Requirements: All developments shall be provided in accordance with Section 10.18 of this ordinance.
8. Landscaping and Buffering: Landscaping, buffering, and screening shall be provided, as regulated by Section 9.17 and Section 10.18 of this ordinance.
9. Off-Street Parking and Loading: Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII and Section 10.18 of this ordinance.
10. Site Access: Proper site access shall be provided in accordance with Section 10.18 of this ordinance.
11. Site Plan: A site plan, as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.

F. USE STANDARDS: This section provides standards for specific land uses permitted by this ordinance. These standards are intended to apply in addition to all other requirements of this ordinance.

1. Hotels and Conference Centers.
 - a. Parking. A hotel and conference center shall provide off-street parking at the rate of one (1) parking space for each guest room. In addition to those requirements, for guest rooms, parking is to provided at the rate of one (1) parking space for each two hundred (200) square feet of floor area of any meeting space facilities, ballroom, conference suites, and eating and drinking establishments.

- b. Minimum Size. A hotel and conference center shall provide a combination of a minimum of one hundred (100) guest rooms and ten thousand (10,000) square feet of conference/meeting space area.
- c. Accessory Uses. Eating and drinking establishments shall be provided only if accessory to the principal hotel and conference center use. Such eating and drinking establishment must be located within the hotel building. Stores, shops, and service facilities are also permitted as accessory uses to the hotel and conference center use if located within the hotel building and intended primarily for the use and convenience of hotel guests.

SECTION 10.22 DTM-4 (DOWNTOWN TAYLOR MILL BUSINESS PARK) ZONE

A. PERMITTED USES

1. National and regional corporate headquarters
2. Professional offices, including:
 - a. Medical and dental
 - b. Banks and other financial institutions, including savings, loan, and finance companies
 - c. Legal
 - d. Accounting
 - e. Engineering
 - f. Architecture
 - g. Interior design
 - h. Marketing
 - i. Employment service
 - j. Administrative and managerial
 - k. Medical laboratory
 - l. Education service
 - m. Office equipment and computer service
 - n. Telecommunications
 - o. Data processing
 - p. Corporate and regional corporate offices
 - q. Investment services office
3. Non-nuisance manufacturing and fabrication in accordance with the performance standards provided in this Section:
4. Industrial research and development uses including research relating to product development in conjunction with testing, laboratory, and minor fabricating and assembly operations
5. Warehousing up to fifty (50) percent of first floor gross area

B. ACCESSORY USES

1. Customary accessory uses.
2. Fences and walls, as regulated by Article XI and Section 10.18 of this ordinance.
3. Signs, as regulated by Article XIV and Section 10.18 of this ordinance.
4. Uses as listed below, included within and entered from within, any office building, as a convenience to the occupants thereof, their patients, clients, or customers, provided that the accessory uses shall not exceed fifteen (15) percent of the gross floor area of the permitted uses in the building

and no exterior advertising displays for any of the accessory uses shall be visible from outside the building:

- a. Barber shops
- b. Beauty shops
- c. Coffee shops or refreshment stands
- d. Eating and drinking places
- e. Medical or dental laboratories
- f. News and confectionery stands
- g. Prescription pharmacies

C. **CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the board of adjustment, as set forth in Section 9.14 of this ordinance:

1. Drive-through facilities, as regulated by Section 10.18 of this ordinance.

D. **AREA AND HEIGHT REGULATIONS**

1. **Building Placement:** Building placement in the DTM-4 Zone shall allow a campus-style environment for business and should encourage pedestrian access within the Zone and to other DTM Zones.
 - a. **Minimum Front Yard Depth:** Buildings shall be constructed to a twenty (20) foot build-to line from all public streets, except in the following circumstances.
 - (1) Slight variations in the setback may be allowed at building entrances to architecturally pronounce the location and importance of building entrances to pedestrians.
 - (2) A larger setback is permitted when the resulting area is used as a pedestrian space such as formally landscaped plazas, courtyards and outdoor seating areas for restaurants, cafes, and coffee shops. Pedestrian spaces located within the front yard setback must be surrounded on three sides by building walls unless located at a corner.
 - b. **Minimum Side Yard Depth:** Buildings shall be constructed to a zero foot setback (or "build-to" line) from all side property lines to create a continuous building street wall between walls, except in the following circumstances:
 - (1) Appropriate site accommodations shall be made for off-street parking and loading and landscaping and buffering requirements. Off-street parking shall be permitted in side-yards in accordance with the provisions of Section 10.18.

- (2) A formal pedestrian-only walkway is provided that connects off-street parking areas located to the rear of a site to the storefront and walkway system located adjacent to storefronts. A minimum six (6) feet walkway width is required.
 - (3) Formal open spaces, plazas, or outdoor seating may be developed between buildings, thus interrupting the continuous building street wall. Such areas shall be accessible to the public or shall serve an adjacent business. The design of such spaces shall ensure that parking to the rear of buildings is effectively screened through the use of fences, walls, or evergreens or a combination thereof. Such screening materials shall be in accordance with the provisions of Section 9.17, Landscape Regulations and Section 10.18.
 - (4) Curb cuts onto Main Street shall be limited
- c. Minimum Rear Yard Depth: A rear zero-foot setback (or “build-to” line) is permissible but appropriate site accommodations shall be made for dumpsters, mechanical equipment, off-street parking and loading, landscaping and buffering, and on-site storm water management facilities.
- 2. Building Mass and Bulk: The relative size or mass of in relation to adjacent buildings is one of the primary ways to achieve design continuity throughout downtown Taylor Mill.
 - a. Building Height and Stories: In order to achieve a allow for flexibility in office building design, buildings in the DTM-4 Zone shall be a maximum of six (6) stories in height or ninety (90) feet.

E. OTHER DEVELOPMENT CONTROLS

- 1. Ownership: The land in the proposed DTM-4 Zone development shall be under such unified control as to ensure that the entire development will be developed as a unified whole.
- 2. Location of Business Activities: All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking and loading and/or unloading areas.
- 3. Required Conditions: All uses and structures shall be provided in accordance with the required conditions of Section 10.18 of this ordinance.
- 4. Building Design: All structures and buildings shall be provided in accordance with Section 10.18 of this ordinance.
- 5. Utilities: All new utilities shall be provided in accordance with Section 10.18 of this ordinance.

6. Lighting: Exterior lighting shall be provided in accordance with Section 10.18 of this ordinance.
7. Coverage and Open Space Requirements: All developments shall be provided in accordance with Section 10.18 of this ordinance.
8. Landscaping and Buffering: Landscaping, buffering, and screening shall be provided, as regulated by Section 9.17 and Section 10.18 of this ordinance.
9. Off-Street Parking and Loading: Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII and Section 10.18 of this ordinance.
10. Site Access: Proper site access shall be provided in accordance with Section 10.18 of this ordinance.
11. Site Plan: A site plan, as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.