

and emergent health care facilities, daycare facilities providing service to industrial employees, and similar uses that are deemed compatible and consistent with the primary purpose and use in this district may be approved by the board of adjustment as a conditional use, on a case-by-case basis.

Section 406.3.5.2 | I-2, Industrial Park District. The purpose of this district is to encourage the grouping of both small manufacturers and larger-scale industries on a pre-planned site. Other uses that support and are compatible with the primary uses in these districts may be approved by the board of adjustment as a conditional use on a case-by-case basis. Other uses, such as fire and emergency rescue facilities, ambulance and emergent health care facilities, daycare facilities providing service to industrial employees, and similar uses that are deemed compatible and consistent with the primary purpose and use in this district may be approved by the board of adjustment as a conditional use, on a case-by-case basis.

Section 406.3.6 | Agricultural Districts. This district provides for land presently in non-urban uses (farmland, idle or vacant land, dispersed residences, etc.) being annexed into the city and remaining in these non-urban uses until development is anticipated. The minimum area required for inclusion in this district is one (1) acre.

Section 406.3.7 | Overlay Districts. Per K.R.S. 82.660, the City of Richmond may establish Overlay Districts to provide additional design standards and development regulations within any city area (See Section 410). Per K.R.S. 82.660, the City of Richmond may establish Overlay Districts to provide additional regulations for design standards and development within any area of the city determined to be:

- a) An area with historical, architectural, natural, or cultural significance suitable for preservation or conservation.
- b) An area located near a body of water or along an established commercial corridor with a unique character related to the suitable location for conservation.

Section 406.3.7.1 | Provisions for the Establishment of an Overlay District.

The requirements for the establishment of an overlay district are as follows:

- a) An accurate description of the boundaries of the district.
- b) A description of the district's historical, architectural, cultural, aesthetic, natural, or other distinctive characteristics to be preserved.
- c) Delegating responsibility for administering overlay regulations to an appropriate city government entity according to KRS 82.670.
- d) The standards, guidelines, or criteria that govern development within the district preserve, conserve, or protect the district's historical, architectural, cultural, aesthetic, or other distinctive characteristics. These standards, guidelines, or criteria

may be set descriptively or illustrated and incorporate established architectural standards or guidelines by reference.

- e) Upon the effective date of the establishment of an overlay district, no person shall begin any significant structural change or any ordinary repairs to any building or structure, change or create any surface parking lot, or clear a parcel or lot of trees or other major vegetation, or change the appearance to signage within an overlay district until the city has issued a permit, without cost, certifying that the person has complied with the provisions of these regulations. This prohibition shall not apply to emergency repairs that need to be made to a building or structure within an overlay district.
- f) Development plans are required for all proposed development in overlay districts, per Section 401.3.
- g) The body delegated to administer this ordinance section shall follow the procedure described in Section 410 in establishing an overlay district.
- h) Overlay district regulations shall not conflict with the district's land use management regulations. They shall not permit uses prohibited by underlying district regulations or prohibit uses permitted by underlying district regulations.

Section 406.3.7.2 | Downtown Historic District (DH). The purpose of a Downtown Historic District is to protect and preserve certain areas or individual structures and premises designated as having historic or architectural significance and to encourage uses that will lead to their continuance, conservation, and improvement in a manner appropriate to the area's heritage.

Section 406.3.7.3 | Transportation Corridor District (TC-1). This Transportation Corridor Overlay District aims to protect and enhance the economic and aesthetic character of the Robert R. Martin Bypass by ensuring that proper planning and management principles are followed in future changes proposed for this area (see the comprehensive plan).

Section 406.4 | Dimensional Requirements**Residential Dimensional Requirements.**

	R-1A	R-1B	R-1C	R-2	R-3	RE	MP	PUD ¹
Minimum building site area (sq. ft.)	12000	9500	8500	8500	6500 ²	1 ac	4000	—
Minimum building site width at front ROW line	75	60	50	60	50	50	30	—
Minimum front yard setback ³	25	25	25	25	25	25	25	—
Minimum side yard setback	10	7	5	5	5	10	15	—
Minimum rear yard setback ⁴	35	20	15	20	20	25	15	—
Maximum structure height ⁵	35	35	35	35	65	40	25	—

Commercial Dimensional Requirements.

	B-1	B-2	B-3	B-4 (NH)	B-4 (C)	B-4 (R)	P-1
Minimum building site area (square feet)	10000	-	10000	5 ac.	15 ac.	35 ac.	10000
Minimum building site width at front ROW line	50	25	50	200	500	1000	50
Minimum front yard setback ⁶	25	0	25	35	100	100	25
Minimum side yard setback	10	0	10	25	25	50	25
Minimum rear yard setback	15	0	15	25	35	50	25
Maximum structure height ⁷	35	100	100	35	65	100	65

¹ All PUD regulations shall fall under Appendix I.

² The minimum area for the first unit is 6500 square feet; each additional unit requires an additional 2800 square feet.

³ In older established residential areas, any new residential structure shall be set back from the street at a distance similar to existing structures to maintain overall neighborhood appearance.

⁴ All corner lots shall be twenty-five (25) percent larger due to the increased easement amounts.

⁵ Accessory structures are limited in size and placement where structural failure cannot impact adjoining property or rights-of-way.

⁶ In older established business areas, any new business structure shall be set back from the street at a distance similar to existing structures to maintain the overall neighborhood appearance.

⁷ Accessory structures are limited in size and placement where structural failure cannot impact adjoining property or rights-of-way.

Public and Semi-Public Dimensional Requirements.

	PSP
Minimum building site area (square feet)	10000
Minimum building site width at front ROW line	100
Minimum front yard setback	25
Minimum side yard setback	15
Minimum rear yard setback	25
Maximum structure height ¹	60

Industrial Dimensional Requirements

	I-1	I-2
Minimum building site area (acres)	1 acre	Minimum of 5 consecutive tracts for park site, 1-acre minimum building site
Minimum building site width at front ROW line	100	200
Minimum front yard setback	25	25
Minimum side yard setback	25	0 when abutting an I zone 50 when abutting any other zone (25-foot required landscape buffer)
Minimum rear yard setback	25	0 when abutting an I zone 50 when abutting any other zone (25-foot required landscape buffer)
Maximum structure height	65	100 (Industrial Park covenants may be more restrictive)
Maximum Accessory Structure Height ²	—	200 (Industrial Park covenants may be more restrictive)

Agricultural Dimensional Requirements

	AG
Minimum building site area (acre)	1 or 5 acres ³
Minimum building site width at front ROW line	100
Minimum front yard setback	50
Minimum side yard setback	25
Minimum rear yard setback	25
Maximum residential building height	35

¹ Accessory structures are limited in size and placement where structural failure cannot impact adjoining property or rights-of-way.

² Accessory structures include, but are not limited to, water towers, gravity bins, stacks, and vents.

³ The minimum building site area for a single-family dwelling is 1 acre; the minimum site area for a farm is 5 acres.

Section 406.5 | Allowable Land Uses

	R-1A	R-1B	R-1C	R-2	R-3	RE	MP	PUD	AG	B-2	B-3
Detached single-family dwellings ¹	P	P	P	P	P	P	—	P	P	—	—
Duplex dwellings	—	—	—	P	P	—	—	P	—	—	—
Townhomes and condominiums	—	—	—	P	P	—	—	P	—	—	—
Multi-family dwellings	—	—	—	—	P	—	—	P	—	—	—
Hotels and motels	—	—	—	—	C	—	—	—	—	C	P
Bed and breakfast inns	C	C	C	C	C	P	—	C	C	C	—
Residential care facilities	C	C	C	P	P	—	—	C	—	—	C
Mobile or manufactured homes	—	—	—	—	—	—	P	—	P	—	—
Mobile or manufactured home parks and communities	—	—	—	—	—	—	P	—	—	—	—
Beauty salon or barber shop	C	C	C	C	C	C	C	C	C	P	P
Single-family loft apartment	—	—	—	—	—	—	—	—	—	C	C
Multi-family loft apartment	—	—	—	—	—	—	—	—	—	C	—
Single-family basement apartment	—	—	—	—	—	—	—	—	—	C	—
Multi-family basement apartment ²	—	—	—	—	—	—	—	—	—	C	—

¹ Includes modular homes

² Loft and basement apartments must meet or exceed all current building codes. Loft apartments in B-3 zones are only acceptable where the unit serves the business for employed personnel, such as night watchmen, maintenance personnel, etc. Parking requirements for B-2 zones in the “Downtown District” shall be resolved and set by the Board of Adjustments. Bicycle racks/storage shall be provided as part of new/redevelopment or as applicable. A loft apartment is a residential dwelling located above the first floor of a building. A basement apartment is a residential dwelling unit located below the first floor of a building. For these purposes, the first floor shall be located at the street level, from which primary access to the building is located. If there is uncertainty as to what the first floor of the building is, that question shall be resolved by the Board of Adjustment.

Public and Semi-Public Uses	R-1A	R-1B	R-1C	R-2	R-3	RE	MP	PUD
Schools	C	C	C	C	C	—	—	—
Police and Fire Stations	—	—	—	—	—	—	—	—
Governmental Offices	—	—	—	—	—	—	—	—
Parks and Playgrounds	—	—	C	C	C	C	P	P
Swimming Pools, Sports, and Recreation Facilities	—	—	—	—	—	—	—	—
Utility Facilities ³	—	—	—	—	—	—	—	—
Cellular Antenna Towers ⁴	—	—	—	—	—	—	—	—
Libraries and Museums	—	—	—	—	—	—	—	—
Churches	C	C	C	P	P	—	—	P
Cemeteries	—	—	—	—	—	—	—	—
RV Park	—	—	—	—	—	—	—	—
Social Assembly	C	C	C	C	C	C	—	—

³ Public utilities operating under state authority shall not be required to receive Planning Commission approval for the location or relocation of any of their service facilities. However, the utility in question shall provide the Planning Commission with information on the proposed change. See KRS 100.324

⁴ Cellular antenna towers are permitted on existing structures in all districts except residential districts.

Public and Semi-Public Uses	B-1	B-2	B-3	B-4⁵	P-1	PSP	AG
Schools	P	P	P	—	P	C	—
Police and Fire Stations	P	P	P	—	P	C	—
Governmental Offices	P	P	P	C	P	C	—
Parks and Playgrounds	C	C	—	—	—	P	P
Swimming Pools, Sports, and Recreation Facilities	C	C	C	—	—	P	C
Utility Facilities ⁶	—	—	—	—	—	—	—
Cellular Antenna Towers ⁷	—	—	—	—	—	—	—
Libraries and Museums	P	P	P	—	P	—	—
Churches	P	P	P	C	P	—	P
Cemeteries	—	—	—	—	—	C	C
RV Park	—	—	—	—	—	—	—

⁵ Bearing in mind that the primary contemplated use of a property within a B-4 zoning district is retail-type businesses, the Board of Adjustment should consider, in addition to the factors to be taken into consideration in evaluating a request for a conditional use as set forth elsewhere in this zoning code, the question of the length of time that the area proposed to be occupied has been unoccupied at the time of the application for a conditional use.

⁶ Public utilities operating under state authority shall not be required to receive Planning Commission approval for the location or relocation of any of their service facilities. However, the utility in question shall provide the Planning Commission with information on the proposed change. See KRS 100.324

⁷ Cellular antenna towers are permitted on existing structures in all districts except residential districts.

Business and Personal Services	B-1	B-2	B-3	B-4	P-1	PSP
Private Recreation and Sports Centers	—	C	C	C	—	C
Art Galleries and Exhibition Halls	—	P	P	P	—	P
Private Golf Courses	—	—	C	—	—	C
Arenas and Amphitheaters	—	—	C	—	—	P
Private Clubs and Lodges	C	P	P	P	—	C
Photography and Art	P	P	P	P	—	P
Barber and Beauty Shops	P	P	P	P	—	P
Health Centers and Weight Loss Facilities	P	P	P	P	—	—
Tanning Salons	P	P	P	P	—	—
Auto Repair and Auto Parking	C	C	P	C	—	—
Auto Body Shops	C	C	P	C	—	—
Miscellaneous Repairs	P	P	P	P	—	—
Laundromats	P	P	P	P	—	—
Tailors, Seamstresses, and Upholstering	P	P	P	P	—	—
Photo Development	P	P	P	P	—	—
Video Rental Shops	C	P	P	P	—	—
Amusement and Recreation	—	C	P	P	—	—
Pet Boarding Facilities	—	—	C ⁸	—	—	—
Social Assembly	C	C	C	C	—	C

⁸ In determining whether any given proposed site would be suitable for the location of a Pet Boarding Facility, the Board of Adjustments should consider the following factors:

- (1) Larger lots or sites should be preferred over smaller ones. An emphasis should be placed on separating outdoor pet runs or pens from adjoining property. Greater distances from the outdoor runs or pens to the adjoining property are preferable to lesser distances.
- (2) Outdoor pens or runs should be screened from neighboring residential uses by either landscaping or privacy fencing.
- (3) Except in unusual circumstances where pens or runs are isolated from surrounding property, all animals should be indoors before 8:00 p.m.
- (4) Outdoor runs and pens should be located at the rear of any building to the extent possible.
- (5) The types and numbers of the animals to be boarded should be considered.

Retail Trade	B-1	B-2	B-3	B-4	P-1	PSP	AG	I-2
Food Store (NH/Convenient)	P	P	P	P	—	—	—	—
Food Stores (Community)	C	P	P	P	—	—	—	—
General Merchandise	C	P	P	P	—	—	—	—
Auto Dealers	—	C	P	—	—	—	—	—
Service Stations	C	P	P	C	—	—	—	—
Apparel and Accessory Stores	C	P	P	P	—	—	—	—
Furniture, Furnishings, and Appliances	—	P	P	P	—	—	—	—
Eating and Drinking Establishments	P	P	P	P	—	—	—	—
Drug Stores and Pharmacies	P	P	P	P	—	—	—	—
Office Supplies	—	P	P	P	P	—	—	—
Toys and Sporting Goods	P	P	P	P	—	—	—	—
Books, Records, and Tapes	P	P	P	P	—	—	—	—
Hardware and Related Items	C	P	P	P	—	—	—	—
Gifts, Jewelry, and Novelties	P	P	P	P	—	—	—	—
Bicycles and Motorcycles	—	P	P	P	—	—	—	—
Auto Parts and Supplies	—	P	P	P	—	—	—	—
Package Liquor, Beer, and Wine	—	P	P	P	—	—	—	—
Pet Stores and Pet Grooming	P	P	P	C	—	—	—	—
Farm Equipment and Supplies	—	C	P	—	—	—	P	—
Feed, Seed, and Garden Supplies	—	C	P	P	—	—	—	—
Computers and Electronics	C	P	P	P	—	—	—	—
Miscellaneous Retail	C	C	C	C	—	—	—	—
Manufactured Home Sales	—	—	P	—	—	—	—	—
Hotels and Motels	C	P	P	—	—	—	—	—
Microbrewery	C	C	C	C	—	—	—	—
Micro winery	C	C	C	C	—	—	—	—
Brewpub ⁹	C	P	C	C	—	—	—	—
Fireworks (permanent) ¹⁰	—	—	—	—	—	—	—	P
Fireworks (seasonal) ¹¹	—	—	P	P	—	—	—	—

Professional Services	B-1	B-2	B-3	B-4	P-1
Architects and Engineers	P	P	P	P	P
Accountants	P	P	P	P	P
Banks and Investment Services	P	P	P	P	P
Business Consultants	P	P	P	P	P
Real Estate	P	P	P	P	P
Tax Service	P	P	P	P	P
Attorneys	P	P	P	P	P
Advertising and Public Relations	P	P	P	P	P

⁹ The Board of Adjustments, in assessing whether a Microbrewery or a Micro-Winery is appropriate at any given proposed location, should take into consideration the size, scope, and appearance of the proposed Microbrewery or Micro-Winery contrasted with the nature and appearance of other businesses in the vicinity; the degree to which the operations and activities to be performed by the proposed facility will be consistent or inconsistent with the existing uses of other properties in the vicinity; together with such other considerations as are pertinent to the question of whether the proposed facility is appropriate at the particular proposed location. The Board shall have the right to require the applicant to submit to it all such information relating to the nature and appearance of the proposed structure and facilities and the operations and activities involved as the Board may deem necessary to its consideration of the requested Conditional Use Permit and, if the permit is to be granted, to impose such restrictions as it may deem necessary and appropriate.

¹⁰ See Ordinance 92-42

¹¹ See Ordinance 92-42

Health Services	B-1	B-2	B-3	B-4	P-1	PSP
Hospitals	—	P	P	—	—	P
Physical Therapy	P	P	P	P	P	—
Assisted Care Facilities	C	C	P	P	—	—
Doctor and Dentist Offices	P	P	P	P	P	—
Hospice	C	C	P	P	—	—
Veterinary Offices	C	C	P	—	—	—
Pain Clinics	P	P	P	—	C	—
Massage Therapist	C	P	P	—	P	—

Educational and Social Services	B-1	B-2	B-3	B-4	P-1	PSP	I-1
Child Care Facilities	C	C	C	C	C	C	C
Counseling Services	P	P	P	—	P	—	—
Social Service Organizations	—	P	P	P	—	—	—
Business and Technical Training	P	P	P	C	P	P	—

Warehousing and Storage	B-1	B-2	B-3	B-4	P-1	PSP
Warehouse	—	C	C	—	—	—
Mini-Warehouses	C	C	P	—	—	—
Moving and Storage	—	P	P	—	—	—
Truck Freight Terminals	—	C	P	—	—	—
Food Lockers	—	P	P	—	—	—
Wholesale Distributors	—	P	P	—	—	—

Manufacturing	I-1	I-2
Food and Related	C	P
Apparel and Finished Goods	C	P
Lumber and Wood Products	C	P
Paper and Related	C	P
Printing and Publishing	P	P
Chemicals and Petroleum	C	P
Rubber and Plastics	C	P
Leather Products	C	P
Stone, Clay, Concrete, and Glass	P	P
Primary Metals	P	P
Industrial Equipment	P	P
Transportation Equipment	C	P
Temporary Towing ¹² and Auto Storage Centers	—	P
Electronics	P	P
Distribution Center	P	P
Commercial and Industrial Warehousing ¹³	P	P
Truck Freight Terminals	C	P
Adult (Sexually Explicit) Entertainment	—	P
Massage Parlor	—	C
Brewery	P	P
Winery	P	P
Distillery	P	P
Microbrewery	P	P
Micro-winery	P	P
Other uses, which, in the opinion of the Board of Adjustment, are deemed to be compatible and consistent with the permitted uses in this zone	C	C

¹² Temporary towing is limited to 90 days.

¹³ This does not include mini-warehouses.

Agriculture¹⁴	AG	B-1	B-2	B-3
Crop Production	P	—	—	—
Pastures	P	—	—	—
Timber	P	—	—	—
Orchards and Vineyards	P	—	—	—
Horticulture	P	—	—	—
Livestock Production ¹⁵	P or C	—	—	—
Poultry Production	P or C	—	—	—
Farm Machinery Repair and Servicing	P	—	—	P
Aquaculture	P	—	—	—
Agricultural Products Retail Outlet ¹⁶	P	C	C	P
Commercial Nursery ¹⁷	P	—	—	C

Solar Energy Systems	R-1A	R-1B	R-1C	R-2	R-3	B-1	B-2	B-3	I-1	I-2
	P	P	P	P	P	C	C	C	C	C

¹⁴ See the definition of agricultural uses in Article VI. A five-acre or larger lot the principal use of which is for a single-family dwelling is not considered an agricultural use.

¹⁵ High-density livestock activity such as cattle/hog feed lots and similar intensive feeding operations are prohibited.

¹⁶ See Appendix J

¹⁷ See Appendix J

Medical Cannabis	R-1A	R-1B	R-1C	R-2	R-3	RE	MP	PUD
Tier I Medicinal Cannabis Cultivator	—	—	—	—	—	—	—	—
Tier II Medicinal Cannabis Cultivator	—	—	—	—	—	—	—	—
Tier III Medicinal Cannabis Cultivator	—	—	—	—	—	—	—	—
Tier IV Medicinal Cannabis Cultivator	—	—	—	—	—	—	—	—
Medicinal Cannabis Dispensary	—	—	—	—	—	—	—	—
Medicinal Cannabis Processor	—	—	—	—	—	—	—	—
Medicinal Cannabis Producer	—	—	—	—	—	—	—	—
Medicinal Cannabis Safety Compliance Facility	—	—	—	—	—	—	—	—

Medical Cannabis	B-1	B-2	B-3	B-4	P-1	PSP	AG	I-1	I-2
Tier I Medicinal Cannabis Cultivator	—	—	—	—	—	—	C ¹⁸	P	P
Tier II Medicinal Cannabis Cultivator	—	—	—	—	—	—	C ¹⁹	P	P
Tier III Medicinal Cannabis Cultivator	—	—	—	—	—	—	C ²⁰	P	P
Tier IV Medicinal Cannabis Cultivator	—	—	—	—	—	—	—	P	P
Medicinal Cannabis Dispensary	P	P	P	—	—	—	—	—	—
Medicinal Cannabis Processor	—	—	—	—	—	—	—	P	P
Medicinal Cannabis Producer	—	—	—	—	—	—	—	P	P
Medicinal Cannabis Safety Compliance Facility	C	C	P	P	P	—	—	P	P

Short Term Rentals²¹	R-1A	R-1B	R-1C	R-2	R-3	RE	MP	PUD
	P	P	P	—	—	—	—	—
	B-1	B-2	B-3	B-4	P-1	PSP	AG	
	—	C	—	—	—	—	—	

Shooting Range	AG	B-3	I-2	I-2
	C	C	C	C

¹⁸ The minimum lot size for a tier I medicinal cannabis cultivator shall be ten (10) acres.

¹⁹ The minimum lot size for a tier II medicinal cannabis cultivator shall be forty (40) acres.

²⁰ The minimum lot size for a tier III medicinal cannabis cultivator shall be one hundred (100) acres.

²¹ Short-term rentals are governed by Ordinance 24-02. They include rentals listed on Airbnb, Vrbo, and similar websites.