

4.04 Table of Uses

A. **General.** The following table lists permitted and conditional uses in each base zoning district. Additional use restrictions may be contained in Section 4.05, Use-Specific Standards, or as part of an Overlay District.

B. **Districts.** Table 4.1, Permitted and Conditional Uses lists uses for each standard district within the City of Fort Mitchell's zoning jurisdiction. Planned Unit Development and Overlay Districts are not listed in the table. Uses within a Planned Unit Development District are approved through the Development Plan approval process. Uses permitted within an Overlay District are generally regulated by the underlying base district.

C. Symbols.

1. Where the symbol "P" is shown, the use to which it refers is permitted as a "use by right" in the indicated district, provided it complies fully with all applicable Use-Specific Standards included in Section 4.05, Use-Specific Standards.
2. Where the symbol "C" is shown, the use to which it refers is a conditional use which must be approved by the Board of Adjustment and is subject to any Use-Specific Standards included in Section 4.05, Use-Specific Standards. The Board of Adjustment may also impose additional conditions as part of the conditional use approval per KRS 100.237.
3. Where the symbol "-" is shown, the use to which it refers is prohibited in the indicated district.
4. All uses will be hyperlinked to their corresponding definition in Article 14, Definitions.

TABLE 4.1 PERMITTED AND CONDITIONAL USES

Use	Residential						Commercial			Emp	Other				Special	Use Specific Standards
	R-LLS	R-CVS	R-CPS	R-M	R-MF	MHP	ROC	CC	HC	BP	MU	MU-2	CO	INST	DC	
AGRICULTURE																
<u>Agriculture, Exempt</u>	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	4.05, A.1.
<u>Agriculture, Non-Exempt</u>	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	4.05, A.2.
<u>On-farm sales (farm markets, roadside stands)</u>	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	4.05, A.3.
<u>Agritourism</u>	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	4.05, A.4.
RESIDENTIAL																
<u>Accessory Dwelling Unit</u>	P	P	P	P	-	-	-	-	-	-	P	P	-	-	-	4.05, B.1.
<u>Cottage Court</u>	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	4.05, B.2.
<u>Live/Work Unit</u>	-	-	-	P	-	-	-	-	-	-	P	-	-	-	-	4.05, B.3.
<u>Manufactured Home, Qualified</u>	P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	4.05, B.4.
<u>Manufactured Home</u>	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	4.05, B.5.
<u>Mobile Home</u>	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	4.05, B.6.
<u>Multi-family</u>	-	-	-	P	P	-	-	-	-	-	P	P	-	-	-	4.05, B.7.
<u>Single-Family, attached</u>	-	-	-	P	P	-	-	-	-	-	P	P	-	-	-	4.05, B.8.
<u>Single-Family, detached</u>	P	P	P	P	-	P	P	-	-	-	P	P	-	-	-	
<u>Upper Floor Housing</u>	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	4.05, B.9.
<u>Two-Family</u>	-	P	P	P	P	-	-	-	-	-	P	-	-	-	-	4.05, B.10.
<u>Three/Four-Family</u>	-	-	-	P	P	-	-	-	-	-	P	-	-	-	-	4.05, B.11.
COMMERCIAL																
<u>Agriculture Equipment / Chemical Sales, Distribution, Storage</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, C.1.
<u>Animal Care - enclosed</u>	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-	4.05, C.2.
<u>Animal Care – outdoor activity</u>	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	4.05, C.3.
<u>Assembly, Commercial</u>	-	-	-	-	-	-	-	P	P	-	-	P	-	-	-	4.05, C.4.

TABLE 4.1 PERMITTED AND CONDITIONAL USES

Use	Residential						Commercial			Emp	Other				Special	Use Specific Standards
	R-LLS	R-CVS	R-CPS	R-M	R-MF	MHP	ROC	CC	HC	BP	MU	MU-2	CO	INST	DC	
Tattoo Or Body Art Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, C.26.
INSTITUTIONAL																
Assembly, Institutional and Civic	C	C	C	C	C	C	-	P	P	P	P	-	-	P	-	4.05, D.1.
Cemeteries and Crematories	C	C	C	C	C	C	-	-	-	-	-	-	-	P	-	4.05, D.2.
College or University	-	C	C	C	C	-	-	P	P	P	C	-	-	P	-	4.05, D.3.
Community Center, Civic Center	C	C	C	C	C	C	-	P	P	-	P	-	-	P	-	4.05, D.4.
Emergency Medical Facility/Urgent Care/Surgery Center	-	-	-	-	-	-	-	P	P	-	P	P	-	P	-	
Hospital	-	C	C	C	C	-	-	C	C	-	C	P	-	P	-	
Library	C	C	C	C	C	-	-	P	P	-	P	P	-	P	-	
Meeting, Banquet, or Conference Facility	-	-	-	-	-	-	-	P	P	P	P	P	-	P	-	4.05, D.5.
Museum	-	-	C	-	-	-	-	P	P	-	P	-	-	P	-	
Park	P	P	P	P	P	P	-	P	P	P	P	-	P	P	-	
School, primary or secondary	C	C	C	C	C	C	-	C	C	-	-	-	-	P	-	4.05, D.6.
INDUSTRIAL																
Fabrication, light	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	4.05, E.1.
Manufacturing, heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, E.2.
Navigational Services to Shipping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Mini-warehouse, personal storage	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	4.05, E.3.
Mining, quarrying and crude petroleum and natural gas production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, E.4.
Outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, E.5.
Research and Development	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
Warehouse and Logistics	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, E.6.
Junk, Scrap, or Salvage Yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, E.7.
LODGING																
Bed and Breakfast	-	-	-	P	-	-	P	-	-	-	P	-	-	-	-	4.05, F.1.
Short Term Rentals, Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, F.2.
Short Term Rentals, Non-Owner Occupied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Convalescent homes, nursing homes, assisted living facilities	C	C	C	C	C	C	-	P	P	-	P	P	-	P	-	4.05, F.3.
Hotel, Motel	-	-	-	-	-	-	-	P	C	P	P	P	-	-	-	4.05, F.4.
Residential Care Facility	P	P	P	P	P	P	-	-	-	-	P	-	-	P	-	4.05, F.5.a
Rehabilitation Home Facility	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	
RECREATION																
Athletic Fields	C	C	C	C	C	-	-	P	P	P	P	-	-	P	-	4.05, G.1.

TABLE 4.1 PERMITTED AND CONDITIONAL USES

Use	Residential						Commercial			Emp	Other				Special	Use Specific Standards
	R-LLS	R-CVS	R-CPS	R-M	R-MF	MHP	ROC	CC	HC	BP	MU	MU-2	CO	INST	DC	
Indoor Commercial Recreation	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-	4.05, G.2.
Golf Course, Country Club	C	C	C	C	C	-	-	-	-	-	-	-	P	-	-	4.05, G.3.
Outdoor Commercial Recreation	-	-	-	-	-	-	-	P	P	-	-	-	P	-	-	4.05, G.4.
Shooting Range or Archery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, G.5.
Stadium	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	4.05, G.6.
TRANSPORTATION																
Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	4.05, H.1.
Inland Water Freight Transportation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Boat Harbor, Marina	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	4.05, H.2.
Heliport, Not Associated with Emergency Medical Services	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	4.05, H.3.
Railroad Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Truck Terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, H.4.
Electric Vehicle Service Center	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
ACCESSORY (must have a permitted use on the same lot)																
Accessory Structures or Uses, Customary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.05, J.1. and 3.
Collection Boxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, J.4.
Drive Up or Drive Through Facilities	-	-	-	-	-	-	-	C	C	-	-	P	-	-	-	4.05, J.5. and 10.21
Home Occupation	P	P	P	P	P	P	-	-	-	-	P	P	-	-	-	4.05, J.5.
Individual Service (ATM, Redbox)	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	4.05, J.8.
Outdoor Display and Sales, On-going	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	4.05, J.9.
TEMPORARY USES																
Construction Trailer or Sales Office	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	4.05, K.1.
Mobile Food Sales	-	-	-	-	-	-	-	C	C	C	C	P	-	C	C	4.05, K.3.
Outdoor Display and Sales, Temporary	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	4.05, K.4.

[Ord. No. 2023-02, Adding Coin-Operated Laundries and Drycleaners as a conditional use within the HC (Highway Commercial) Zone, 03/20/2023; Ord. No. 2023-18, Add MU-2 Zone, 01/18/2024]

Effective on: 1/18/2024

TABLE 4.1 PERMITTED AND CONDITIONAL USES

Use	Residential						Commercial			Emp	Other				Special	Use Specific Standards
	R-LLS	R-CVS	R-CPS	R-M	R-MF	MHP	ROC	CC	HC	BP	MU	MU-2	CO	INST	DC	
Bar Or Drinking Place	-	-	-	-	-	-	-	P	P	-	P	P	-	-	P	4.05, C.5.
Brewery, Distillery, Winery	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P	4.05, C.6.
Building Material Sales	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	4.05, C.7.
Car Wash	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	4.05, C.8.
Carpenter shops, electrical, plumbing and heating shops, furniture upholstery and similar establishments	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	4.05, C.9.
Check Cashing and Title Loan Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, C.10.
Coin-Operated Laundries and Drycleaners	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	4.05, C.11.
Commercial Printing	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	
Conversions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, C.12.
Family Child Care Homes	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	4.05, C.13.
Day Care Or Adult Or Child Care Center, Type II	C	C	C	C	C	C	-	P	P	P	P	P	-	-	-	4.05, C.13.
Day Care Or Adult Or Child Care Center, Type I	C	C	C	C	C	C	-	P	P	P	P	P	-	-	-	4.05, C.13.
Dry Cleaner	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	4.05, C.14.
Equipment Sales, Rental, Repair	-	-	-	-	-	-	-	P	P	P	-	P	-	-	-	4.05, C.15.
Farmer's Market	-	-	-	-	-	-	-	P	P	-	P	-	-	P	-	4.05, C.16.
Financial Services	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P	
Funeral Home, Mortuary	C	C	C	C	C	-	-	P	P	P	-	-	-	P	-	4.05, C.17.
Gas Station	-	-	-	-	-	-	-	P	P	-	C	-	-	-	-	4.05, C.18.
Liquor Store	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-	4.05, C.19.
Medical Office	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	
Motor Vehicle Sales and Rental	-	-	-	-	-	-	-	P	P	-	-	P	-	-	-	4.05, C.20.
Motor Vehicle Service, Major	-	-	-	-	-	-	-	P	C	-	-	-	-	-	-	4.05, C.21.
Motor Vehicle Service, Minor	-	-	-	-	-	-	-	P	C	-	-	-	-	-	-	4.05, C.22.
Nursery / Garden Supply	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	4.05, C.23.
Office	-	-	-	-	-	-	P	P	P	P	P	P	-	-	C	
Off-Street Parking Lot, Non-Accessory	-	-	-	-	-	-	-	P	-	-	-	P	-	-	P	4.05, C.24
Personal Services	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P	
Restaurant with drive-in or drive-through	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	4.05, C.25.
Restaurant without drive-in or drive-through	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P	4.05, C.25.
Retail Store	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P	
Sexually-Oriented Business	See Article 9															
Studios for Work or Teaching	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P	