
Chapter 2 Part 1 General Provisions

2.1.1 Zoning Districts

A. The following zoning district classifications are hereby created for all of Jefferson County, Kentucky.

- R-R Rural Residential District
- R-E Residential Estate District
- R-1 Residential Single Family District
- R-2 Residential Single Family District
- R-3 Residential Single Family District
- R-4 Residential Single Family District
- R-5 Residential Single Family District
- U-N Urban Neighborhood District
- R-5A Residential Multi-Family District
- R-5B Residential Two-Family District
- R-6 Residential Multi-Family District
- R-7 Residential Multi-Family District
- R-8A Residential Multi-Family District
- OR Office/Residential District
- OR-1 Office/Residential District
- OR-2 Office/Residential District
- OR-3 Office/Residential District
- OTF Office/Tourist Facility
- C-N Neighborhood Commercial District
- C-R Commercial/Residential District
- C-1 Commercial District
- C-2 Commercial District
- C-3 Commercial District
- CM Commercial Manufacturing
- CTC-1 Commercial Town Center-1
- CTC-2 Commercial Town Center -2
- EZ-1 Enterprise Zone District
- M-1 Industrial District
- M-2 Industrial District
- M-3 Industrial District
- PRO Planned Research/Office Center District
- PEC Planned Employment Center District
- DRO Development Review Overlay
- W-1 Waterfront District
- W-2 Waterfront District
- W-3 Waterfront District
- WRO Waterfront Development Review Overlay District
- PDD Planned Development District
- PVD Planned Village Development District
- PTD Planned Transit Development District
- PRD Planned Residential Development District
- TNZD Traditional Neighborhood Zoning District

2.2.7 R-5 Residential Single Family District

The following provisions shall apply in the R-5 Residential Single-Family District unless otherwise provided in these regulations:

- A. Permitted Uses:
All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):
Dwellings, semi-detached, on lots recorded before June 17, 1954, where each dwelling unit is constructed on its own lot and meets all other requirements of this zoning district
- B. Conditional Uses:
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.
- C. Permitted Uses with Special Standards*
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.
- D. Property Development Regulations:
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.
- E. Maximum Density and Far
 - 1. Maximum Floor Area Ratio:
 - a. For reduced size lots created in accordance with the Alternative Development Incentives regulations (Chapter 4, Part 5) 1.5
 - b. For all other lots: 0.5
 - c. Floor Area Ratio for Conservation Subdivision see Table 7.11.1
 - 2. Maximum Density:7.26 dwellings per acre
Additional density up to 9.07 dwellings per acre may be achieved using the Mixed Residential Development Incentive (MRDI) Option. See Section 4.3.20.

2.3.4 OR-3 Office/Residential District

The following provisions shall apply in the OR-3 Office/Residential District unless otherwise provided in these regulations:

A. Permitted Uses:

All uses permitted in the OR Office Residential District, as well as the following use(s):

Apartment hotels, and office buildings, including businesses customarily incidental to such uses conducted for the convenience of the occupants and provided all entrances, designs, signs, and show windows for such uses shall not be evident from the outside of the building

Artist studios

Assisted Living Residence

Barbers/Cosmetologists/Hairdressers/Manicurists

Boarding and lodging houses

Business schools

Community residences

Computer programming services

Convents and monasteries

Dwellings, Multiple family

Dwellings, Two-family

Family care home (mini-home)

Fraternities, sororities, clubs and lodges excluding those the chief activity of which is a service customarily carried on as a business

Medical laboratories, excluding for-profit blood collection centers

Physical Fitness Instruction

Photographic portrait studios

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses with Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:4.0

2. Maximum Density:
 - a. For 0 bedroom dwelling units only.....435 dwellings per acre
 - b. For 1 bedroom dwelling units only.....217 dwellings per acre
 - c. For 2 or more bedroom dwelling units only...145 dwellings per acre
3. Mixed Use Incentive: When authorized by the form district regulations, the amount of office and residential uses situated above ground level uses specified in the applicable part of Chapter 5 shall be excluded from calculation of the site's permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site. See Section 5.5.3 Mixed Use Development.

2.4.3 C-1 Commercial District

The following provisions shall apply in the C-1 Commercial District unless otherwise provided in these regulations:

A. Permitted Uses:

Accessory buildings or uses: those uses which are subordinate, customary and incidental to the primary use, provided that, if a use is customary only in a less restrictive zone, and is of a magnitude that may generate significant impacts, it shall not be an accessory use

Agricultural uses

Antique shops

Art galleries

Athletic facilities

Audio/video recording studios, providing the building is soundproof

Automobile rental agencies with no more than 10 rental passenger vehicles stored on site, and no more than two service bays for cleaning or maintenance, and having no repair or storage/dispensing of fuel

Automobile parking areas, public and private

Automobile service stations with service bays for repair of no more than two vehicles (see definition of Automobile Service Station for the type of repairs permitted)

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

Banks, credit unions, savings and loans, check cashing services and similar financial institutions

Barber shops

Beauty shops

Bed and Breakfasts

Bicycle sales and service

Boarding and lodging houses

Bookstores

Bowling alleys, provided the building is soundproof

Car washes having prior approval by the agency responsible for transportation planning

Catering kitchen/bakery preparing food and meals for sale or consumption elsewhere

Clothing, dry goods and notions stores

Clubs, private, non-profit or proprietary

Colleges, schools and institutions of learning

Community residences

Community Service Facility

Computer sales (hardware and software) and programming services

Confectionery, ice cream or candy stores, retail; no more than 50% of the floor area shall be used for production of food items for off premises sale

Convenience groceries

Convents and monasteries

Country clubs

Dance Instruction (excludes adult entertainment uses as defined within Jeffersontown Ordinance 1073)

Day care centers, day nurseries, nursery schools and kindergartens

Department stores

Dressmaking or millinery shops

Drug stores

Dry cleaning, dyeing, pressing, and laundry; distributing stations or retail business where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments

Dwelling, Multiple family

Dwelling, Single-family

Dwelling, Two-family

Electric appliance stores

Extended stay lodging

Family care home (mini-home)

Florist shops

Funeral homes

Furniture stores

Grocery stores, including fruit, meat, fish, and vegetable

Hardware and paint stores

Health Club/Fitness Center

Health spas

Home occupations

Hotels and motels, including ancillary restaurants and lounges, enclosed in a structure, in which dancing and other entertainment (not including adult entertainment activities as defined in Section 4.4.1) may be provided. (not permitted within the City of Prospect)

Ice storage houses of not more than five (5) ton capacity

Interior decorating shops

Jewelry stores

Laundries or laundrettes, self-service

Laundering and dry cleaning pick-up shops and self-service laundries

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Medical laboratories

Music stores

Nurseries, retail

Office, business, professional and governmental

Parks, playgrounds, and community centers

Package liquor stores (no on-site alcohol consumption allowed)

Pawn Shop

Pet grooming, obedience training and related pet activities, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building

Pet shops

Photocopying, duplicating, paper folding, mail processing and related services

Photographic shops

Photography studios

Physical Fitness Instruction

Picture Framing

Radio and television stores

Religious buildings

Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video cassette rental center

Residential care facilities

Restaurants, tea rooms and cafes excluding dancing and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license)

Shoe repair shops

Shoe stores

Stationery stores

Tailor

Tanning salons

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Tents, air structures and other temporary structures intended for occupancy by commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met, and provided further that such structures may not be installed for a period (or

periods totaling) more than ten (10) days during a calendar year.

Toy and hobby stores

Variety stores

Veterinary hospital, provided the operation is conducted within a sound- proofed building, no animals are boarded, and there are no runs or pens outside of the building

Wearing apparel shops

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses with Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and Far

1. Maximum Floor Area Ratio:1.0

2. Maximum Density:34.84 dwellings per acre

3. Use Mix - Office and Residential Uses – W hen authorized by the form district regulations, a specified percentage of any development site may be allocated to residential development without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zone district, provided that all other development standards set forth in this code are complied with. In addition, when authorized by the form district regulations, office and residential uses situated above ground level retail uses are permitted and shall be excluded from calculation of the site’s permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.