
SECTION 10.18 DTM-1 (DOWNTOWN TAYLOR MILL PRIMARY MAIN STREET) ZONE

- A. **PURPOSE:** The purpose of the DTM-1 Zone is to provide for a pedestrian friendly, mixed use “main street” style environment consistent with the *Comprehensive Plan's* and *I-275/KY 16 Land Use Plan's* development, land use and transportation goals, objectives, policies and strategies. This zone is intended to be both a community focal point and destination where residents can congregate, socialize, and have access to a wide variety of small to medium sized retail, office, and service uses located in a dense, urban environment. DTM-1 development regulations collectively promote high quality and innovative site design to create a sense of place unique to Taylor Mill. Mixed land use flexibility is provided in return for adherence to design standards. Provisions for bicycle and pedestrian accessibility and circulation are required within the DTM-1 Zone to reduce automobile trips, provide a livable environment for existing residents, and enhance the value and aesthetics of the surrounding community.
- B. **PERMITTED USES:**
1. Apparel shop
 2. Art gallery, picture framing
 3. Art supplies
 4. Bakery and bakery goods store, provided the product are sold exclusively on the premises
 5. Bicycle sales and service
 6. Book, stationery, or gift shop
 7. Camera and photographic supplies
 8. Candy store, soda fountain, ice cream store
 9. Clothing store
 10. Community centers, publicly owned and/or operated
 11. Copy services
 12. Delicatessen
 13. Drug store
 14. Drive-through facilities, in accordance with the use standards provided in this Section
 15. Dry cleaning and laundry pick-up station
 16. Eating and drinking establishments, outdoor patio dining is permitted
 17. Existing single-family residential dwellings
 18. Existing multi-family residential dwellings
 19. Multi-family residential dwellings (R2 zoning uses and densities) on upper floors of permitted commercial/office developments.
 20. Florist shop
 21. Food store and supermarkets
 22. Furniture store

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23. General merchandise Grocery store
 24. Glass, china, or pottery store
 25. Governmental offices
 26. Grocery store
 27. Hardware store
 28. Health club/fitness center
 29. Hobby shop
 30. Household and electrical appliance store, including incidental repair
 31. Interior decorating studio
 32. Jewelry store, including repair
 33. Leather goods and luggage store
 34. Libraries
 35. Meat store, butcher
 36. Music, musical instruments, and records, including incidental repair
 37. Nursery school
 38. Opticians and optical goods
 39. Package liquor and wine store
 40. Pet shop, excluding boarding and outside runs
 41. Police and fire stations
 42. Post office
 43. 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
 44. Radio and television store, including incidental repair
 45. Shipping and mail service
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46. Shoe sales and repair
47. Spas, salons and barber shops
48. Sporting goods
49. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
50. Tailor shop
51. Toy store
52. Travel agency
53. Variety store, including notions and “five and ten” stores
54. Video sales and rental

C. ACCESSORY USES

1. Customary accessory uses.
2. Fences and walls, as regulated by Article XI and Article XIII of this ordinance.
3. Signs, as regulated by Article XIV and Section 9.29 of this ordinance.

D. AREA AND HEIGHT REGULATIONS

1. Building Placement: In the DTM-1 zone, setbacks are more relaxed than in the DTM-3 zone. While buildings are still directed toward the street, parking is permitted in the front, back and side yards. Sidewalks and street trees create a pedestrian-friendly atmosphere that helps link this zone to DTM-3, while allowing design flexibility with regards to the location of parking lots. Appropriate site accommodations shall be made for off-street parking and loading and landscaping and buffering requirements. Off street parking shall be permitted in the front yard, side yard and rear yards in accordance with the provisions of Section 9.29.
 - a. Minimum Front Yard Depth: Buildings shall be constructed to a minimum fifteen (15') foot front yard setback from all public streets, except in the following circumstances.
 - (1) The two sides of a corner lot or parcel which front on a public right of way shall be considered a front yard for purposes of determining minimum set back requirements.
 - (2) Slight variations in the setback may be allowed at building entrances to architecturally pronounce the location and importance of building entrances to pedestrians.
 - (3) A larger setback is permitted when the resulting area is used as a pedestrian amenity, including formally landscaped plazas, courtyards and outdoor seating areas for

restaurants, cafes, and coffee shops.

- b. Minimum Side Yard Depth: Buildings shall be constructed to a zero minimum fifteen (15') foot setback from all side property lines, except in the following circumstances:

- (1) When a zone or land use adjoins a residential zone or land use, a 30-foot wide planting strip shall be provided as required in Section 9.29.
- (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. Lighting fixtures shall be provided in the walkway area with lighting fixtures placed at regular intervals to provide continuous ground plane overlap.
- (3) Formal open spaces, plazas, or outdoor seating may be developed between buildings. Such areas shall be accessible to the public or shall serve an adjacent business.
- (4) Curb cuts onto arterial or collector streets 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 minimum rear setback of fifteen (15') feet is permissible but appropriate site accommodations shall be made for dumpsters, mechanical equipment, off-street parking and loading, landscaping and buffering (including a 30-foot wide planting strip when a DTM zone or land use adjoins a residential zone or land use as provided in Section 9.29), and on-site storm water management facilities.

2. Building Mass and Bulk: Relative building size or mass in relation to adjacent buildings provides 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 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. Site Plan. A site plan, as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.
2. Standards and Requirements. Buildings and uses in the DTM-1 Zone shall be subject to all applicable standards and requirements set forth in this ordinance, including the following standards and requirements of Section 9.29:

Subsection	Standard or Requirement
E, 2	Minimum Development Area, except for pre-existing parcels or lots which are landlocked by virtue of adjoining right of ways and property lines.
E, 3	Ownership
E, 4	Location of Business Activities
E, 5	Maximum Building Footprint
E, 6	Mixed-Use Buildings
E, 7	Building Design
E, 8	Utilities
E, 9	Lighting
E, 10	Coverage and Open Space Requirements
E, 11	Landscaping and Buffering
E, 12	On-Street Parking
E, 13	Off-Street Parking and Loading
E, 14	Site Access
E, 15	Signage

- 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) 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:
 - a. Drive-through facilities shall be accessory to banks and other financial institutions and drug store, and restaurant uses, whether such uses are principal or accessory uses.
 - b. Ingress and egress to the drive-through shall not be provided

- directly from KY 16, Taylor Mill Road, or arterial or collector streets.
- c. In no circumstances shall a new curb cut be approved to provide access to a drive-through facility.
- d. Drive-through facilities shall be located at the rear or side of buildings and must be completely screened from all adjacent right-of-ways. In situations where a development fronts multiple dedicated streets, the side of the building with the main entrance will be considered the front, for drive-through discussions.
- e. Only one stacking lane per drive-through facility is permitted. Financial Institutions will be permitted to have up to three stacking lanes. For design purposes, a stacking lane is a complete customer service lane, from beginning to end. Restaurant drive-through lanes that split for an additional order point, then merge, are considered a single stacking lane.
- f. Ingress and egress to any drive-through facility shall not unreasonably interfere or unreasonably conflict with on- or off-site pedestrian or vehicular circulation.