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**SECTION 10.19 DTM-2 (DOWNTOWN TAYLOR MILL OFFICE – SERVICE) ZONE**

- A. **PURPOSE** The purpose of the DTM-2 Zone is to provide small to medium sized retail, office, and service uses that cater to the daily convenience shopping and service needs of the community and surrounding employment centers 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 permits a more intensive range of commercial uses than the DTM-1 Zone. Development standards in this zone are similar to the DTM-1 Zone but slightly relaxed to provide additional flexibility for businesses not wishing to locate in a “main street” style environment. Provisions for bicycle and pedestrian accessibility and circulation are required within the DTM-2 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
  23. Gasoline station, in accordance with the use standards provided in this Section

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24. General merchandise and grocery store
  25. Glass, china, or pottery store
  26. Governmental offices
  27. Grocery and convenience store(s)
  28. Hardware store
  29. Health club/fitness center
  30. Hobby shop
  31. Household and electrical appliance store, including incidental repair
  32. Interior decorating studio
  33. Jewelry store, including repair
  34. Leather goods and luggage store
  35. Libraries
  36. Meat store, butcher
  37. Music, musical instruments, and records, including incidental repair
  38. Nursery school
  39. Opticians and optical goods
  40. Package liquor and wine store
  41. Pet shop, excluding boarding and outside runs
  42. Police and fire stations
  43. Post office
  44. 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
  45. Radio and television store, including incidental repair
  46. Shipping and mail service
  47. Shoe sales and repair
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48. Spas, hair salons and barber shops
49. Sporting goods
50. Stores producing jewelry, leather goods, candles, and similar merchandise when merchandise is sold only on the premises and when no more than four (4) persons are involved in the production of such merchandise
51. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
52. Tailor shop
53. Toy store
54. Travel agency
55. Variety store, including notions and “five and ten” stores
56. 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-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 front, the back and 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. 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 forty-five (45') 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.

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- (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, ice cream and coffee shops.
    - b. Minimum Side Yard Depth: Buildings shall be constructed to a minimum fifteen (15') foot setback from all side property lines, except in the following circumstances:
      - (1) Appropriate site accommodations shall be made for off-street parking and loading and landscaping. Off-street parking shall be permitted in front, side, and rear yards, including along the perimeter of a building, in accordance with the provisions of 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 or adjacent to 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 front, side or 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, and on-site storm water detention management facilities.
  2. Building Mass and Bulk: Relative building size or mass in relation to adjacent buildings provides design continuity throughout downtown Taylor Mill.
    - a. Building Height and Stories:
      - (1) In order to achieve a degree of building scale compatibility,

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.

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-2 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:

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- a. Drive-through facilities shall be accessory to banks and other financial institutions, 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.
2. Gasoline Stations: Gasoline stations 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 and community convenience with overall downtown revitalization goals, gasoline stations are permitted in limited circumstances when all of the following requirements are satisfied:
- a. No more than four gas pumps are permitted between the building and an abutting street right-of-way, provided, however, in the circumstance where a lot or parcel is a corner lot which fronts on two (2) separate right of ways, eight (8) gas pumps shall be permitted between the building and the abutting street right of ways. Additional pumps are permitted to the side and rear of the attendant station.
  - b. Canopy support structures shall be clad with brick masonry or stone when visible from a public or private roadway.
  - c. Flush mount canopy lights are prohibited. Canopy lights shall be recessed into the canopy.
  - d. A raised landscape planting bed is required when gasoline pumps are located adjacent to a public right-of-way.
  - g. A walkway shall be provided between the public sidewalk and building entrances if the gas station includes a convenience store.

- h. All building walls visible from a public or private roadway shall use similar building materials and architectural details and treatments as the front building wall.