
SECTION 10.20 DTM-3 (DOWNTOWN TAYLOR MILL COMMERCIAL) ZONE

- A. **PURPOSE:** The purpose of the DTM-3 Zone is to serve the commuting public and community residents by providing adequate land for mixed commercial uses which require larger sites and a higher degree of visibility. This zone is intended to accommodate the diverse development needs of various commercial uses, including hospitality uses, 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. Though the DTM-3 Zone permits the most intensive range of commercial uses, adherence to commercial design guidelines is important to achieve a mixed use, pedestrian friendly downtown environment that is compatible with existing neighboring residential uses and complimentary to adjacent commercial developments.
- 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. Drive-through facilities, in accordance with the use standards provided in this Section
 14. Drug store
 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. Multi-family residential dwellings (R2 zoning uses and densities) on upper floors of permitted commercial/office developments.
 19. Florist shop
 20. Food store and supermarkets
 21. Furniture store
 22. General merchandise and grocery store
 23. Glass, china, or pottery store
 24. Governmental offices
 25. Grocery store

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26. Hardware store
 27. Health club/fitness center
 28. Hobby shop
 29. Hotels and Conference Centers, in accordance with the use standards provided in this Section
 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
 46. Shoe sales and repair
 47. Spas, salons
 48. Sporting goods
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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: Building placement and location in the DTM-3 Zone shall enable pedestrian and vehicular circulation within the DTM-3 Zone and between the DTM-1 and DTM-3 Zones.
 - a. Minimum Front Yard Depth: Buildings shall be constructed to a twenty (20) foot build-to line 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. Pedestrian spaces located within the front yard setback must be surrounded on three sides by building walls unless located at a corner.
 - b. Minimum Side Yard Depth: Buildings shall be constructed to a zero foot setback (or “build-to” line) from all side property lines to create a continuous building street wall between walls, except in the following circumstances:
 - (1) When a zone or land use adjoins a residential zone or land

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- use, a 30-foot wide planting strip shall be provided as required in Section 9.29.
- (2) Appropriate site accommodations shall be made for off-street parking and loading and landscaping and buffering requirements. Off-street parking shall be permitted in side-yards in accordance with the provisions of Section 9.29.
 - (3) 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 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.
 - (4) Formal open spaces, plazas, or outdoor seating may be developed between buildings, thus interrupting the continuous building street wall. Such areas shall be accessible to the public or shall serve an adjacent business. The design of such spaces shall ensure that parking to the rear of buildings is effectively screened through the use of fences, walls, or evergreens or a combination thereof. Such screening materials shall be in accordance with the provisions of Section 9.17, Landscape Regulations and Section 9.29.
 - (5) Curb cuts onto Taylor Mill Road 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. Primary access to development in the DTM-3 Zone shall be located at the intersection of arterial or collector streets and Taylor Mill Road.
- c. Minimum Rear Yard Depth: A rear zero-foot setback (or “build-to” line) 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: The relative size or mass of in relation to adjacent buildings is one of the primary ways to achieve design continuity throughout downtown Taylor Mill.
- a. Building Height and Stories:

- (1) Hotel and conference center buildings shall have a minimum building height of three (3) stories or forty-five (45) feet and a maximum building height of twelve (12) stories or one hundred eight (180) feet.
- (2) The building height for all uses other than the hotel and conference center shall be a minimum of two (2) stories or thirty (30) feet, and a maximum of four (4) stories in height or sixty (60) feet.

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-3 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, 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 interfere or conflict with on- or off-site pedestrian or vehicular circulation.

2. Hotels and Conference Centers:

- a. A hotel and conference center shall provide off-street parking at the rate of one (1) parking space for each guest room. In addition to those requirements, for guest rooms, parking is to provided at the rate of one (1) parking space for each two hundred (200) square feet of floor area of any meeting space facilities, ballroom, conference suites, and eating and drinking establishments.
- b. Hotels shall be connected to retail shops and restaurants with pedestrian paths and walkways that contain lighting and seating.
- c. All hotel stairwells, corridors and other circulation components of the building shall be completely enclosed within the building envelope.
- d. When a public or semi-public space such as the hotel lobby, restaurants, meeting rooms and banquet facilities are sited at the ground level adjacent to a pedestrian path or public or private roadway, these spaces shall be accented with the use of glass and transparent materials between the height of three feet and eight feet above the walkway or street grade.

- e. No hotel room shall have exterior room access.
- f. Eating and drinking establishments shall be provided only if accessory to the principal hotel and conference center use. Such eating and drinking establishment must be located within the hotel building. Stores, shops, and service facilities are also permitted as accessory uses to the hotel and conference center use if located within the hotel building and intended primarily for the use and convenience of hotel guests.