
SECTION 10.21 DTM-4 (DOWNTOWN TAYLOR MILL BUSINESS PARK) ZONE

- A. **PURPOSE:** The purpose of the DTM-4 Zone is to provide for and encourage the development of business parks in a campus-like setting with landscaping and architectural amenities that create a sense of place and an esthetically attractive urban 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. It is intended that the DTM-4 Zone provide for the grouping and clustering of professional offices, non-hazardous research and development facilities, and limited manufacturing and fabrication uses that functionally interact well together. Development standards in this zone are intended to provide compatibility with and protection to surrounding residential and commercial properties by minimizing traffic congestion, noise, glare, vibration, odors, airborne particulate, and toxic substances.
- B. **PERMITTED USES**
1. Existing single-family residential dwellings
 2. Industrial research and development uses including research relating to product development in conjunction with testing, laboratory, and minor fabricating and assembly operations
 3. Information technology uses including telecommunications; data processing and computing centers; computer electronic parts, equipment, and electronics manufacturing; computer programming and software development; and internet-related businesses
 4. National and regional corporate headquarters
 5. Limited manufacturing and fabrication, in accordance with the performance standards of Section 10.21, F.
 6. 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
7. Warehousing up to fifty (50) percent of first floor gross area or ten thousand (10,000) square feet, whichever is less

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 in the DTM-4 Zone shall allow a campus-style environment for business and should encourage pedestrian access within the Zone and to other DTM 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 arterial or collector streets shall be limited
- 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 20-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: In order to achieve a allow for flexibility in office building design, buildings in the DTM-4 Zone shall be a maximum of six (6) stories in height or ninety (90) 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-4 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: All uses permitted in the DTM-4 Zone shall meet the following standards in order to ensure compatibility between uses permitted in the zone and to protect residential zones and uses from such zones.

1. Outdoor Storage: The outside storage of goods, merchandise, inventory, equipment, or raw materials is prohibited. In addition, the outside storage of (but not limited to) junk, refuse, inoperative items, and inoperative or unlicensed motor vehicles and recreational equipment is prohibited. The use of trailers for storage is prohibited.
2. Material Processing: No raw materials shall be processed into any of the following basic products: metal of any kind, glass, plastic, textiles, paper or petroleum products.
3. Commercial Vehicles: No commercial vehicle with a gross vehicle weight rated in excess of ten thousand (10,000) pounds, or more than seven (7) feet in height, and not owned by or associated with an existing business on a subject property, may be parked on any commercial lot, except for commercial vehicles making service calls or deliveries to or from a subject property.
4. Noise and Vibration: No noise or vibration shall be permitted which is

discernable to the human sense of feeling at or beyond the lot lines for three (3) minutes or more duration in any one (1) hour.

5. Toxic or Noxious Matter: No emission of toxic or noxious matter, which is injurious to human health, comfort and enjoyment of life and property or to animal or plant life, shall be permitted.
6. Smoke or Air Pollutants: The emission of smoke or other air pollutants shall not violate the standards and regulations of the Northern Kentucky District Health Department.
7. Dust. Landscaping and surface paving shall be used to prevent dust and other types of air pollution from passing onto adjoining properties.
8. Odors: There will be no emission of odors or odor causing substances which can be detected without the use of instruments at or beyond the lot lines.
9. Radioactive Materials: Manufacturing activities involving the use, storage, or disposal of radioactive materials are prohibited except for those materials:
 - a. That do not become an integral part of the manufactured product;
or
 - b. That are exempt from state and/or federal licensing requirements;
or
 - c. Are used for medical diagnosis and therapy, education, or industrial/ defense related research and development.