

Sec. 4.06. - Central Business District (B-1).

4.0601 *Principal permitted uses; prohibited uses:*

- (a) Any consumer and personal service establishments such as follows: Shoe repair shops, drugstores, hardware stores, barber and beauty shops, clothing stores, banks and other financial institutions, hotels, office buildings, walk-in restaurants, poolrooms, gift shops and variety stores, printing shops, jewelry stores, mail-order houses, radio and television studios, health centers, public buildings, and child care facilities.
- (b) Dry cleaning establishments are permitted, provided that establishment meet all five code requirements; have installed venting which assures dispersion of all obnoxious fumes and odors at least 25 feet above the street level or five feet above the roof level of the highest adjoining building, whichever is the higher; use only nonflammable solvents as specified by the Underwriters Laboratory, Incorporated; receive and disburse merchandise for processing on the premises; and provide at least three parking spaces for customers.
- (c) Planned commercial development projects are permitted when the requirements of section 4.0114 of this ordinance are satisfied.
- (d) In no case shall the following uses be permitted within the Central Business District: Farm implement sales, trailer sales, automobile sales and service, drive-in theaters, or any other similar uses which the board of adjustment determines to be detrimental to the district as a pedestrian-oriented retail consumer-service center.

(Ord. No. 13-97, § 2, 9-8-97; Ord. No. 3-00 § 4, 4-10-00)

4.0602 *Conditionally permitted uses requiring board of adjustment approval:*

1. Bed and breakfast establishments;
2. Drive-up and drive-thru facilities.
3. Places of worship, parish houses, public libraries, and passive recreation and/or park areas;
4. Funeral homes; and clinics.
5. Residential Uses provided the following conditions are met:
 - a. The residential unit shall meet the Building Code and Fire Safety Requirements for the State of Kentucky.
 - b. Plans shall be required to be stamped, signed, and sealed by an architect or engineer properly licensed in the State of Kentucky. Exceptions may be made to this requirement by the administrator on a case by case basis if plans comply with

para 1 above, and are otherwise correct, neat, accurate, readable, and meet standards.

- c. Residential units shall be prohibited from being on the first floor or below the first floor of a structure.
 - d. The minimum square footage shall be 500 square feet for an efficiency and 100 additional square feet for first bedroom and each additional bedroom thereafter. Less square footage may be considered if a staffed common dining facility is provided.
 - e. All units shall have a separate enclosed full bathroom (bathing area, toilet, sink) and a separate kitchen area of with a stove, sink, and refrigerator. The kitchen area requirement may in situations similar to what is listed in paragraph d. above.
 - f. All windows will have a neat uniform window treatment. Outdoor displays and storage (i.e. clotheslines, grills, and other misc. storage) are prohibited on public streets and shall be required to be opaquely screened when not on a public street but still visible from a public street.
 - g. The entire site will be evaluated at the time a conditional use is requested for any potential parking that could be placed on the site for the apartment(s). The applicant will be required to improve the parking as well as access to it as a condition of approval.
6. Wireless communication facility.
 7. Package alcohol retail stores; taverns.

The board may attach conditions to the approval of a conditional use which it feels are necessary to preserve and protect the character or [of] the district.

(Ord. No. 5-92, § II, 3-9-92; Ord. No. 3-95, § 2, 4-10-95; Ord. No. 6-95, § 2, 9-11-95; Ord. No. 13-97, § 2, 9-8-97; Ord. No. 6-00, 7-20-00; Ord. No. 25-16, § 1, 8-8-16)

4.0603 *Accessory uses or buildings:* Any accessory use or building customarily incidental to the above permitted uses.

4.0604 *Required conditions:* All permitted and conditionally permitted uses within the Central Business District shall be conducted wholly within an enclosed building except for off-street parking and loading facilities.

4.0605 *Height regulations:* No buildings shall exceed five stories or 60 feet in height.

4.0606 *Lot area, frontage and yard requirements:* None.

4.0607 *Reserved.*