

## Section 6.12: Central Business District (B-2)

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Intent: The intent of this zone, when properly applied, is to allow dense commercial development in predetermined downtown areas of the cities located in Nelson County. Because of the dense pattern of development that this zone allows, it is not subject to wide application.

### A. Principal Uses Permitted

Those uses listed as principal uses permitted in the B-1 Neighborhood Business District without the limitations on structure size.

Specialty stores, department stores, places of amusement and entertainment, hotels and other places of overnight accommodation, and restaurants (no uses allowed serving liquor by the drink are allowed without first obtaining a PUD designation, see Section D. below; only in effect in the City of Bardstown); automobile dealerships and sales lots, and the retail sale of all other merchandise not specifically prohibited or permitted for the first time, in a less restrictive classification.

Parking Lots and structures

***Upper-story housing (only applicable to B-2 zoning in City of Bardstown): Where commercial structures have 2 or more stories, the first story shall be used only for office and commercial uses permitted in P-1, B-1, and B-2, and upper stories (2<sup>nd</sup> story and above) may be used for office and commercial uses permitted in P-1, B-1, and B-2 and/or dwelling unit (amended 6-28-09)***

### B. Accessory Uses Permitted

Garage or other accessory building

Private recreational facilities

Drive-In Facilities, serving a principal use, determined by the City or County Engineer not to be a traffic hazard.

Only that wholesaling of merchandise which is clearly incidental and subordinate to the principal retail use on the premises.

### C. Conditional Uses Permitted

- (1) Mini-warehouses: which provide for rental, small storage facilities that are offered for use to the public. The Board of Adjustments when granting requests for mini-warehouse facilities may limit the number of units provided, restrict the size or orientation of any structure, require screening, buffering, or landscaping, require a specific type of building material, require green landscape buffer areas, require storm water abatement measures or impose any other requirement that it deems necessary to help the requested use blend into its unique surroundings. (NA in City of Bardstown)
- (2) Car Wash: The Board of Adjustment, when reviewing applications for this conditional use, shall review plans for the operation to determine if traffic circulation/vehicle storage and wash water discharge are adequately provided for. The opinion of the City or County Engineer shall be sought concerning traffic circulation/vehicle storage provisions. Wash water shall be discharged into sanitary sewers of a facility approved by the Nelson County Health Department.
- (3) Automobile Service Stations: Distinguished from mini-marts by offering minor automobile service and repairs. When considering an application for this conditional use the Board of Adjustments shall review: the plans for the facilities to insure proper traffic circulation and accessibility; the proper integration of a less dense use into a densely developed environment; signage; lighting; the hazard/nuisance posed by the storage and/or delivery of gasoline or other flammable materials.

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### D. Planned Development Uses Permitted (approved as provided for in Section 8.2 of these Regulations)

- (1) Private Parks, Recreational Facilities and similar uses: providing for public accessibility to relatively undeveloped green spaces and forest reserves, provided that: adequate parking facilities and traffic access are provided based on anticipated demand; and adequate buffers between active uses and adjacent properties are provided where deemed necessary by the Planning Commission.
- (2) Otherwise Allowed Uses Serving Alcohol by the Drink: providing that the nuisance aspects of these uses are mitigated to the extent possible using screens, buffers, limitations on hours of business, or other conditions necessary in the opinion of the Planning Commission to allow the unique aspects of this type of use to blend in with the surrounding land use pattern, current and anticipated.

### E. Dimension and Area Requirements

Standard	Requirement
Height (maximum)	50 feet
Lot Area (minimum)	
Served by sanitary sewer	None
Not served by sanitary sewer	Not allowed
Lot Width (minimum)	25 feet
Open Space (minimum)	None
Front Yard Setback (minimum)	None
Side Yard Setback (minimum)	None
Rear Yard Setback (minimum)	30 feet

### F. Parking Requirements

Parking requirements may be found in Article 11 of these Zoning Regulations, by use.

### G. Sign Requirements

Sign requirements as set out in Article 12 of these Zoning Regulations.