

ARTICLE VI ESTABLISHMENT OF ZONES

600 General Regulation

No land shall be used or occupied and no structure shall be erected, altered, used or occupied except for the principal uses permitted for each of the zones created by these Regulations together with lawfully permitted conditional uses and/or accessory uses as listed in the following Sections of these Regulations.

610 Official Zoning Map

The Official Zoning Map shall be identified by the signature of the County Judge and/or Mayors and attested by the City and/or County Clerk and bearing the seal of the legislative bodies under the following words: "This is to certify that this is the Official Zoning Map referred to in section 620 of the Shelby County Zoning Regulations," together with the date of the adoption of these Regulations.

If, in accordance with the provisions of these Regulations and KRS 100, changes are made in a zones boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the legislative body involved with an entry on the Official Zoning Map as follows: "On _____ (date), by official action of the legislative body, the following change(s) were made on the Official Zoning Map: (brief description of nature of change)," which entry shall be signed by the County Judge or Mayor, and attested by the County or City Clerk. No amendment to these Regulations which involves matter portrayed on the Official Zoning Map shall become effective until after such change and entry has been made on said map.

No changes of any nature shall be made on the Official Zoning Map or matter thereon except in conformity with the procedures set forth in these Regulations. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of these Regulations and punishable as provided under Section 360.

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the office of the Triple S Planning Commission, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the County (including all incorporated areas).

615 Replacement of Official Zoning Map

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions,

the legislative body (bodies) may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayors and/or the County Judge attested by the City and/or County Clerk, and bearing the seal of the legislative body under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (date of adoption of map being replaced) as part of the Shelby County Zoning Regulations."

Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

620 Interpretation of Zone Boundaries

Boundaries of zones established under provisions of these Regulations are shown on the County Zoning Maps on file in the Office of the City Clerk, Shelbyville, Kentucky, the Office of the City Clerk, Simpsonville, and in the Office of the Shelby County Clerk, Kentucky.

The following rules shall be used to interpret the exact location of the zone boundaries shown on the County Zoning Maps:

- a. Where a zone boundary follows a street or railroad the centerline of the street or railroad right-of-way is the boundary of the zone.
- b. Where a zone boundary approximately follows a lot or property line, that line is the boundary of the zone.
- c. Boundaries indicated as approximately following city corporation limits shall be construed as following such corporation line.
- d. Where a zone boundary follows a stream or the shore of a body of water, that stream or shore line is the boundary of that zone.
- e. Where a zone boundary does not clearly follow any of the features mentioned above, its exact location on the ground shall be determined by measurement according to the map scale.
- f. All questions not covered by 620(a) through 620(e) concerning the exact location of any zone boundary line or portion thereof, shall be determined by the Board of Zoning Adjustment.

Where a zone boundary line on the County Zoning Map divides a lot of single

ownership which was recorded at the time of enactment of these Regulations, the Board of Zoning Adjustment may permit the extension of the Regulations for either portion of the lot a distance not to exceed fifty (50) feet into the remaining portion of the lot.

Whenever any street, alley, public way, or public easement is vacated through legal action, the abutting zones shall be extended, depending on the land to which the vacated lands revert.

630 Rezoning for Unincorporated Land

In case any area hereafter becomes a part of the unincorporated land area of Shelby County as a result of the dissolution of an incorporated city or by any other means, the Triple S Planning Commission shall initiate the amendment procedure to assign such area to a zone. The Triple S Planning Commission shall consider such an amendment during the first amendment meeting at which it is eligible for consideration. Zoning permits shall not be issued for such area until it is assigned to a zone.

640 Zones/Districts Established

The following zoning district classifications are established for the County of Shelby, Kentucky and their environs:

A	Agricultural
ROS	Recreational/Open Space
RE	Residential Estates
R-1	Residential - Very Low Density
R-2	Residential - Low Density
R-3	Residential - Medium Density
R-4	Residential - Multi-Family
RRD	Residential Rehabilitation District
MHP	Mobile Home Park
PUD	Planned Unit Development
C-1	Commercial - Central Business District (Downtown)
C-2	Commercial - Neighborhood
C-3	Commercial - General
C-4	Highway Commercial
P-1	Professional - Limited Office
P-2	Professional - General Usage
X-1	Limited Interchange
X-2	General Interchange Commercial
I-1	Industrial - Light
I-2	Industrial – Heavy
F/C	Flood Plain/Conservation Zone
VCFD	Village Center Form District (City of Simpsonville Only)

Shelbyville 2000 Zones:

1. Central Business District
2. Downtown Commercial District
3. Limited Mixed Use District
4. Agricultural/Commercial District
5. Warehouse District

641 Expressly Prohibited Uses in Shelbyville, Simpsonville, and Shelby County

Hazardous and inert waste storage, incineration, landfills, storage and/or handling of any type and mining of any type are expressly prohibited in the City limits of Shelbyville, Simpsonville, and Shelby County.

650 Agricultural Districts

The intent of the Agricultural District is to preserve, promote and protect the rural character of the land, including agricultural uses, significant natural features, wooded areas, the water courses, and to minimize erosion of soil, siltation and pollution of streams and lakes.

652 Agricultural District (A)

The purpose of the Agricultural District (A) is to maintain the agricultural endeavors within the unincorporated areas of Shelby County.

1. Principal Permitted Uses

- a. Land used exclusively for agricultural endeavors
- b. Agricultural use services
- c. Hunting, trapping, wildlife refuge, forestry
- d. Single family detached dwelling
- e. One mobile home as principal residence on a tract of land of at least fifteen (15) acres minimum, maximum one (1) mobile home per farm (see Section 910)
- f. Agricultural Home Occupations (As defined)

2. Conditionally Permitted Uses

- a. Non-profit or private facilities, such as schools, churches, cemeteries, libraries, parks
- b. Airports and/or private landing strips for the land owners use only
- c. Veterinarian clinics
- d. Wireless transmitting stations
- e. Municipal, county, state, and federal buildings
- f. Agricultural Community Farm
 - 1) Selling to the public from an open sided road stand only agricultural products produced on a Shelby County Farm.

- 2) Farm tours with the primary activity of selling to the public products produced on the subject farm.
- 3) A restaurant owned and operated/managed by the farm owner who resides thereon and sells to the public products produced on the subject farm.
- g. Recreational facilities, including playgrounds, golf courses, country clubs, sportsman's farms, riding stables, fishing lakes, private clubs, and RV parks (See Article IX) but not including amusement parks and other commercial endeavors which require large amounts of construction or equipment or which are incompatible with a rural atmosphere.
- h. Bed and breakfast occupied by the owner or manager serving only breakfast to guests only.

3. Permitted Accessory Uses

- a. Accessory uses in connection with agriculture, such as tenant homes and single-family dwellings, for occupancy by full-time employees of the farm operation, agriculture structures, stables, and parking areas
- b. Roadside stands offering for sale only agricultural products grown on the premises and on-premise signs advertising such stands according to standards in Article XI.
- c. Keeping of roomers or boarders by a resident family
- d. Swimming pools and tennis courts for private use
- e. Horse training track, boarding of horses, riding classes

4. Development Standards

Minimum lot area: 5 acres

(Exception Per KRS 100:111 22 One (1) tract that would be the first division from a farm since 1961, a minimum two (2) acres, 200 feet of road frontage and meet the 4 to1 ratio shall not require plat approval.)

Minimum lot area for singular mobile home: 15 acres

Minimum width at building line: 250'

Minimum road frontage:	5 to 10 acres 250 feet of road frontage, shall meet 4 to 1 ratio at front property line.
	10 to 15 acres 250 feet of road frontage, no part of the tract shall be less than the minimum.
	Over 15 acres 100 feet of road frontage, no part shall be less than the minimum.
Minimum front yard:	100' from front property line
Minimum side yard (each side):	25'
Minimum rear yard:	25'
Maximum building height (see definition 18):	36' or 3 stories
Signs:	See Article XI
Parking:	See Article X
Minimum size lot on septic tank in the agricultural district shall be two (2) acres.	

654 Recreational/Open Space (ROS)

This zone is to designate areas of the city for parks, recreation and open space so as to provide the necessary and desirable recreation activities in the community.

1. Principal Permitted Uses

- a. Recreational uses and equipment necessary for recreational activities
- b. Storage buildings necessary for mechanical equipment, storage, and maintenance equipment
- c. Swimming pools
- d. Shelter structures

2. Conditionally Permitted Uses

- a. Retaining walls
- b. Signs limited to thirty (30) square feet
- c. Necessary utilities
- d. Off-street parking
- e. Dwelling of caretaker or administrator
- f. Museum and other temporary exhibits

3. Development Standards

Minimum lot area:	none
Maximum building height:	35'

660 Residential Districts

The purpose of residential districts is to establish and preserve single and multifamily home neighborhoods as desired by large numbers of people free from other uses except those which are both compatible with and convenient to the residents of such a district. The following regulations shall apply in all residential districts:

1. Principle Permitted Uses
 - a. Single-family dwellings
2. Accessory Structures and Uses Permitted
 - a. Private swimming pools. The pool or the lot must be fenced to prevent access of children.
 - b. Garage or other buildings not used as a dwelling and accessory to the principal use.
 - c. Home occupations
 - d. Signs as permitted in Article XI.
3. Conditional Uses
 - a. The following non-profit public or private facilities are Conditional Uses and must comply with Section 430 of these Regulations; schools, churches, and other places of worship, parish houses, hospitals, nursing homes, fraternities, public libraries, parks, recreational facilities as defined in Section 652(2g), municipal, county, state or federal use, public utilities, funeral homes, cemeteries, philanthropic institutions and clubs, except a club in which the chief activity is customarily carried on as a business, animal or poultry farms, group homes, greenhouses and kennels.
 - b. Renting of sleeping rooms. Three (3) sleeping rooms are the maximum that shall be rented in any building.
 - c. Bed and Breakfast (see 664.2(h)).
4. Planned-Unit Development - project for residential use only. The procedure under Article XII, Sections 1200-1240 shall be followed.

662 Residential Estates (RE)

Minimum lot size of one (1) acre on septic tank type sewage.

1. Principle Permitted Uses

- a. Detached single-family dwellings on septic tank type sewage

2. Conditionally Permitted Uses

- a. Churches, parish houses and other places of worship
- b. Public parks, non-commercial private recreational areas and other public facilities of non-commercial nature
- c. Public libraries and public schools
- d. Bed and breakfast occupied by the owner or manager serving only breakfast to guests only

3. Accessory Uses

Accessory uses and buildings may be permitted only as customarily incidental to any of the permitted and conditionally permitted uses listed above.

4. Development Standards

Minimum lot area:	43,560 sq. ft.
Minimum lot width at the building line:	100'
Minimum Front Yard:	100' from centerline of roadway
Minimum side yard (each side):	25'
Minimum rear yard:	25'
Maximum building height:	36' or 3 Stories

664 Very Low Density Residential District (R-1)

The low density residential classification is a restrictive residential district. The principal land use in this district is for single-family dwellings and for associated religious, recreational, educational and public facilities necessary to provide for a balanced and attractive low density residential area. Lands in this district are

intended to be protected from encroachment of uses detrimental to and not performing a function appropriate to the residential environment.

1. Principal Permitted Uses

- a. Detached single-family dwellings on sewer line.

2. Conditionally Permitted Uses

The following uses are special exceptions and require written approval of the Board of Zoning Adjustment. The Board may attach certain conditions to its approval which it feels are necessary to preserve and protect the character of the district in which the proposed use would locate.

- a. Churches, parish houses and other places of worship
- b. Public libraries and public schools
- c. Public parks, noncommercial private recreational areas and other public facilities of a noncommercial nature
- d. Funeral homes and cemeteries
- e. Hospitals and clinics for human care, nursing and convalescent homes
- f. Philanthropic institutions and clubs, except a club which is customarily carried on as a business
- g. Noncommercial kennel on the premises of a residence occupied by the owner or tenant as a dwelling.
- h. Bed and breakfast occupied by the owner or manager serving only breakfast to guests only.

3. Accessory Uses

Accessory uses and buildings may be permitted only as customarily incidental to any of the permitted and conditionally permitted uses listed above.

4. Development Standards

Minimum lot area on sewer: 12,500 sq. ft.

Minimum lot width at the building line: 75'

Minimum front yard:	30'
Minimum side yard (each side):	15'
Minimum rear yard :	25'
Maximum building height:	36'or 3 stories
Signs:	See Article XI
Parking:	See Article X

665 Low Density Residential District (R-2)

1. Principal Permitted Uses

- a. Single-family dwellings
- b. Two-family dwellings
- c. All other uses permitted in Residential Estates (RE) and the Very Low Density Residential (R-1) District
- d. Agricultural Uses as permitted in the Very Low Density (R-1) District

2. Conditionally Permitted Uses

- a. The following uses are conditional uses and require a conditional use permit as stipulated in Article IV, Section 435 of these Regulations; all conditional uses permitted in R-1; funeral homes and mortuaries; and townhouses not exceeding two (2) units per building.

3. Development Standards

Minimum lot area on sewer:	8,500 sq. ft. per unit; 10,500 for duplex
Minimum lot width:	75'
Minimum front yard:	30'
Minimum side yard (each side):	12'

Minimum rear yard:	25'
Maximum lot coverage:	30%

666 Medium Density Residential District (R-3)

The Medium Density Residential District is intended to provide for medium population density. Single-family dwelling units are the principal uses permitted along with the associated uses referred to in Section 664 as being necessary to provide a balanced and attractive residential area. The purpose of this district is the same as that of the R-1, Low Density Residential District except that two-family, detached, dwelling units are permitted.

1. Principal Permitted Uses

- a. Detached single-family dwellings
- b. Detached two-family dwellings
- c. Multi-family up to twelve (12) units per acre

2. Conditionally Permitted Uses

- a. Any use conditionally permitted in an R-1 residential district and subject to the requirements thereof as provided in Section 664.

3. Accessory Uses

Accessory uses and buildings may be permitted as customarily incidental to any of the principal and conditionally permitted uses listed above.

4. Development Standards

Minimum lot area on sewer:	7,500 sq. ft. for single-family; 10,000 sq. ft. for two-family dwellings; add 2,500 sq. ft. per multi-family unit
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Minimum lot width at building line:	60' for one-family;
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	75' for two-family dwellings; over two family 90'
Minimum front yard:	25'
Minimum side yard (each side):	7'
Minimum rear yard :	25'
Maximum building height:	36' or 3 stories
Maximum lot coverage:	30%
Signs:	See Article XI
Parking:	See Article X
Buffer Zone:	See Article XV

667 Multi-family Residential District (R-4)

This residential district provides for medium and high population density. The principal use of land may include two-family residential units to multi-family dwellings. Uses are also permitted on a conditional or accessory basis that complement the more intense residential use that is intended in an R-3 district.

1. Principal Permitted Uses

- a. Detached single-family dwellings
- b. Detached two-family dwellings
- c. Multi-family dwellings including town houses, condominiums, rooming and boarding houses and tourist homes

2. Conditionally Permitted Uses

- a. Any use conditionally permitted in an R-1 residential district and subject to the requirements thereof as provided in Section 664(2)
- b. Private nursery, day school, kindergarten and child care center

3. Accessory Uses

Accessory uses and buildings may be permitted as customarily incidental

to any of the permitted and conditionally permitted uses listed above.

4. Development Standards

Minimum lot area on sewer:	5,000 sq. ft. for single-family; 7,500 sq. ft. for two-family; 5,000 sq. ft. for 1st unit + 2,000 sq. ft. for each additional unit for multi-family dwellings
Minimum lot width at building line:	50' for one-family; 70' for two-family; 80' for multi-family dwellings
Minimum front yard:	25'
Minimum side yard (each side):	7'
Minimum rear yard:	15'
Maximum Building Height:	36' or 3 stories
Signs:	See Article XI
Parking:	See Article X
Buffer Zones:	See Article XV

668 Residential Rehabilitation District (City of Shelbyville Only)

The intent of this district is to permit higher density zoning and reduced lot dimensions for residential property in need of rehabilitation, including rehabilitation that will promote the historic characteristic of such property within the City of Shelbyville only.

1. Principal Permitted Uses

- a. Detached single-family dwelling
- b. Detached two-family dwellings

c. Multi-family dwellings including townhouses and condominiums

2. Accessory Uses

Accessory uses and buildings may be permitted as customarily incidental to any principal permitted uses.

3. Development Standards

Minimum lot area on sewer:	2,000 sq. ft. (The minimum lot area shall not be less than 750 sq. ft. per dwelling unit.)
Minimum lot width at building line:	20'
Minimum front yard:	15'
Minimum side yard (each side):	5'
Maximum building height:	36 feet or 3 stories
Parking:	See Article X

669 Mobile Home Parks (MHP)

See Article IX

670 Business Districts

Accommodate existing and future business development in such locations and with such regulations so as to provide availability and accessibility for the success of business operations, to encourage the development of new business at appropriate locations and to preserve and protect existing and future development of non-business uses of access points, service roads, parking and loading areas, screening, and other regulations.

672 Central Business District (C-1)

The Central Business District is intended for the conduct of retail business and for personal and business service for the city and its trade area. It is the most intensely developed district and contains stores and services for all areas of the city, requiring a high degree of internal interaction that demands close proximity and freedom of movement by pedestrians within the District.

1. Principal Permitted Uses

Any consumer and personal service establishments such as, but not limited to, the following:

Shoe repair shops, drug stores, hardware stores, barber and beauty shops, clothing stores, banks and other financial institutions, hotels, office buildings, walk-in restaurants, pool rooms, gift shops and variety stores, printing shops, jewelry stores, mail-order houses, radio and television studios, and health center.

Dry cleaning establishments are permitted, provided that establishments meet all fire code requirements; have installed venting which assures dispersion of all obnoxious fumes and odors at least twenty-five (25) feet above the street level or five (5) 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 two (2) off-street parking spaces for customers.

In no case, shall the following uses be permitted within the Central Business District:

New or used car sales, farm implement sales, trailer sales, drive-in theaters, drive-in restaurants, or any other similar uses which the Board of Zoning Adjustment determines to be detrimental to the district as a pedestrian-oriented retail consumer-service district.

2. Conditionally Permitted Uses

The following uses are special exceptions and require written approval of the Board of Zoning Adjustment:

Churches and other places of worship; parish houses; public libraries; passive recreation and/or public parks, service stations, municipal county, state and federal buildings, public utilities; funeral homes; hospitals and clinics for human care, philanthropic institutions and clubs, including a club of which the chief activity is customarily carried on as a business; use of upper floors as residential dwellings by the owner of the business on the lower floors, the owner of the building, or as rental property, provided there are not any mixed floor uses within the building and a development plan has been submitted and approved.

The Board of Zoning Adjustment may attach certain conditions to its approval which it feels are necessary to preserve and protect the character of the district in which the proposed use would locate.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted uses is permitted.

4. 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 provided for under Article X of these regulations.

5. Development Standards

Minimum lot area on sewer:	None
Minimum yard requirements:	None
Maximum building height:	36'or 3 stories
Signs:	See Article XI
Parking:	See Article X
Buffer Zones:	See Article XV
Lighting, Noise, Odor:	See Article XVI

674 Neighborhood Business District (C-2)

The purpose of the Neighborhood Business District is to provide retail stores and personal service outlets to meet the need of the people in adjacent or nearby residential areas for convenient services. These districts are closely related to residential districts but they are also commercial areas that generate activities that can be disruptive in residential areas unless they are properly regulated. The intent of these Regulations is to make the C-2 districts as compatible as possible with associated residential districts while permitting commercial activity.

1. Principal Permitted Uses

Any convenience-type retail business or service establishments such as, but not limited to, the following:

Groceries, drug stores, shoe repair shops, hardware store, barber and beauty shops, clothing shops, banks and finance companies, walk-in restaurants, self-service laundries, convenience type stores, theaters, places of amusement and assembly, car washes and antique shops. Any other retail business or service establishment which is determined by the Board of Zoning Adjustment to be of the same general character as the above mentioned uses.

Any retail or wholesale business or service (except warehouses), including the making of articles to be sold at retail on the premises; manufacturing incidental to a retail business or service where the products are sold principally on the premises by the producer to the consumer and where not more than five persons are employed in such manufacture; provided further, however, that the following uses shall not be permitted: auto wrecking; coal or lumber yards; dairy; electric welding; gasoline, oil or alcohol storage above the ground in excess of five hundred (500) gallons; grist or flour mill; junk, scrap paper or rag storage; baling; laundry or bakery employing more than five persons; machine shop, slaughter house or stock yard; tinsmith shop; or sheet metal works; or any other use which in the opinion of the Board of Zoning Adjustment would be injurious because of offensive fumes, odors, noises, dust, vibrations or other objectionable features, or hazardous to the community and/or county on account of danger of fire or explosion, even when conducted under safeguards.

2. Conditionally Permitted Uses

The following uses are special exceptions and require written approval of the Board of Zoning Adjustment:

Churches and other places of worship; parish houses; public libraries;

public schools; parks, and noncommercial public recreational facilities; public utilities; funeral homes; cemeteries; nursing homes, hospitals and clinics for human care, philanthropic institutions and clubs, including a club of which the chief activity is customarily carried on as a business. The Board of Zoning Adjustment may attach certain conditions to its approval which it feels are necessary to preserve and protect the character of the district in which the proposed use would locate.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted uses is permitted, including dwelling units occupying the same building as the principal commercial use and being for use by the owner and/or operator of the permitted commercial use.

4. Required Conditions

- a. Screening: Where a side lot line is shared with an adjoining residential lot, a well-maintained compact hedge, a solid fence or similar solid screening device at least six (6) feet in height shall be installed by the property/business owner or the developer to screen the business use from the adjoining lot in the residential district. The screen shall begin at the front building line and extend along the common side lot line to the rear property line.
- b. Access to Highways and Streets: In all commercial zones, points of access to highways and streets shall be controlled by the Planning Commission and by Article VIII, Section 820 of these Regulations. Before any building permit for any structure in a C-2 district may be issued the prospective builder or operator of the proposed C-2 activity shall submit a sketch of the layout and design of the proposed structure and/or use and its access points to the highway and/or street to the Planning Commission. The Planning Commission may require that when two or more consumer commercial establishments adjoin along one side of any street or highway that they share access points to the street. When more than four consumer commercial establishments adjoin along any highway or street, a road parallel to the highway or street may be built, at the expense of all adjoining consumer commercial establishments, to provide service to all consumer commercial establishments on the same side of the street or highway. This road shall have access to the highway or street at no more than two points for every four consumer commercial establishments. The provisions of Article VIII of these Regulations shall also apply in a C-2 district. Parking and off-street loading requirements are provided in Article X of these regulations.

5. Development Standards

Minimum lot area on sewer:	None
Minimum lot frontage:	60'
Minimum front yard:	25', or one-half of the street right-of-way, whichever is greater
Minimum side yard:	If adjacent to residential district, must comply with adjacent district's requirements
Minimum rear yard:	Same as side yard
Maximum building height:	36' or 3 stories
Signs:	See Article XI
Parking:	See Article X
Buffer Zones:	See Article XV
Lighting, Noise, Odor:	See Article XVI

676 General Commercial District (C-3)

The C-3 zone is for the conduct of retail sales and personal business oriented to vehicles and vehicular travel primarily on major streets, roads and arterials. Characteristically, the District is centering about major road intersections and along arterial routes. Travel within the District is mainly by way of private automobile.

1. Principal Permitted Uses

- a. Any uses in the Neighborhood Business District (C-2).
- b. New or used car sales, farm implement sales, trailer sales, drive-in theaters, drive-in restaurants, or any other similar uses.

2. Conditionally Permitted Uses

The following uses are special exceptions and require written approval of the Board of Zoning Adjustment:

Churches and other places of worship; public libraries; public parks, and commercial public recreational facilities; public utilities; funeral homes; cemeteries; roadside stands and clubs, including a club of which the chief activity is customarily carried on as a business; dwelling units occupying the same building as the principal commercial use and being for the use of the owner and/or operator of the permitted commercial use; mobile home park; mobile home subdivision; recreational vehicle park, and recycling pick-up/center.

The Board of Zoning Adjustment may attach certain conditions to its approval which it feels are necessary to preserve and protect the character of the district in which the proposed use would locate.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted uses is permitted.

4. Special Use

A Planned Unit Development for highway business shall be permitted as a special use in conformance with Article XII of these Regulations.

5. Required Conditions

Same as the required conditions for the C-2 District.

6. Development Standards

Minimum lot area on sewer:	none
Minimum lot frontage:	100'
Minimum front yard:	25', or one-half of the street right-of-way, whichever is greater
Minimum side yard:	If adjacent to residential district, must comply with adjacent district's

	requirements
Minimum rear yard (each side):	Same as side yard
Maximum building height:	36' or 3 stories
Signs:	See Article XI
Parking:	See Article X
Buffer Zones:	See Article XV
Lighting, Noise, Odor:	See Article XVI

678 Highway Commercial (C-4)

The Highway Commercial Zone (C-4) is for the conduct of retail sales activities as described in C-1, C-2, and C-3 districts. Residential uses including multi-family uses may be allowed in this zone provided a plan for such use is acceptable.

1. Principal Permitted Uses

- a. Any consumer and personal service established as indicated in the C-1, C-2, and C-3, and planned shopping center districts, but limited to the uses mentioned above.

2. Conditionally Permitted Uses

- a. The following uses are special exceptions and require written approval of the Board of zoning Adjustment:

Churches and other places of worship; parish houses; public libraries; public schools; parks, and non-commercial public recreational facilities; public utilities; funeral homes; cemeteries; nurses' homes, hospitals and clinics for human care, philanthropic institutions and clubs, including a club of which the chief activity is customarily carried on as a business.

The Board of Zoning Adjustment may attach certain conditions to its approval which it feels are necessary to preserve and protect the character of the zone in which the proposed use would locate.

3. Accessory Uses

Any accessory use or building customarily incidental to the above

permitted uses is permitted, including dwelling units occupying the same building as the principal commercial use and being for use by the owner and/or operator of the permitted commercial use.

4. Required Conditions

a. Screening: Where a side lot line is shared with an adjoining residential lot, a well-maintained compact hedge, a solid fence or similar solid screening device at least six (6) feet in height shall be installed by the property/business owner or the developer to screen the business use from the adjoining lot in the residential zone. The screen shall begin at the front building line and extend along the common side lot line to the rear property line. The Triple S Planning Commission holds the right to invoke a more stringent buffering zone if a potential threat to the health, safety, welfare and morals of the general public exists.

b. Access to Highways and Streets: In all commercial zones, points of access to highways and streets shall be controlled by the Triple S Planning Commission and by Article VIII, Section 820, of these Regulations. Before any zoning permit for any structure in a C-4 zone may be issued the prospective builder or operator of the proposed C-4 activity shall submit a sketch of the layout and design of the proposed structure and/or use and its access points to the highway and/or street to the Triple S Planning Commission. The Triple S Planning Commission may require that when two or more consumer commercial establishments adjoin along one side of any street or highway that they share access points to the street. When more than four (4) consumer commercial establishments adjoin along any highway or street, a road parallel to the highway or street may be built, at the expense of all adjoining consumer commercial establishments, to provide service to all consumer commercial establishments on the same side of the street or highway. This road shall have access to the highway or street at no more than two (2) points for every four (4) consumer commercial establishments. The provisions of Article VIII of these Regulations shall also apply in a C-4 zone. Parking and off-street loading requirements are provided in Article X of these regulations.

5. Development Standards

Minimum lot area on sewer:	None
Minimum lot frontage:	100'
Minimum front yard:	35', or one-half of

	the street-right-of-way, whichever is greater
Minimum side yard:	If adjacent to a residential district, must comply with adjacent district's requirements
Minimum rear yard (each side):	Same as side yard
Maximum bldg. height:	36' or 3 stories
Signs:	See Article XI
Parking:	See Article X
Buffer Zones:	See Article XV
Lighting, Noise, Odor:	See Article XVI

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Section 679 – Village Center Form District (VCFD) Zone (City of Simpsonville Only)

A. PURPOSE

The purpose of the Village Center Form District Zone is to provide for a pedestrian friendly, mixed-use “main street” style environment consistent with the Simpsonville Small Area Plan’s vision, goals and objectives, connections, intensity and land use, and infrastructure. This zone is intended to be both a community focal point and destination where residents can congregate, socialize, and have access to a wide variety of civic, retail, office, and service uses located in a dense, urban environment. The vision for this area is one with high quality buildings scaled and massed appropriately together and set closer to the street and to each other, inviting pedestrians to walk from place to place, with mixed uses that will serve a multitude of purposes for both the resident and visitor, and always with the intention of furthering the public health, safety, and general welfare. The provisions of this section are intended to ensure that new development within the designated Village Center Form District is consistent with the desired pattern and characteristics of the district, promoting the following as applicable:

1. Safe access that will facilitate traffic movement on Shelbyville Road;
2. A circulation system that balances multi-modal uses;
3. A mixture of moderately intense uses including civic, shopping, restaurants, offices and residences;
4. An aesthetically pleasing appearance of building mass, placement and materials, lighting, landscaping, and vehicular areas;
5. Coordinated development between adjacent properties including shared parking, vehicular and pedestrian movement and appearance;
6. Development needs to be designed so as to minimize erosion, and/or flood damage.

B. APPLICATION AND PROCESSING

1. Administration

The Village Center Form District development approval process is intended to provide an incentive to property owners and developers who are willing to develop in a particular form. Development within the “Village Center Form District” is development “by-right” which entails only an administrative review carried out by Triple S Planning Commission staff and the City of Simpsonville’s City Administrator.

Wherever there appears to be a conflict between the Village Center Form District regulations and other sections of the Shelby County Zoning Regulations, the Village Center Form District regulations shall apply. For

development standards not covered by these Regulations, all other sections of the Shelby County Zoning Regulations shall apply.

This section sets forth provisions for reviewing and approving development applications within the Village Center Form District. The intent is to ensure that all development occurring under the provisions of the Village Center Form District regulations is consistent with the provisions of these regulations as they pertain to height, siting, architectural standards, and building form. All elements of the Village Center Form District, including Definitions, Building Envelope Standards, Streetscape Standards and Architectural Standards, will be applied as part of the development review process. Triple S Planning Commission staff and the City of Simpsonville's City Administrator are charged with review of all Village Center Form District applications.

2. Pre-Application Conference

Prior to filing for development plan review, the developer, petitioner, applicant or property owner shall attend a pre-application conference with Triple S Planning Commission staff and the City's City Administrator to discuss the development review process, be informed of the Village Center Form District, the Shelby County Zoning Regulation requirements, and to confer about the application. No person may rely upon any comment concerning a proposed development plan, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. This meeting is intended to review the development plan and flag any issues in applying the regulations of the Village Center Form District regulations.

3. Development Plan Review

a. The developer shall submit:

- 1) A completed application.
- 2) Four (4) sets of a development plans no larger than 24" x 36". The Commission may require greater or fewer copies of the development plans as is deemed necessary to carry out a substantive review.
- 3) Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, mechanical equipment, etc. Locations and screening materials shall be clearly noted.

- 4) The exterior finish material and color selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset.
- 5) To aid in evaluating the exterior design, the developer shall submit schematic floor plans showing window, door and other exterior features that clearly define the intent of the completed exterior of the structure.
- 6) Color renderings clearly indicating color choices of exterior finish materials.
- 7) Other information as may be deemed necessary to evaluate the appearance of the completed structures.

b. Determination of Minimum Requirements

Upon receipt of the development plan and completed application, the Triple S Planning Commission staff shall determine, within ten (10) working days, if the development plan and related documents comply with all applicable rules and regulations. If all plans and related documents are in order, the Triple S Planning Commission staff shall forward said plans to the City's City Administrator and to all other applicable review agencies. Upon making a determination that all documents are in order, the development plan shall be deemed officially received and the date of such official receipt shall establish the filing date. The determination that submission of development plans qualifies to be officially received shall not be deemed a determination that the plan meets the requirements for plan approval.

c. Limitation on Review Period; Approval; Disapproval

- 1) Within sixty (60) days after the receipt of the development plan, the Triple S Planning Commission staff and the City's City Administrator shall be authorized to approve such plans provided that the requirements and provisions of this Regulation and other applicable codes and ordinances have been met.
- 2) If such requirements are not met, the Triple S Planning Commission staff and the City's City Administrator shall not approve such development plan. Specific reasons for disapproval shall be set forth in writing and shall identify deficiencies in the plan which cause disapproval and shall generally identify such modifications or corrections as will permit approval of the plan. A disapproval may be appealed to the Simpsonville City Commission.

4. Compliance with the Regulation

Compliance with the Village Center Form District regulations shall be evaluated based on the intent of the regulation, how well the development conforms to the regulations and whether it is consistent with the city's goals and plans to develop and redevelop the Village Center Form District as detailed in the Simpsonville Small Area Plan. Minor modifications shall be reviewed and discussed at the pre-application conference and shall be based on problems related to topography, or street grade, the location of streets, breaks and passages between buildings, signs, streetscape details, design issues related to the inclusion of existing buildings or mature trees as part of a development proposal.

5. Substantial Additions to Existing Developed Sites

The Village Center Form District regulations shall be applied when substantial additions to existing buildings are made. Substantial building additions are defined or applicable per the following criteria:

- a. The expansion of structures in excess of fifteen (15%) percent but less than thirty-five (35%) percent of the existing gross floor area shall subject only the expansion area to the standards and regulations of the Village Center Form District.
- b. Expansion of structures in excess of thirty-five (35%) percent of the existing gross floor area shall subject the entire structure to the standards and regulations of the Village Center Form District.
- c. If any structure is destroyed by any means and to an extent greater than fifty (50%) percent of its replacement cost at the time of the destruction, then such structure shall only be rebuilt in accordance with the standards and regulations of the Village Center Form District.
- d. This section shall not be construed in any way as to prevent the ordinary maintenance or minor repairs of existing structures.

6. Permit Process

Zoning and Building Permits will not be issued for building activity until the Development Plan review process is completed and a determination is made by the City or its duly authorized representative, that the proposal is consistent with the Village Center Form District regulations, per the approved plan.

7. Pre-Certificate of Occupancy Meeting

At least thirty (30) days prior to expected occupancy, the applicant shall notify Triple S Planning Commission staff and arrange for a pre-Certificate of Occupancy meeting. The purpose of this meeting is to review and

address outstanding items as per the approved development plan, as well as discuss the terms and conditions for securing performance bonds for any public improvements as part of the development.

C. PERMITTED USES:

1. Banks, Savings and Loans, and Credit Unions
2. Barber and Beauty Shops
3. Billiards and Pool Halls
4. Clinics - Medical or Dental
5. Day Care Center
6. Dry Cleaning and Laundry Pick-up Station
7. Eating and Drinking Establishments, sit-down only - may include outdoor dining
8. Educational Institutions
9. Florist shop
10. Funeral Homes
11. Government Offices and Facilities
12. Hardware and Garden Supply Stores - no outdoor storage of products, materials, supplies or equipment
13. Health and Fitness Facilities
14. Libraries, Museums and Art Galleries, excluding Tattoo Parlors and Body Piercing
15. Locksmith
16. Offices, Professional - Medical, Dental, Legal, Accounting, Marketing, Employment service, Administrative and managerial, Education service, Telecommunications, Data processing, Investment services
17. Parking Garages
18. Pet shops and Pet Grooming, excluding Boarding, Outside Kennels and Runs
19. Photocopying, Printing and Publishing and Mailing Facilities
20. Post Office
21. Publicly Owned and/or Operated Parks and/or Recreational Areas
22. Residential Dwellings, Multi-family/Condominiums - 2nd and 3rd Floors only
23. Retail Goods and Supplies, Sales and Repairs
24. Retail Sales of Food Products: Dairy, Meat, Vegetables, Bakery
25. Self-Service Laundry
26. Shoe Repair and Sales
27. Spas, salons
28. Studios for Design Professionals such as Interior Decorating, Landscape Architecture, Architecture, Engineering
29. Studios for Professional Work or teaching of any form of Fine Arts
30. Tailor Shop
31. Ticket, Travel and Advertising Agencies
32. Video, DVD sales and rentals

D. **CONDITIONAL USES:**

1. Churches and other religious institutions with accessory uses

E. **ACCESSORY USES:**

1. Any accessory use or building customarily incidental to the above permitted uses.
2. Signs, as regulated by Article XI and Section Q of this regulation.

F. **DEFINITIONS:**

The following terms are defined for the purpose of the Village Center Form District. Terms not defined here may be defined elsewhere in the Zoning Regulations. In such case, the definition contained in the Zoning Regulation will be used. Certain terms in the Village Center Form District are used in very specific ways, often excluding some of the meanings of common usage.

ANODIZED ALUMINUM: A metallic element that has good electrical and thermal conductivity, high reflectivity, and resistance to oxidation, which has undergone a special process of coating with a protective or decorative film.

ARCADE: An arched covered passageway or avenue (as between shops), or a series of arches with their columns or piers.

AWNING: A cantilevered, projected or suspended cover over the sidewalk portion of the STREET. Also, roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain.

BALCONY: An exterior platform attached to the main building that projects from the wall of the building and is enclosed by a parapet or railing.

BAY or BAY WINDOW: Generally, a U-shaped enclosure, extending the interior space of the building outward of the exterior building wall/build to line (along its street side).

BUILD-TO LINE (REQUIRED BUILDING LINE (RBL)): The distance measured from the property line to the building. The building must be built-to (coincident with) the required building line (RBL). The RBL is a requirement, not a permissive minimum as is a setback.

BUILDABLE AREA: The area of the lot within which buildings and parking areas will sit. The buildable area sets the limits of the building footprint now and in the future -- additions must be within the designated area.

BUILDING CORNER: This refers to the outside corner of a building (where the building mass is within an angle less than 180 degrees. Some of the proscriptions of the building envelope standards are specific to building corners. Inside corners, where the exterior space is within an angle less than 180 degrees, are not considered building corners.

BUILDING ENVELOPE STANDARDS: The building envelope standards establish the basic parameters governing building construction. This includes the envelope for building placement (in 3 dimensions) and certain required/permitted building elements, such as balconies and street walls.

COMMON LOT LINES: Lot lines shared by private lots, generally side lot lines.

COPING: Tile or brick used to cap or cover the top of a masonry wall.

CUT-OFF: Condition of an installed outdoor luminaire such that only 2.5 percent of all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal as determined by photometric test or certified by the manufacturer.

CUT-OFF, SEMI: Condition of an installed outdoor luminaire such that only five percent of all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal as determined by photometric test or certified by the manufacturer.

DEVELOPABLE AREA: The total area within a site that may be disturbed. Calculated by the total area of the site minus the area required to be preserved (not disturbed by grading).

DORMERS: Small, roofed ancillary structures with windows providing light and air to occupied space within the roof.

EASEMENT, ACCESS: An interest in land that is owned by one property owner, entitling other users to enter, and pass through the property in order to reach other surrounding properties.

EAVE, EAVE HEIGHT: The lower border of a roof that overhangs the wall. Where used to limit building height in the Regulation, eave height shall be measured at the bottom of the top layer of roofing material at its outermost point from the building wall.

FENESTRATION: The arrangement, proportioning, and design of windows and doors in a building, allowing light and views between interior and exterior.

FINISHED FLOOR: The level base of the room that is covered by flooring materials such as tile, carpet, hardwood, located above the sub floor.

FOOTCANDLE: The unit of illuminance on a surface one square foot in area on which there is a uniformly distributed flux of one lumen, or the illuminance produced on a surface all points of which are at a distance of one foot from a directionally uniform point source of one candela.

GARAGE ENTRY: An opening (with curb cut) in the building façade and or street wall where vehicles may enter the block interior for general parking and business servicing.

GROUND FLOOR, GROUND STORY: The first level of buildings where at least 80 percent of the finished floor elevation is within 18 inches of the adjacent fronting sidewalk level. The next story above the ground story is the second floor.

LUMEN: A unit of luminous flux. One foot-candle is one lumen per square foot. For the purposes of this Regulation, the lumen-output values shall be the initial lumen output ratios of a lamp.

LUMINAIRE: A complete lighting system, and includes a lamp or lamps and a fixture.

MEZZANINE: A low-ceilinged story between two main stories of a building; especially an intermediate story that projects in the form of a balcony.

OPEN SPACE, PUBLIC: Open space that is accessible to the general public.

OUTDOOR DINING FACILITY: An outdoor dining area connected or attached to an indoor restaurant, bar, tavern or nightclub.

PARAPET: A low wall or railing to protect the edge of a roof.

PARKING, RESERVED: Parking not available to the public, but only to specifically identified users (either a single user per space or a set of users for a group of spaces), whether for free or at a fee that shall not exceed the prevailing market rate.

PARKING, SHARED: Parking available to the public on an unreserved basis for free or at the same fee for all users, which shall not exceed the prevailing market rate. Time limits may be imposed to ensure turnover. Hours of public availability may also be restricted.

MULTI-USE PATHWAY: Interconnecting paved ways that provide pedestrian and bicycle passage running from a street to either a street, alley or an interior parking area. The area within a multi-use pathway shall be a public access

easement.

PERVIOUS SURFACE: A surface capable of being permeated, having pores or openings that permit liquids to pass through.

PUBLIC SPACE: Property (streets, alleys, civic greens and squares, and parks) within the public domain within which citizens may exercise their rights.

SEATING, FORMAL: A long bench seat for two or more persons.

SEATING, INFORMAL: Planters, ledges, or similar seating features, and measuring a minimum of 30 inches in width and 15 inches in height.

STREET WALL: A vertical surface at the build-to line used to screen the off-street parking area from the street while maintaining the building facade along a given block face.

STREETSCAPE: Improvements to a property, including paving, tree and/or other decorative plantings, lighting, and the placement of street furniture, within the street.

TRANSOM WINDOW: A window or pane above a door, whether rectangular or arched (fanlight); also, a window that is hinged along its top edge.

UNIFORMITY RATIO: The relationship between the average level of illumination and the lowest level of illumination for a given area. For example, if the uniformity ratio is 3:1 and the average illumination of an area is 3.0 foot-candles, then the lowest level of illumination allowed in the given area would be 1.0 foot-candles.

WALL OPENING: Any break in the wall or façade.

WHERE CLEARLY VISIBLE FROM THE STREET: A number of regulations apply only where the subject is “clearly visible from the street.” A building element more than 30 feet from the build-to line/street (such as items facing a common lot line more than 31 feet away from a build-to line and/or street) is by definition not clearly visible from the street. Also common and/or party walls are by definition not clearly visible from the street.

G. BUILDING ENVELOPE STANDARDS

1. Siting Specifications

a. Minimum Tract for Development

- 1) No minimum.

b. Setbacks from Street Frontages (Includes Corner Lots)

- 1) Buildings shall be constructed to a zero-foot setback (or “build-to” line) from all public streets, except in the following circumstances:
 - a) The build-to line shall be adjusted to ensure a minimum sidewalk width of fifteen (15) feet is available (see Core District Cross Section in the Simpsonville Small Area Plan).
 - b) Outdoor amenities, including formally landscaped plazas, courtyards and outdoor seating areas for restaurants, cafes, and coffee shops, are located between the right-of-way and the build-to line.
 - c) Slight variations in the setback may be allowed at building entrances to architecturally pronounce the location and importance of building entrances to pedestrians.

c. Side Yard Setbacks

- 1) 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:
 - a) Where adjoining a residential zone outside of the form district a minimum 20 feet (10 feet all other zones) from the property line must be maintained.
 - b) 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. The opening shall be framed overhead by an architectural element extending over the walkway. The opening as seen from the public right-of-way shall be architecturally compatible with the overall street façade. Lighting fixtures shall be provided in the walkway area with lighting fixtures placed at regular intervals to provide continuous ground plane overlap.
 - c) 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 the buildings is effectively screened through the use of fences, walls, or evergreens or a combination thereof.

d. Rear Yard Setbacks

- 1) 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, and on-site storm water management facilities.

e. Multiple Principal Structures

- 1) Multiple principal structures or common wall construction is permitted. Principal structures on the same lot, constructed as detached buildings, shall maintain the following minimum separations:
 - a) Building wall with entrance or exit: 20 feet
 - b) Building wall with no entrance or exit: 10 feet

f. Building Frontage

- 1) At least 50% of the linear street frontage of each lot along Shelbyville Road shall be occupied by a building at the required build-to line.
- 2) Open unenclosed public seating or similar areas, fountains, and outdoor amenities are permitted to encroach beyond the build-to line as long as the corner requirements are met per Subsection G.1.h.

g. Building Entrances

- 1) Buildings shall have at least one public entrance on all façades facing the street and at least one where parking is located.
- 2) On corner lots, entrances may be on the front façade or at the corner of the building.
- 3) Garage entries shall not exceed 16 feet clear height and 24 feet clear width and shall not be sited within 100 feet of the block corner or another garage entry on the same block. Garage entry portals may be set back up to 24 inches behind the surrounding façade, but may not project beyond the building facade.

h. Corners

- 1) Buildings on corner lots shall be constructed at the build-to line along both streets for a minimum of 20 linear feet.
- 2) If a principal building or tenant entrance is at the corner, the entrance may be recessed within the 20 feet at a 45-degree angle to both streets.

2. Height Specifications

a. Building Height

- 1) Each building shall have a minimum of two (2) stories and shall not exceed thirty-six (36) feet in height or three (3) stories.
- 2) If a parking garage is incorporated into building design, two tiers of parking may be located above ground level without counting toward the measurement of building height. However, retail space must be incorporated on the ground floor, facing the street. Underground parking is permitted, not to count toward the measurement of building height.

b. Floor Height

- 1) Maximum floor-to-floor story height limit for stories other than the ground story is 14 feet.
- 2) All upper stories shall each have a minimum of 9 feet 4 inches clear (floor to ceiling height) and shall be useable floor space.

3. Building Element Specifications

a. Ground Story Fenestration

- 1) No blank/uninterrupted walls shall be facing streets, access drives, sidewalks, outdoor amenities, recreational areas or other public uses.
- 2) Ground story façades shall have between 50 and 90 percent fenestration (measured as a percentage of the façade that is between 2 and 10 feet above the fronting streets, sidewalks, outdoor amenities or recreational areas) with a combination of two or more of the following animating features:
 - a) Transparent doorways and entry areas;

- b) Display windows at least 50% open to the business interior with a minimum height of 8 feet and having a maximum sill height of 3 feet;
 - c) Arcades; with a minimum clear height of 11 feet (signage or lighting may encroach) at the sidewalk (street), and a minimum clear width (from frontage or build-to-line to inside column face) of 10 feet. The area within an arcade shall be open to all public access. Supporting Column/Pier shall be located no more than 20 inches from the back of the curb (minimum 60 inches public access easement/sidewalk within the arcades' clear width).
 - d) Projections and windows.
- 3) Awnings and overhangs in increments of 15 feet widths or less are permitted with the following requirements:
- a) Minimum 10 feet clear height above sidewalk, minimum 6 feet depth out from the building façade (Maximum to curb or tree-planting strip/furniture zone, whichever is closer).
 - b) Canvas cloth or equivalent (no shiny or reflective materials), metal or glass.
 - c) No internal illumination through the awning/overhang.
 - d) Lettering on awning limited to five (5) inches tall on vertically hanging fabric at curb side of awning.
 - e) No one-quarter cylinder configurations.

b. Upper Stories – Fenestration

- 1) Walls facing streets, sidewalks, outdoor amenities, recreational areas, off-street parking areas or other public uses shall have between 50 and 70 percent fenestration.

H. TRANSPORTATION STANDARDS

- 1. Transportation connections are to be multi-modal and useable by the public.
- 2. Vehicular
 - a. Direct vehicular connections are required between all uses, existing and future.
 - b. Developments that create public and private streets shall connect with and provide for future extension of the street network.
 - c. Developments that adjoin vacant sites shall be designed to

accommodate future connections with access easements if necessary.

- d. Easements and agreements must be identified on the submitted development plans and submitted prior to the pre-Certificate of Occupancy meeting per Subsection B.9.

3. Pedestrian

- a. Direct pedestrian connections are required between all uses, existing and future.
- b. Developments that create public and private streets shall connect with and provide for future extension of pedestrian access.
- c. All uses within the form district shall provide pedestrian connections with adjacent uses outside the form district.
- d. Developments that adjoin vacant sites shall be designed to accommodate future connections with access easements if necessary. Easements and agreements must be identified on the submitted development plans and submitted prior to the pre-Certificate of Occupancy meeting per Subsection B.9.
- e. All development shall provide clearly defined safe pedestrian access to the public right-of-way, and to building entrances.
- f. With KYTC approval, pedestrian access is required to be located within abutting rights-of-way and across driveways with striping or contrasting pavements, or raised surfaces that meet ADA requirements.
- g. Sidewalks and trails must connect with any presently adjacent sidewalks.
- h. Multi-use sidewalks along Shelbyville Road in the Village Center Form District shall be a minimum of fifteen (15) feet in width (see Core District Cross Section in the Simpsonville Small Area Plan).
- i. Sidewalks along side streets parallel and perpendicular to Shelbyville Road in the Village Center Form District shall be a minimum of six (6) feet and may be required to be eight (8) feet.

4. Access Management

- a. Sites with multiple buildings shall have joint access.
- b. Properties within the Village Center Form District shall provide access drives (joint use driveways and/or cross access easement) or access roads, including pedestrian access to allow circulation for commercial-to-commercial, office, industrial or multi-family. Access roads or drives shall be in the rear of the property. If planned as a public road the design shall conform to all applicable regulations of the Shelby County Subdivision Regulations.
- c. Spacing of access points along the cross access drives shall be a minimum of 100 feet or as otherwise approved by the city or state.

- d. Access drives shall be at least twenty-four (24) feet in width and with stub outs for future development.
- e. Easements and agreements must be identified on the submitted development plans and a recorded plat prior to the pre-Certificate of Occupancy meeting per Subsection B.9.

I. PARKING, LOADING AND UNLOADING

1. Location of parking

- a. Parking shall not be permitted between the property line and the build-to line.
- b. Parking within the side yard is permitted, the total width of which may not exceed 15% of the total linear lot frontage.
- c. Parking within the rear yard is permitted and highly recommended.
- d. On-street parallel parking along Shelbyville Road is required and shall be coordinated with the city to ensure compatibility with final design, engineering and construction documents for streetscapes.

2. Number of Parking Spaces

- a. Section 1005 of the Shelby County Zoning Regulation applies with the following conditions:
 - 1) A 10% minimum reduction in the number of required spaces is required and a maximum allowable reduction of 35% shall be permitted.
- b. All parking spaces may be located off site but must be connected by pedestrian access (see pedestrian connection requirements) and must be located within 500 feet of the building. All parties shall execute a properly drawn legal instrument/agreement providing for the use of the off-site parking spaces. This instrument shall be drawn to the satisfaction of the city and shall be executed by all parties concerned assuring the availability of the number of spaces designated for off-site and shall be recorded in the County Clerk's Office.
- c. Twenty (20%) percent of the required parking shall be pervious surface.
- d. No maximum number of parking spaces if parking structures/garages are utilized.
- e. Underground parking shall count towards the total number of allowable parking spaces.

3. Connections between parking lots
 - a. Vehicular and pedestrian connections are required between parking lots in adjacent developments.
4. Pedestrian circulation
 - a. Clearly defined safe access must be provided from parking facilities, adjacent public rights-of-way and activity areas to building entrances.
 - b. Parking lots must have walkways minimum five (5) feet in width.
 - c. Walkways must be lighted and must connect parking areas with building entrances. Walkways must be differentiated by means of landscaping, alternative paving materials or change in grade.
 - d. Walkways that cross drive aisles must be defined by stripes, contrasting pavement materials, elevated pavement or combination.
 - e. Walkways shall not pass behind a row of parking spaces.
 - f. All developments must provide for future pedestrian circulation connecting parking lots or alleys, by hard surface walkways or similar.
5. Street wall requirement
 - a. Any side yard parking areas shall have a street wall along the lot frontage, minimum height of 4 feet and a maximum height of 6 feet, with a required rail or fence to be anodized aluminum or steel.
 - b. Street wall heights are measured relative to the adjacent sidewalk or to the ground elevation when not fronting a sidewalk.
 - c. Street walls may be set back (or forward) not more than 8 inches from the build-to line or adjacent building façade.
 - d. A vehicle entry gate (opaque, maximum 18 feet wide) and a pedestrian entry gate (maximum 6 feet wide) are both allowed within any required street wall length.
6. Landscaping
 - a. See Article XV of the Shelby County Zoning Regulations.
7. Loading/Unloading areas
 - a. Loading/Unloading docks shall be screened with same materials as main building so as not to be visible from adjacent public streets and residential uses.
 - b. Front loading docks are not permitted.

J. STREETScape STANDARDS

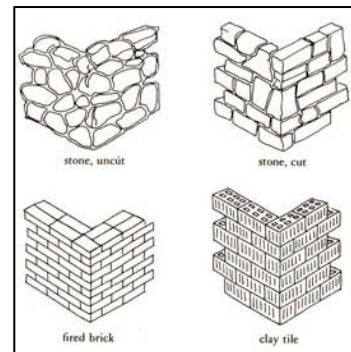
1. Streetscape elements such as brick pavers, benches, waste bins, planters, street tress, and window boxes are encouraged and should be coordinated with the city to ensure compatibility.
2. Utility Installation
 - a. All utilities shall be underground.

K. ARCHITECTURAL STANDARDS

1. Standards for building walls - Where clearly visible from streets, sidewalks, outdoor amenities, recreational areas or other public uses.

- a. Materials - The following materials are permitted:

- 1) Brick and tile masonry
- 2) Stucco (cementitious finish)
- 3) Native stone (or synthetic equivalent)
- 4) Pre-cast masonry (for trim and cornice elements only)
- 5) Gypsum reinforced fiber concrete (GFRC – for trim elements only)
- 6) Exterior Insulation Finish System fascias, with moderate finish texture.



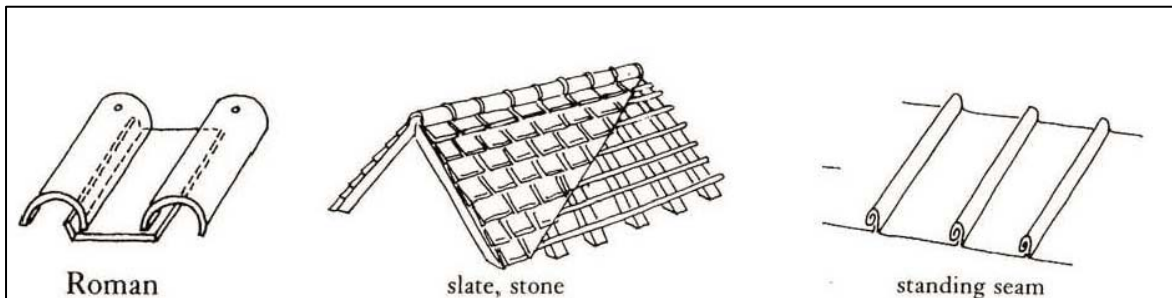
- b. Configurations and Techniques

- 1) Walls

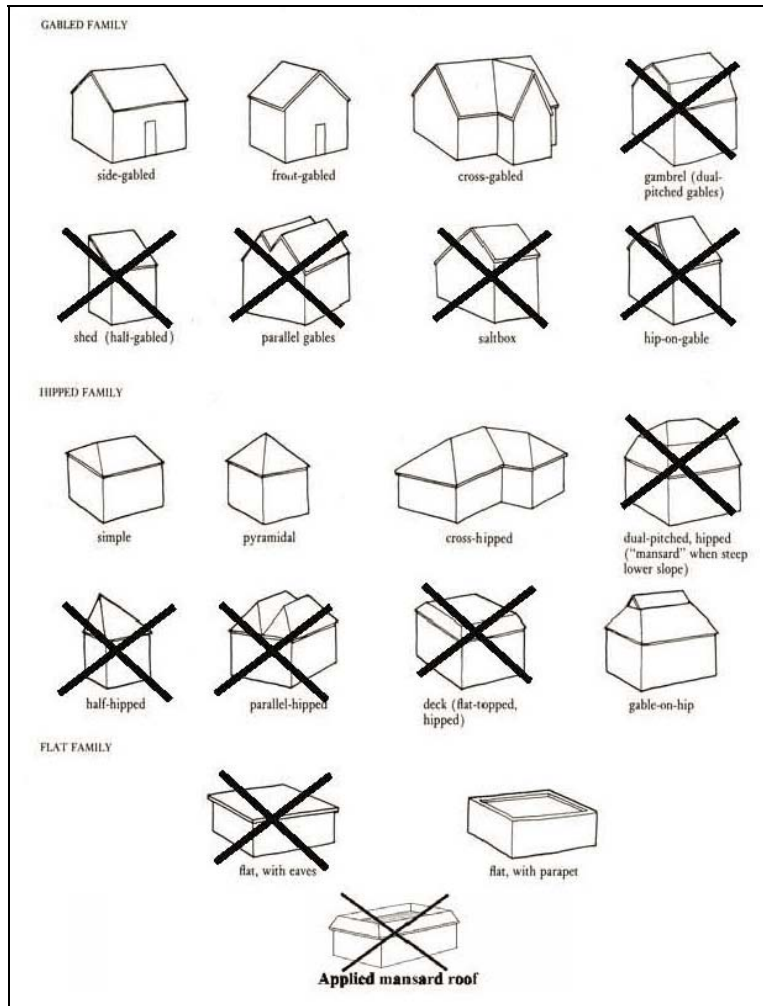
- a) Wall openings shall be taller than they are wide except as otherwise permitted for atriums and arcades.
- b) Wall openings shall not span vertically more than one story except as otherwise permitted for atriums and arcades.
- c) Wall materials shall be consistent horizontally (i.e. joints between different materials must be horizontal and continue around corners) except for towers, chimneys and piers.

- c. Stucco (cementitious finish)

- 1) Smooth or sand finish only, no “cake icing” finish.
2. Standards for roofs and parapets - Where clearly visible from streets, sidewalks, outdoor amenities, recreational areas or other public uses.
 - a. Materials: The following materials are permitted:
 - 1) Clay or concrete (faux clay)
 - 2) Tile (barrel or flat roman)
 - 3) Slate (Equivalent synthetic or better)
 - 4) Metal (Standing seam 5-v crimp, equivalent or better)
 - 5) Shingle

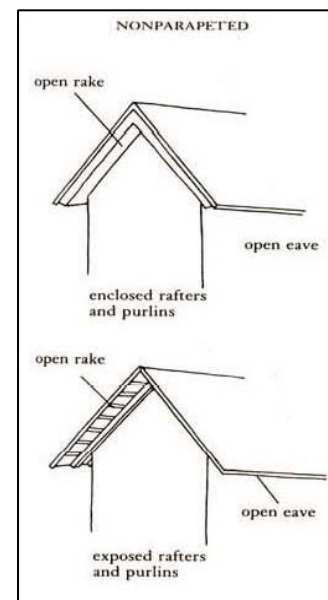


- b. Only the following roof configurations and techniques are permitted:
 - 1) Roof shapes:
 - a) Side gabled
 - b) Front gabled
 - c) Cross gabled
 - d) Simple hipped
 - e) Pyramidal hipped
 - f) Cross hipped
 - g) Gable-on-hipped
 - h) Flat with parapet



2) Pitched roofs (exclusive of roofs behind parapet walls):

- The primary ridge beam shall run parallel to the street.
- Simple hip and gable roofs shall be symmetrically pitched between 25 and 50 percent.
- Mechanical equipment must be screened from view from the ground, and from all public use areas adjacent to the site in question.
- Sloping roofs with a vertical rise that exceeds one-half the average height of supporting walls as measured along each façade are not



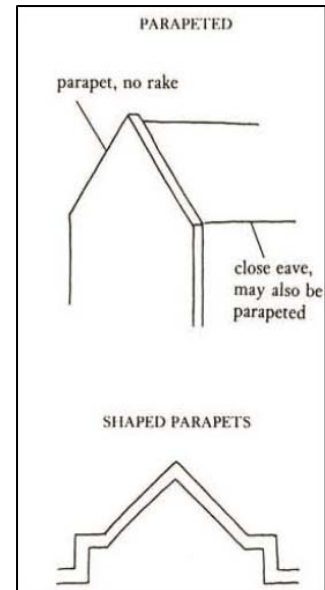
permitted.

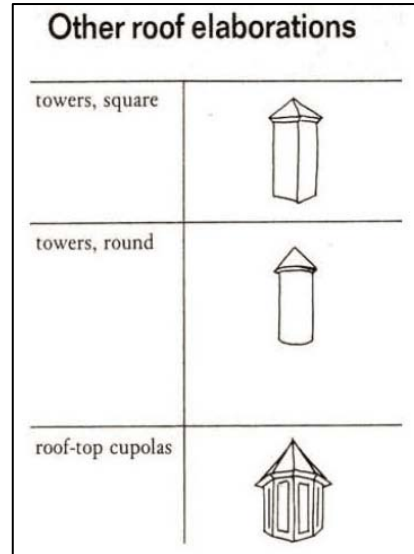
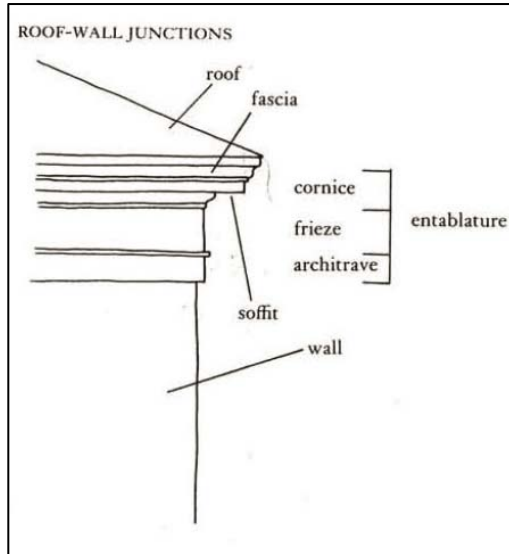
3) Overhang

- a) Eaves must overhang at least 24 inches on primary structures.
- b) Rakes (gable end) must overhang at least 18 inches.
- c) Balconies must be minimum of four (4) feet of platform and be accessible from the interior.

c. Parapet Roofs and Other Features

- 1) Parapets, towers, or cornices, both incorporating a peaked or a flat-faced elevation shall be incorporated into each building design in the development.
- 2) Parapet walls sufficiently high enough to screen rooftop mechanical from viewing shall conceal roofs of building structures that are generally flat.
- 3) Parapet height shall be measured at the top of the Parapet, including any coping. An additional 3 feet in height by 12 feet in width (or 15 percent of the façade, whichever is greater) is permitted for a section of the Parapet emphasizing the building's main street entry or a corner. Any other variations regarding building heights must receive a variance.
- 4) Facades that exceed 100 feet in length measured along the street frontage shall have variations in roofline or rooftop parapet.





3. Standards for Windows and Doors - Where clearly visible from streets, sidewalks, outdoor amenities, recreational areas or other public uses. (Exceptions include religious buildings.)

a. Materials: The following materials are permitted.

- 1) Windows of anodized aluminum, wood, clad wood, vinyl, or steel
- 2) Window glass must be clear, with light transmission at the ground story at least 90%, and at least 75% for the upper stories
- 3) Specialty windows may utilize stained or opalescent glass
- 4) Window screens shall be black or gray
- 5) Screen frames shall match window frame material or dark anodized
- 6) Doors of wood, clad wood, or metal

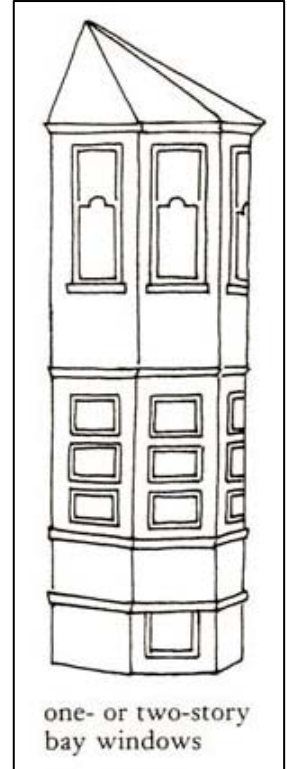
b. Configurations and Techniques

1) The following requirements apply to all windows:

- a) Openings for windows, windowpanes, and doors shall be taller than they are wide. Transom windows are not included in the measurements of this requirement.
- b) Windows may be ganged horizontally (maximum 3 per group) if subdivided by a mullion, column, pier or wall section that is at least 7 inches wide.
- c) Windows shall be no closer than 30 inches to building corners, excluding bay windows and where the

building corner is also a block corner.

- d) Bay windows shall have a minimum interior clear width at main wall of 4 feet; projection not greater than 36 inches beyond the build-to line; walls and windows shall be between 90 degrees (perpendicular) and 0 degrees (parallel) relative to the primary wall from which they project. Bay windows may not project into any adjacent right-of way or property line.
- e) Exterior shutters shall be sized and mounted appropriately for the window (1/2 the width), even if inoperable.



2) The following requirements apply to all upper-story windows:

- a) Windows shall be double-hung, single-hung, awning, or casement windows.
- b) Fixed windows are permitted.
- c) Egress windows may be installed according to the appropriate building code.

3) Store front (ground floor) windows and doors:

- a) Single panes of glass not larger than 8 feet in height by 4 feet wide.
- b) Ground floor windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the air conditioned space) and shall allow a minimum 50 percent of surface view into the building for a depth of at least 20 feet.

4) Doors

- a) Double-height entryways (those that span more than one story) are not allowed.



- b) Entryways may be set at a 45-degree angle to the door and shall have a clear view of the interior as shown in the adjacent picture.

L. STREET WALL STANDARDS

1. Materials

- a. Native stone (carved with local and traditional techniques) and equivalent imitation stone
- b. Metal – Wrought iron, welded steel and/or aluminum (black) – chain link fence is not permitted.
- c. Brick
- d. Stucco on concrete block (or poured) only with brick or stone coping.
- e. A combination of materials; i.e. stone piers with brick infill panels.

2. Configurations and Techniques

- a. Stucco Street Walls shall have a hardy species of climbing vine planted along them.
- b. Metal work may additionally be treated to imitate a copper patina.
- c. All Street Wall facades shall be as carefully designed as the building façade, with the finished side out, i.e. the “better” side facing the street.

M. RETAINING WALL STANDARDS

1. Materials

When retaining walls are used, the following materials may be used:

- a. Native stone and equivalent cultured/imitation stone (carved with local and traditional techniques)
- b. Brick

2. Configurations

- a. Walls not designed and approved by a registered professional engineer may not exceed four (4) feet in height. Walls greater than six (6) feet in height must be screened in a planting bed of not less than 10 feet in width, parallel to the exposed side of the retaining wall, with one of the following:
 - 1) 1 shade/canopy tree per 35 linear feet, or fraction thereof, plus a single row hedge of shrubs.*

- 2) 1 understory/flowering tree per 20 linear feet, or fraction thereof, plus a single row hedge of shrubs.*

*Plant Palette can be found in Article XV of the Shelby County Zoning Regulation.

- b. A series of smaller retaining walls is preferable to one large wall, provided that the series of walls can be built without excessive removal of vegetation during construction, and must be re-vegetated.

N. COLORS

1. Building Wall Colors

- a. Colors chosen for the building facades shall be of the same color palette/shade regardless of whether the structure is used as single or multi tenant space.
- b. Colors chosen for the building exteriors shall be taken from an earth tone color palette or substitute as acceptable by the city. Colors may allow for national identity, with approval from the city.
- c. Brick shall approximate the color of bricks made from regional clays.
- d. Primary colors shall not be used for building walls unless they are a muted tone.
- e. Neon colors are not allowed.

2. Roof Colors

- a. Natural colors or substitute as acceptable by the city.

3. Trim Colors

- a. For windows, soffits, cornices, moldings, etc.: whites, tans or black, bronze or substitute as acceptable by the city. Aluminum windows, screen frames, etc. shall be bronze anodized.
- b. Schemes may have no more than two trim colors.
- c. Entry doors are permitted a greater color latitude, subject to approval by the city.
- d. Brick and stone shall be left their natural color.

O. ACCESSORY STRUCTURES

1. Accessory structures shall have the same architectural detail, elements, materials and roof design as the principal structure.

2. Size, placement and screening of accessory structures:
 - a. Storage areas, refuse areas, mechanical equipment, and gas pumps with associated canopies, shall not be visible from the street.
 - b. Use of wing walls and other similar structures is required.
3. Drive-through Facilities
 - a. Drive-through, drive-up, or drive-in windows are not permitted.
4. Automated teller machines (ATMs)
 - a. ATMs are permitted only if incorporated into the primary building.
 - b. ATMs shall not be accessible via drive aisles or a drive-through. They must be walk up only.

P. LIGHTING STANDARDS

1. Plan Requirements
 - a. A lighting plan shall be submitted for review including details of, but not limited to, the number and location of all luminaries, height of poles, intensity, lighting patterns and details of lighting fixtures.
 - b. All lighting fixtures/poles shall be black tapered poles.
2. Specifications
 - a. No flashing, traveling, animated, neon or intermittent lighting shall be permitted whether such lighting is for temporary or for long-term duration. No fluorescent lights (except compact fluorescent bulbs that screw into standard sockets) may be used on the exterior of buildings.
 - b. Floodlights or directional lights (max. 75-watt bulbs) may be used to illuminate parking garages and maintenance areas, but must be shielded or aimed away from the property line. Floodlighting shall not be used to illuminate building walls (i.e. no up-lighting) or parking areas.
 - c. All luminaries designed for entryways and decorative purposes on nonresidential and multifamily residential buildings and structures that exceed 2,000 lumens shall have fixtures that cut off light from direct view.
3. Lighting for Off-Street Parking
 - a. The limits of minimum illumination in the parking areas shall in no

case be less than 0.2-foot candles, unless otherwise required by the city where pedestrian security and site entrance issues arise.

- b. The following requirements for minimum and maximum illumination apply:

Table 5: Minimum and Maximum Illumination

Primary Use*	Maximum permitted illumination at property line (in foot candles)	Maximum permitted height of luminaries (in feet)	Minimum Maintained illumination at site (in foot candles)
Commercial	0.5 (0.2 where adjacent to residential areas)	20	0.2
Residential	0.2	12	-

* If the use is 60% or greater on the site.

- c. All outdoor lighting shall be reduced by 25% during non-operating hours in mixed-use areas.
- d. All luminaries utilized shall be designed to have full cutoff or cutoff type fixtures to shield light from the direct view of an observer at ground level at the property line.
- e. All lighting must be located on poles or at ground level and must be directed toward the property interior.

4. Lighting for Pedestrian Walkways/Bikeways

- a. Pedestrian walkways/bike lanes adjacent to roadways shall maintain a minimum average illuminance level based on the primary use (See Table 6).
- b. Pedestrian walkways and bikeways away from roadways shall be lit and shall maintain an average illuminance level no less than 0.5 foot-candles.
- c. The maximum lighting levels in any pedestrian area (excluding building entrances) shall not exceed a maintained level of 3 foot-candles.

Table 6: Average Illuminance

Primary Use	Minimum Average Illuminance Level In foot candle
Commercial	1
Mixed Use	0.5
Residential	0.2

- d. The uniformity ratio shall not exceed 4:1 except where increased pedestrian security is desired in which case the uniformity ratio shall not exceed 5:1.
- e. Luminaries shall have a low brightness with an internal shield and prismatic refractor such as a 50-watt metal halide lamp with Aromat electronic ballast or a 55-watt induction lamp. Their aesthetic character shall be appropriate for the surrounding buildings and landscape, as approved by the plan.
- f. Civic greens, squares and pedestrian walkways shall include luminaries of a particular "period" or architectural style (except when adjacent to residential buildings) such that:
 - (1) If the fixtures are not cut off luminaries, the maximum output shall not be more than 2,000 lumens (60 watts incandescent).
 - (2) Maximum pole height of luminaires shall not exceed 12 feet.
- g. Decorative bollard lighting may be used in place of pole-mounted fixtures to direct light towards walkways/bikeways within public open space or civic areas. The height of decorative bollards shall not exceed 4 feet.

Q. SIGNAGE STANDARDS

- 1. Article XI of the Shelby County Zoning Regulation applies with the following additional regulations:
 - a. Façade signs are permitted only within the area between the first story and the second story, but no higher than 25 feet, and no lower than 10 feet above the adjacent grade.
 - b. Window signs: One (1) per street frontage shall be permitted per business establishment not to exceed 25% of the window area on that building wall.
 - c. Internally illuminated signs are prohibited.
 - d. Non-illuminated names of buildings, dates of erection, monument statues, tablets when carved into stone, concrete, metal, or any other permanent type of construction and integral part of an allowed structure are permitted, not larger than five (5) square feet in size.
 - d. Freestanding signs and cabinet type façade signs are not permitted.
 - e. Flashing, traveling, animated, LED, or intermittent lighting are not permitted.
 - f. Pedestrian-oriented signs

- 1) Pedestrian oriented signs are signs that are designed for and directed toward pedestrians so that they can easily and comfortably read the sign, as they stand adjacent to the business.
- 2) One (1) pedestrian-oriented sign is permitted per business for facades facing the public street.
- 3) Signs of this type shall be erected on or attached to and not parallel to a building.
- 4) Signs must not be placed lower than ten (10) foot above grade.
- 5) Signs must not exceed four (4) square feet in size and not extend beyond the building wall more than twenty-four (24) inches.



2. Finish Materials

- a. All exterior materials will be of high quality, durable, and easy to maintain, and provide for longevity of use. Permitted finish materials include:
 - 1) Masonry
 - 2) Wood; painted, stained or natural
 - 3) Metal
 - 4) Plastic, when used for individual letters and symbols only

680 Professional Districts

The Professional Zones were established to provide for professional offices, limited personal service businesses, and for community oriented public and private facilities in urban areas.

681 Professional (P-1) Limited Office

1. Principal Permitted Uses

- a. Offices devoted to business management and professional services.
- b. Banks, building and loan companies, savings and loan companies, and similar financial institutions
- c. Design offices, studios, offices to facilitate architects, engineers, planners, interior designers and graphic artists, but not limited to the above.

2. Conditionally Permitted Uses

The following uses are special exceptions and require written approval of the Board of Zoning Adjustment.

- a. Business and personal services of a type and nature clearly supplementary to and complementing the principal uses permitted, and in the same building with said principal use, such as medical laboratories, office supply and equipment repair shops and services, pharmacies, restaurants and similar uses; provided, that said business and personal services shall be conducted primarily for the convenience of the principal permitted uses and that all the entrances to such service establishments shall be from within the building in which located.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted and conditionally permitted uses.

4. Special Uses

A planned unit development (PUD) for professional limited office space shall be permitted as a special use in conformance with Article VII of these Regulations.

5. Required Conditions

- a. Loading Docks: No loading dock shall be constructed fronting on any public street or roadway.
- b. Storage Facilities: No materials or supplies shall be stored or permitted to remain on any part of the property outside the buildings constructed thereon without proper screening and adequate distances from adjoining properties.
- c. Buffer requirement must meet the conditions set forth in Article XV.

6. Development Standards

Minimum lot area on sewer:	22,500 sq. ft.
Minimum lot frontage:	100'
Minimum front yard:	50', or one-half of the street right-of-way, which ever is greater
Minimum side yard (each side):	15' minimum; 35' if adjacent to a residential zone
Minimum rear yard:	35' minimum; 50' if adjacent to a residential zone
Maximum building height:	36' or three (3) stories
Signs:	See Article XI
Parking:	See Article X
Buffer Zones:	See Article XV
Lighting, Noise, Odor:	See Article XVI

682 Professional (P-2) General Usage

1. Principal Permitted Uses

- a. Any use permitted in the Professional Limited Office (P-1) Zone.
- b. Clinics - medical or dental offices, medical or dental laboratories.
- c. Public/Government buildings - police and fire stations, community buildings and recreation centers.
- d. Personal health care services - beauty shops, barber shops, exercise and leisure facilities.

2. Conditionally Permitted Uses

The following uses are special exceptions and require written approval of the Board of Zoning Adjustment.

- a. Business and personal services of a type and nature clearly supplementary to and complementing the principal uses permitted, and in the same building with said principal use, such as office supply and equipment repair shops and services, pharmacies, restaurants and similar uses; provided, that said business and personal services shall be conducted primarily for the convenience of the principal permitted uses and that all the entrances to such service establishments shall be from within the building in which located.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted and conditionally permitted uses.

4. Special Uses

A planned unit development (PUD) for professional limited office space shall be permitted as a special use in conformance with Article VII of these Regulations.

5. Required Conditions

- a. Loading Docks: No loading dock shall be constructed fronting on any public street or roadway.
- b. Storage Facilities: No materials or supplies shall be stored or permitted to remain on any part of the property outside the buildings constructed thereon without proper screening and adequate distances from adjoining properties.

c. Buffer Zones - See Article XV

6. Development Standards

Minimum lot area on sewer:	22,500 sq. ft.
Minimum lot frontage:	100'
Minimum front yard:	50', or one-half of the street right-of-way, which ever is greater
Minimum side yard (each side):	35' minimum; 40' if adjacent to a residential zone
Minimum rear yard:	35' minimum; 50' if adjacent to a residential zone
Maximum building height:	36' or three (3) stories
Signs:	See Article XI
Parking:	See Article X
Buffer Zones:	See Article XV
Lighting, Noise, Odor:	See Article XVI

683 Interchange Zones

Zones with uses that are adjacent and near to interstate highways.

(THE FOLLOWING PASSAGE APPLIES TO THE CITY OF SIMPSONVILLE CITY LIMITS ONLY)

Zones with uses that are adjacent and near to interstate highways that cater to the traveling public. Property identified on the Official Zoning Map for the city of Simpsonville as IC (Interchange Commercial) shall comply with the regulations in Section 684, Limited Interchange Zone (X-1) Subsections 1, 2, 3 and 4 below.

684 Limited Interchange Zones (X-1)

Zones adjacent to and near interstate interchanges consisting of hotels, motels, restaurants, shopping centers, theaters, wholesale centers, outlet malls, recreational facilities, service stations, flea and farmers markets and similar uses. Interchange commercial districts should have more permissive signage regulations than commercial districts.

(THE FOLLOWING PASSAGE APPLIES TO THE CITY OF SIMPSONVILLE CITY LIMITS ONLY)

The X-1, Limited Interchange Zone, is intended to promote uses that cater to the traveling public along Interstate 64 which are adjacent to and near interstate interchanges.

1. Principal Permitted Uses (Shelby County & City of Shelbyville)
 - a. Agriculture.
 - b. Agricultural structures
 - c. Farm dwellings
 - d. Recreational facilities
 - e. Commercial centers and complementary uses as determined by the Triple S Planning Commission

Principal Permitted Uses (City of Simpsonville)

The uses listed in Table 6.01 will be permitted in the X-1 district.

2. Conditionally Permitted Uses (Shelby County & City of Shelbyville)
 - a. Commercial subdivisions
 - b. Automobile, vehicle, machinery and/or material recyclers as defined in KRS 177.905

Conditionally Permitted Uses (City of Simpsonville)

The conditionally permitted uses listed in Table 6.01 may be permitted in the X-1 district.

3. Special Regulations
 - a. The effect of a planned-development project on surrounding uses shall be considered in determining its approval or disapproval.
 - b. The Triple S Planning Commission shall require the dedication or reservation of rights-of-way as authorized to provide access to interior land in interchange zones. Streets providing this interior access shall be spaced according to the standard defined by Section 870 of these Regulations.
 - c. Planned Unit Development project for any uses except heavy industry. The procedure under Article XII, Section 1210 shall be followed.
 - d. Buffering as required in Article XV.

4. Development Standards

Minimum lot area on sewer:	30,000 sq. ft.
Minimum lot frontage:	150'
Minimum front yard:	75', or one-half of the street right-of-way, whichever is greater
Minimum side yard:	25' minimum, 50' if adjacent to Residential or Agricultural
Minimum rear yard:	50' minimum; 75' if

	adjacent to a residential zone
Maximum building height:	36' or three (3) stories
Signs:	See Article XI
Parking:	See Article X
Buffer Zones:	See Article XV
Lighting, Noise, Odor:	See Article XVI

685 General Interchange Zones (X-2)

Zones adjacent to interstate interchanges utilizing the uses as stipulated in the Limited Interchange Zone (X-1), but may also include truck stops, mobile homes sales lots, warehousing and distribution centers.

(THE FOLLOWING PASSAGE APPLIES TO THE CITY OF SIMPSONVILLE CITY LIMITS ONLY)

The X-2, General Interchange Zone, is intended to promote uses that cater to the traveling public along Interstate 64 which are adjacent to and near interstate interchanges, but provides for some uses not appropriate in the IC or X-1 zones.

1. Principal Permitted Uses (Shelby County & City of Shelbyville)
 - a. All uses permitted in the Limited Interchange (X-1) Zone
 - b. Various types of light industry as approved by the Triple S Planning Commission. These various types of light industries cannot create obnoxious noise, odors, glare, or other types of pollutants that may be considered hazardous to the health, safety, welfare and morals of the general public.

Principal Permitted Uses (City of Simpsonville)

The uses listed in Table 6.01 will be permitted in the X-2 district.

2. Conditionally Permitted Uses (Shelby County & City of Shelbyville)
 - a. Commercial subdivisions
 - b. Automobile, vehicle, machinery and/or material recyclers as defined

in KRS 177.905

Conditionally Permitted Uses (City of Simpsonville)

The conditionally permitted uses listed in Table 6.01 may be permitted in the X-2 district.

3. Special Regulations

- a. The effect of a planned-development project on surrounding uses shall be considered in determining its approval or disapproval.
- b. The Triple S Planning Commission shall require the dedication or reservation of rights-of-way as authorized to provide access to interior land in interchange zones. Streets providing this interior access shall be spaced according to the standard defined by Section 870 of these Regulations.
- c. Buffering as required in Article XV.

4. Development Standards

Minimum lot area on sewer:	40,000 sq. ft.
Minimum lot frontage:	150'
Minimum front yard:	75' or one half of the street right-of-way, whichever is greater
Minimum side yard:	25' minimum, 50' if adjacent to Residential or Agricultural
Minimum rear yard:	50' minimum, 75' if adjacent to a residential zone
Signs:	See Article XI
Parking:	See Article X
Buffer:	See Article XV

Lighting, Noise, Odor:

See Article XVI

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686 Industrial Districts

687 Light Industrial District (I-1)

The Light Industrial District is primarily intended for production and assembly plants and industrial operations or services that are conducted in such a manner that noise, odor, dust, glare and vibration produced is essentially contained within the premises. These activities shall not: 1) present any significant on-site release or discharge of pollutants including but not limited to, odor, noise, dust, smoke, contaminants, hazardous substances, wastewater, vibrations, waste, recycled materials into the environment including, without limitation to, the air, water, or land, regardless of approval of Federal, State, or Local agencies, and 2) have any negative off-site environmental effects, and 3) require visible outdoor storage or large amounts of water or wastewater treatment operations.

Light industry excludes those industries which are required to obtain a hazardous waste treatment storage or disposal permit pursuant to the Resource Conservation Act (RCRA), 42 U.S.C. Section 9601 et seq. or State statutes promulgated in lieu thereof. In determining which industries are excluded from light industrial districts according to the above referenced standards, the Planning Commission shall take into account the presence, storage, treatment, recycling, or disposal of any hazardous substance as defined by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. Section 9601 et seq., or hazardous waste as defined by the RCRA or State statutes promulgated in lieu thereof.

1. Principal Permitted Uses - as interpreted by the Administrative Official, but not limited to the following:

Adding machine manufacture; artificial flower manufacture; automobile assembly; automobile rental agency; automobile, trailer and farm implement dealers; animal hospitals, veterinary clinic and associated kennels; baggage transfer, storage and warehouse; bakery; bottling works and beverage manufacture; bicycle and motorcycle repair; blacksmith; book publishing; boot and shoe manufacture; broom manufacture; building materials yard; cabinet maker; candy manufacture; canning and preserving factory; cap and hat manufacture; carpenter shop; carpet cleaning; car wash; chicken hatchery; cigar and cigarette manufacture; coal yard; coffin and concrete burial vault manufacture; cold storage warehouses; condensed milk manufacture; contractors' storage yard; cosmetic manufacture; creamery; dry goods; wholesale or storage; dyeing and cleaning; electrical supply manufacture; enameling and painting; engraving plant; envelope manufacture; express storage and delivery station; feed, wholesale, flour and grain storage and elevators; food products manufacture; fruit and vegetable drying; fuel distributing station; fuel gas storage; fur warehouse; furniture warehouse or storage; repair

garage; garment factory; grocery store, wholesale; ice manufacture; laundry; lumber yard, not including sawmill; moving company and storage facilities; paper box, can, tube and sack manufacture; radio and television manufacture; screw and bolt manufacture; seed company; sheet metal shop; sporting goods manufacture; tinsmith shop; tire manufacture, including recapping plants; warehouses; welding shop; and wood products manufacturing.

2. Conditionally Permitted Uses

The following uses are special exceptions and require written approval of the Board of Zoning Adjustment:

Any industrial, manufacturing, fabrication, processing or industrial service use which the Board of Zoning Adjustment determines would not emit obnoxious noise, odor, smoke, dust, particles, materials, or vibration beyond the confines of its property may be conditionally permitted.

The Board may attach certain conditions to its approval which it feels are necessary to preserve and protect the character of the zone in which the proposed use could locate.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted and conditionally permitted uses.

4. Special Uses

A Planned Unit Development for light industries shall be permitted as a special use in conformance with Article XII of these Regulations.

5. Required Conditions

- a. Yards: On lots adjacent to a residential district, all buildings shall be located so as to provide a minimum yard of one-hundred (100) feet.
- b. Loading Docks: No loading dock shall be constructed fronting on any public street or roadway.
- c. Storage Facilities: No materials or supplies shall be stored or permitted to remain on any part of the property outside the buildings constructed thereon without proper screening and adequate distances from adjoining properties.

- d. Waste Disposal: No waste material or refuse shall be dumped upon or permitted to remain upon any part of an industrial property outside of buildings constructed thereon. In addition, the property shall not be used by an industry whose primary business requires industrial sewerage, unless the governing municipal body authorizes the use of its sewage disposal facilities.
- e. Buffering as required in Article XV.

6. Development Standards

Minimum lot area on sewer:	None
Minimum lot frontage:	100'
Minimum front yard:	40', or one-half of the street right-of-way, whichever is greater
Minimum side yard:	50' minimum; 100' if adjacent to residential zone
	Minimum rear yard: 50' minimum, 100' if adjacent to a residential zone
Maximum building height:	60'
Signs:	See Article XI
Parking:	See Article X
Buffer Zones:	See Article XV
Lighting, Noise, Odor:	See Article XVI

689 Heavy Industrial District (I-2)

The Heavy Industrial District is primarily intended for production and assembly plants and industrial operations or services that present: 1) the potential of a significant release or discharge of waste, wastewater, hazardous substances, pollutants or contaminants into the environment including, without limitation air, water, or land, or 2) activities that require a large amount of water and

wastewater treatment for operation, and 3) industrial uses with negative off-site environmental effects shall be excluded. Industrial uses with negative off-site lighting, noise and objectionable odor impacts shall be excluded. Heavy Industries should be located in areas with topographic features suitable for such industries and where adequate utilities and transportation are available.

1. Principal Permitted Uses

- a. Any use permitted in the Light Industrial (I-1) District.
- b. Agricultural implement manufacture; airplane repair and manufacture; aluminum manufacture; automobile manufacture; bank equipment manufacture; barrel manufacture; bicycle manufacture; boat manufacture, can manufacture; candle manufacture; cast iron pipe manufacture; casting foundry; celluloid manufacture; concrete plant; corrugated metal manufacture; culvert pipe manufacture; engine manufacture; fixture manufacture; furnace manufacture; furniture manufacture; hardware manufacture; iron (ornamental) works; linoleum manufacture; locomotive manufacture; machine shop; metal products manufacture; motorcycle manufacture; shoe manufacture; structural iron and steel manufacture; tobacco manufacture; tool manufacture; and wire manufacture.

2. Conditionally Permitted Uses

The following uses are special exceptions and require written approval of the Board of Zoning Adjustment:

- a. Abattoirs and meat processing; acid manufacture; acetylene gas manufacture; ammonia manufacture; asphalt manufacture, refining or storage; blast furnace, brick kiln, charcoal manufacture and pulverizing; chemical manufacture, creosote treatment and manufacture; exterminator or insect poison manufacture; fat rendering, fertilizer manufacture; flour and grain milling; gasoline storage, wholesale; junk yards; leather curing and tanning; lime manufacture; monument works; plaster of paris manufacture; quarry works; refuse dump; rock crushing; salvage storage yard; sawmill; scrap iron; storage yard; stock yards; sulphur, sulfuric acid, or derivatives manufacture; tar distillation or manufacture; terra cotta manufacture; wrecking material yard; and coal washing, storage and transfer yards and facilities.

The Board may attach certain conditions, including buffer zones surrounding the entire site, to its approval which it feels are necessary to preserve and protect the character of the zone in

which the proposed use would locate.

- b. Any other industrial, manufacturing, fabrication or processing uses which the Board of Zoning Adjustments determines to be non-detrimental to surrounding properties nor possess other characteristics that would be a nuisance to the residents of the city and/or county.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted and conditionally permitted uses.

4. Special Use

A Planned Unit Development for heavy industries shall be permitted as a special use in conformance with Article XII of these regulations.

5. Required Conditions

- a. Yards: On lots adjacent to a residential district, all buildings shall be located so as to provide a minimum side and rear yards of one-hundred (100) feet.
- b. Loading Docks: No loading dock shall be constructed fronting on any public street or roadway.
- c. Storage Facilities: No materials or supplies shall be stored or permitted to remain on any part of the property outside the buildings constructed thereon without proper screening and adequate distances from adjoining properties.
- d. Waste Disposal: No waste material or refuse shall be dumped upon or permitted to remain upon any part of an industrial property outside of buildings constructed thereon. In addition, the property shall not be used by an industry whose primary business requires industrial sewerage, unless the governing municipal body authorizes the use of its sewage disposal facilities.
- e. Junk yards, salvage and scrap iron yards and similar uses shall be enclosed by an acceptable fence, wall or other screening not less than six (6) feet in height. The Board of Zoning Adjustment shall determine the acceptability of said screening.

6. Development Standards

Minimum lot area on sewer:	none
Minimum lot frontage:	100'
Minimum front yard:	50', or one-half of the street right-of-way, whichever is greater
Minimum side yard:	50' minimum; 100' if adjacent to residential district
	Minimum rear yard: 50', or 100' if adjacent to a residential district
Maximum building height:	60'
Signs:	See Article XI
Parking:	See Article X
Buffer Zones:	See Article XV
Lighting, Noise, Odor:	See Article XVI

690 Floodplain/Conservation District (F/C)

The Floodplain/Conservation District is an exceptional area for which special regulations have been developed. This district is composed of lands that are subject to being flooded and the special regulations have the purpose of preventing development in the flood plain of buildings and structures that will increase flood heights and damage and preventing excessive property damage and loss of life in areas of greatest flood hazard.

1. Principal Permitted Uses

None

2. Conditionally Permitted Uses

The following uses are permitted in a Floodplain District, subject to the restrictions, limitations and procedures set forth in this Section and in other provisions of these regulations.

- a. Agricultural uses not involving the commercial slaughtering of animals or other operations producing obnoxious odors or noises.
- b. Open-type recreational facilities, either public or private.
- c. Outdoor advertising subject to provisions of Article XI of these regulations.
- d. Temporary uses subject to Article VIII of these regulations.
- e. Any other uses customarily accessory or incidental to the above uses.

3. Restrictions and Limitations in Floodplain Areas

- a. The erection of any structure for residential purposes is prohibited.
- b. No use or structure shall be permitted in a Floodplain District that restricts, impedes or diverts the natural flow of water in the area.
- c. There shall be no filling of land or excavation of land unless and until a certificate shall be issued by the City Engineer, or an equivalent official, and the State Division of Water (if applicable), and approved by the Planning Commission that such filling or excavation does not alter the natural flow of water.

4. Procedure for Development

No building, structure, use or improvement shall be undertaken in a Floodplain District without the prior approval of the Planning Commission or without a Conditional Use Permit issued by the Board of Zoning Adjustment.

- a. A development plan shall be prepared by the applicant and submitted to the Planning Commission for review and approval. Provisions of Article XIII of these regulations pertaining to Development Plans shall be followed.
- b. In reviewing the submitted plan of development, the Planning Commission shall be guided by the following standards:
 - i. Permitted uses shall be of the type not subject to major damage by floods as set forth in Section 690(2).
 - ii. Structures shall be placed on the lot so as to offer no obstruction to the flow of water at the one-hundred (100) year flood plain level.
 - iii. Structures shall be firmly anchored to prevent floating away during floods.
 - iv. Topographic data, hydrological data, engineering studies or other special studies may be necessary to determine the effects of flooding on a proposed structure or the effect on the floodway of the structure and the Planning Commission may require that such studies be prepared by competent engineers or other professionals.
 - v. The granting of approval shall not be construed to imply that the action of the City Council, Planning Commission or any of their offices or agencies is a representation, guarantee or warranty of any kind of the practicality or safety of any structure or plan proposed and shall create no liability upon or a cause of action against such public bodies, officers or employees for any damage that may result pursuant thereto.
- c. The Board of Zoning Adjustment shall secure a written recommendation from the Planning Commission setting necessary standards and conditions for the proper operation of the proposed use or structure before issuing the Conditional Use Permit.
- d. Nothing in these regulations shall be construed to relieve the developer of the responsibility to conform to all State and Federal regulations regarding identified federal floodway.

695 City of Shelbyville Downtown Districts

Some areas within Shelby County have specified physical characteristics that warrant special conditions. This provision shall apply only those regulations specifically addressed by the Shelbyville Downtown Districts.

- a. Site Plan – At a minimum, a site plan would be required for review of the on site location of the parking and to review the appropriateness of the planned screening or fencing. This site plan would be submitted to the Planning Commission (in duplicate) by the owner or developer. One copy would be forwarded to the Shelby Development Corporation for their advisory review and comments. The Planning Commission would be the administrating agency for this site plan review, while giving due consideration to the comments of the Shelby Development Corporation. The applicant would have the right to appeal the decision of the Planning Commission to the Shelbyville City Council. The Planning Commission may require at its discretion a development plan as required in Article XIII.
- b. Permitted Uses – Uses as currently enforced by these Regulations for that particular zone and any other guidelines as invoked by the city and/or county. The City of Shelbyville has specific guidelines for historic preservation. These particular guidelines can be found in The Shelbyville Historic District Guidebook.
- c. Buffer Zones - As required in Article XV or at the discretion of the Planning Commission.

1. Central Business District

The intent of this district is to maintain the character currently established in the area with predominantly three story buildings, urban in character. There will not be any requirements for off-street parking in the district. It is anticipated that these regulations shall work to implement these concepts and shall encourage building character (material, height, facade treatment) compatible with existing character.

Principal Permitted Uses Include But Are Not Limited to the Following:

- a. Retail and Personal Service Outlets as Follows: antiques; apparel stores; bakeries, including baking on the premises; barber shops; beauty parlors; camera and photo supply stores; dairy products sales; drug stores of any size; dry cleaning and laundry; florists; fruit and vegetable markets; health centers; household furnishings;

jewelry and leather goods sales and repairs; mail order houses; opticians and orthopedic specialists; paint and art supplies; radio and other electronic repair shops; shoe sales; tobacco shops; toy stores; variety stores;

- b. Offices: business and professional offices of any kind;
- c. Banks: Including drive-in facilities, savings and loan companies, finance companies;
- d. Eating and drinking places: soda fountains; ice cream parlors; tea rooms; private dining rooms; restaurants; sidewalk cafes in conjunction with restaurants: taverns and bars. No drive-in/drive through restaurants are allowed; sidewalk cafes in conjunction with a restaurant;
- e. Commercial Parking Lots:
- f. Residential Uses: As regulated in the multi-family zoning district;
- g. Accessory Uses: Accessory uses and structures customarily accessory and incidental to any of the foregoing principle uses.
- h. Development Standards

Minimum lot frontage:	None
Minimum front yard:	None
Minimum side yard:	None
Minimum rear yard:	None
Maximum building height:	36' or three (3) stories
Parking:	None
Sign:	Article XI

Parking should be located to the rear of the building. If the parking area abuts a street, it should be fenced on the abutting street to a minimum height of six (6) feet. The fence should provide solid screening through the use of landscape or fence materials for a three (3) foot minimum. Fencing materials should be compatible with the building's materials and the area's architectural style with

preference to iron or brick (Article X). The applicant will submit a site plan which indicates the location of the parking on the site and its relation to the building. The materials and location of the fencing should be shown. Maximum driveway width of twenty (20) feet.

2. Downtown Commercial District

The intent of this district is to provide a transition between the downtown commercial area and the more visually open highway commercial areas. While the range of commercial activities would be considerably more inclusive than the Central Business District, the set-backs and on-site parking would be more of an urban character. (Would only apply to underlay district if commercial)

a. Principal Permitted Uses

All uses permitted in the Central Business District

Retail businesses and service establishments such as groceries including drive-in convenience type stores, pawnshops, package beer and liquor sales, automotive parts and supply stores, service stations providing fuel and oil for vehicles, oil change and lubrication shops provided that the activity is carried out inside the building, sales of hardware, lumber, plumbing and other building supplies as long as there is no manufacturing or fabrication carried out on the premises and there is no outside storage of inventory, tool and equipment rental centers, car washes and cleaning service, plumbing, heating and air conditioning service companies where there is not outside storage of materials. Any other retail business or service establishment which is determined by the Board of Adjustments and Appeals to be of the same general character as the above mentioned.

b. Conditionally Permitted Uses

The following uses are special exceptions and require the approval of the Board of Adjustments and Appeals: Drive thru restaurants, bank and other financial institutions with drive thru facilities businesses providing light mechanical repairs to cars and trucks (as a minimum condition all repairs shall take place inside the building and there shall be no outside storage or materials used in the business or of any damaged or inoperative vehicles), package beer and liquor stores and other retail outlets with drive thru facilities.

c. Prohibited Uses

Automotive or truck sales and rentals and other like businesses (i.e. boat sales, farm implements and industrial machinery, etc.) which have outside storage and display, welding shops and machine shops.

d. Development Standards

Minimum lot frontage:	40'
Minimum front yard:	Minimum 8' Maximum 25'
Minimum side yard:	None. If adjacent to residential, the side yard must comply with residential requirement
Minimum rear yard:	Same as side yard
Maximum building height:	2 stories
Parking:	Same as Central Business District and: 1 space per 250 sq. ft. + 1 per truck regularly used by the business. Driveway should be single ingress and egress where possible with a maximum width of 24'.
Signs:	Single sign on both front and rear of building permitted, which would be attached to building.

3. Limited Mixed Use District

This district is intended to maintain the predominant visual style and characteristics of the area as a pre-twentieth century residential area, while allowing the uses of the buildings to include limited types of

commercial and professional activities.

a. Principal Permitted Uses

Retail and personal service outlets including but not limited to as follows:

- Antiques
- Apparel stores
- Beauty parlors
- Book stores
- Custom tailors and weavers
- Gift shops
- Jewelry
- Picture framing
- Photographic studios and shops
- Stamp and coin stores
- Stationary stores
- Travel agencies

- b. Offices: Business and professional offices of any kind
- c. Residential uses: As regulated in the multi-family zoning district
- d. Bed and breakfast, with cooking as accessory use
- e. Accessory Uses: Accessory uses and structures customarily accessory and incidental to any of the foregoing principal uses.

f. Development Standards

Minimum lot area:	5,000 sq. ft.
Minimum lot frontage:	60'
Minimum front yard:	The setback is the average of the existing setback for the two adjacent properties on each side (4 total)
Minimum side yard:	8'
Minimum rear yard:	None

Maximum building height:	36' or three stories
Signs:	One freestanding non-electric sign within the front yard setback is permitted that is the same or similar material as the building.
Buffer Zone:	See Article XV

4. Agricultural/Commercial District

This district focuses on those commercial activities related to agricultural production, as well as related retail activities. The district recognizes the important role agriculture plays in the local economy and integrates it in an on-going manner into Shelbyville, while recognizing the special on-site needs of such development. Parking and loading requirements and outside activities in this district would be designed to reflect the distinct nature of these commercial activities. The purpose of this district is to support the type of commercial activity located there, while recognizing the contiguous residential neighborhoods and reducing the possibility that heavy commercial or manufacturing would locate in these areas.

- a. Permitted uses include but are not limited to: animal supply houses; automotive supply stores; enclosed recycling centers; feed and seed stores; farm implement dealership sales and repair; garden supply stores; hardware, lumber, and building centers, including incidental repair service; home remodeling or improvement centers; lawnmower sales and service; light industrial uses conducted within a structure; plumbing supplies; transfer and distribution centers; veterinarians and veterinary supply stores; warehousing activities; welding and vehicular repair activities; wholesaling activities.

- b. Development Standards

Minimum lot frontage:	50'
Minimum front yard:	None
Minimum side yard:	None. If adjacent to residential zone, the side yard must comply with

	residential zone requirement
Minimum rear yard:	Same as side yard
Maximum building height:	Two stories
Signs:	Article XI
Parking:	Same as Central Business District and: Loading docks should not face onto a public street. 1 space per 300 sq. ft. + 1 for each truck regularly used by the business.
Buffer Zone:	See Article XV and: Outdoor operations or storage should be screened with an 8' fence which should be closed for at least the bottom 3'.

- c. Prohibited Uses include: heavy industrial uses; outdoor storage operations other than agricultural products; salvage operations; vehicular auctions; wholesale dealerships.

5. Warehouse District

This district is to permit the continued viable economic operation of warehousing activities and to recognize the importance of the tobacco industry to Shelby County, while acknowledging the proximity of the adjacent residential areas. The district would allow commercial activities such as warehousing and associated distribution and sales activities and would prohibit the storage of certain highly flammable or hazardous substances with a procedure for notifying the Fire or Police department or appropriate officials of materials to be stored. The purpose of this district is to support warehouse and related activities, while eliminating the possibility of manufacturing activities locating within this area in the future.

- a. Principal Permitted Uses Include: Distribution activities; tobacco

warehousing; sales and distribution activities; limited warehousing of other goods and products contained in a structure principally used for the tobacco industry and during off season periods.

b. Development Standards

Minimum lot frontage:	100'
Minimum front yard:	8'
Minimum side yard:	None. If adjacent to residential, then a 50' requirement
Minimum rear yard:	Same as side yard
Maximum building height:	20'
Parking:	1 space per 2 employees + 1 space for each truck used by business. Enclosed loading dock.
Buffer Zone:	See Article XV
Signs:	Article XI

6. Civic District

It is intended that the Civic District and the Central Business District will function together as the downtown hub of Shelbyville. All uses permitted in the Central Business District are permitted uses in the Civic District. The primary difference between the two districts is the location in the Civic District of a number of public offices and institutions requiring adequate off-street parking to accommodate the users of these public facilities. For public buildings and others places of public assembly in the Civic District, the required off-street parking shall be set forth in Article X of these regulations.

7. Conservation District

The Conservation District includes some (but not all) areas of the City of Shelbyville that are adjacent to Clear Creek and are subject to flooding.

Those parts of the District that are in the flood plain should be left in their natural state as much as possible and used for recreation and other open air activities.

The Conservation District includes the area bounded by 2nd Street on the west, Washington Street on the South, and Clear Creek on the North and East; by Third Street on the West, Bradshaw Street on the North and Clear Creek on the South and East.

a. Principal Permitted Uses

All uses and conditional uses permitted in the underlying zoning district.

b. The following open space uses are permitted in the Conservation District

Agricultural use as defined in Article II of these regulations.

Wildlife refuge and conservation programs, hunting, trapping fishing and forestry.

Nature trails, walkways, scenic paths, parks and similar recreational uses.

Small structures such as boat ramps, handicap ramps, steps or railings necessary to maintain or develop scenic and/or conservation uses and provide for access.

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Table 6.01 – Allowable Uses – City of Simpsonville

Table 6.01—Allowable Uses		IC	X-1	X-2
Use Groups ↓	Zoning Districts →			
KEY TO TABLE: P = Permitted Uses; C = Conditional Uses; - = Not Allowed (012345) = NAICS United States, 2007				
1.000	RESIDENTIAL USES			
1.100	SINGLE-FAMILY RESIDENCES			
	Standard single-family residence	-	-	-
	Manufactured/Modular Home	-	-	-
	Mobile Home, Certified	-	-	-
	Zero lot line single-family residence	-	-	-
	Townhouse, attached, or patio home {fee-simple}	-	-	-
	Condominiums {fee-simple}	-	-	-
1.200	TWO-FAMILY RESIDENCES			
	Duplex residence	-	-	-
1.300	MULTI-FAMILY RESIDENCES			
	Three-family or more family residence	-	-	-
	Apartments above commercial storefront	-	-	-
	Loft apartments	-	-	-
1.400	ALTERNATIVE RESIDENCES			
	Dormitories, fraternity houses, and sorority houses	-	-	-
	Residences for domestic help	-	-	-
	Rooming or boarding houses	-	-	-
1.500	OTHER RESIDENTIAL			
	Adult assisted living facilities	C	C	C
	Skilled nursing facilities	C	C	C
	Assisted-living facility for the developmentally disabled	C	C	C
2.000	AGRICULTURAL USES			
2.100	CROP PRODUCTION (111)			
2.200	ANIMAL PRODUCTION (112)			
2.300	FORESTRY AND LOGGING (113)			
	Timber tract operations (1131)	-	-	-
	Forest nurseries and gathering of forest products (1132)	-	-	-
	Logging (1133)	-	-	-
2.400	FISHING, HUNTING, AND TRAPPING (114)			

Table 6.01—Allowable Uses		IC	X-1	X-2
Use Groups ↓	Zoning Districts →			
KEY TO TABLE: P = Permitted Uses; C = Conditional Uses; - = Not Allowed (012345) = NAICS United States, 2007				
2.500 SUPPORT ACTIVITIES FOR AGRICULTURE & FORESTRY (115)				
Office-based support services for crop production (1151)		-	-	-
Other support services for crop production (1151)		-	-	-
Office-based support services for animal production (1152)		-	-	-
Other support services for animal production (1151)		-	-	-
3.000 SERVICE AND OFFICE USES				
3.100 ENGINEERING, ARCHITECTURAL, AND RELATED SERVICES				
Architectural, engineering, & related services (5413)		P	P	P
Landscape architect (5413)		P	P	P
Planning consulting & related services (5413)		P	P	P
Specialized design services including drafting (5414)		P	P	P
3.200 INFORMATION SERVICES				
Cable networks and program distribution {no towers/antennas/satellites} (5152)		P	P	P
Motion picture and video industries (5121)		P	P	P
Newspaper, periodical, book, and database publishers (5111)		P	P	P
Radio and television broadcasting {no towers/antennas/satellites} (5151)		P	P	P
Software publishers (5112)		P	P	P
Sound recording industries (5122)		P	P	P
3.300 BUSINESS SERVICES				
Accounting, tax preparation, bookkeeping, and payroll services including auditing (5412)		P	P	P
Adjustment and collection agencies (5614)		P	P	P
Advertising and related services (5418)		P	P	P
Agents and managers for artists, athletes, and other public figures (7114)		P	P	P
Bank or other depository financial institution, excluding drive-through facilities (5221)		P	P	P
Bank or other depository financial institution, including drive-through facilities (5221)		P	P	P
Business associations (8139)		P	P	P
Business support services (5614)		P	P	P
Computer system design and related services (5415)		P	P	P

Table 6.01—Allowable Uses		IC	X-1	X-2
Use Groups ↓	Zoning Districts →			
KEY TO TABLE: P = Permitted Uses; C = Conditional Uses; - = Not Allowed (012345) = NAICS United States, 2007				
Conference or training center {30,000 sq. ft. maximum}		P	P	P
Convention, meeting, and banquet facilities {50,000 sq. ft. maximum}		P	P	P
Credit intermediation and related activities (522)		P	P	P
Employment services (5613)		-	-	-
Facilities support services (5612)		P	P	P
Funds, trusts, and other financial vehicles (525)		P	P	P
Holding offices (551)		P	P	P
Insurance agents, brokers, and other insurance related activities (5242)		P	P	P
Insurance carriers (5241)		P	P	P
Investment offices (5239)		P	P	P
Labor unions and similar organizations (8139)		P	P	P
Mailing center, private (561431)		P	P	P
Management of companies and enterprises (5511)		P	P	P
Non-depository credit institutions (5222)		P	P	P
Non-financial assets, owners and lessors of (5331)		P	P	P
Office administrative services (5611)		P	P	P
Promoters of arts, sports, and similar events (7113)		P	P	P
Public relations services (5418)		P	P	P
Radio, television, and publishers advertising representatives (7113)		P	P	P
Real estate, agents and managers (5312)		P	P	P
Real estate, land subdividers and developers		P	P	P
Real estate, operations and leasing (5311)		P	P	P
Real estate, other activities (5313)		P	P	P
Real estate, title abstract offices (5313)		P	P	P
Securities, commodity contracts, and other intermediation and related activities (523)		P	P	P
Travel arrangement and reservation services (5615)		P	P	P
3.400 OTHER MISCELLANEOUS SERVICES				
Business, professional, labor, political, and other organizations (8139)		P	P	P
Civic, social, and fraternal organizations (8134)		P	P	P
Grantmaking and giving services (8132)		P	P	P

Table 6.01—Allowable Uses		IC	X-1	X-2
Use Groups ↓	Zoning Districts →			
KEY TO TABLE: P = Permitted Uses; C = Conditional Uses; - = Not Allowed (012345) = NAICS United States, 2007				
Offices of religious organizations (8131)		P	P	P
Social advocacy organizations (8133)		P	P	P
3.500 PROFESSIONAL SERVICES				
Detective, guard, and armored car services, no armored car parking (5616)		P	P	P
Investigation and security services (5616)		P	P	P
Legal services including attorneys and legal aid services (5411)		P	P	P
News syndicates (5191)		P	P	P
Other membership organizations (8134)		P	P	P
Political organizations (8139)		P	P	P
Professional membership organizations (8139)		P	P	P
Secretarial and court reporting services (5614)		P	P	P
3.600 COMMERCIAL AND PERSONAL SERVICES				
Animal hospitals (5419)		P	P	P
Animal hospitals, but no outside runs or pens (5419)		P	P	P
Art studios, commercial and graphic design (5414)		P	P	P
Automobile rental and leasing (5321)		-	-	-
Automotive equipment rental and leasing (5321)		-	-	-
Bail bonding (812990)		-	-	-
Barber shops (8121)		P	P	P
Beauty shops (8121)		P	P	P
Bed and breakfast facilities (7211)		P	P	P
Car wash, self-operated (8111)		P	P	P
Car wash, full-service (8111)		P	P	P
Car wash, accessory to a gas station (8111)		P	P	P
Cemeteries and mausoleums (8122)		-	-	-
Churches and other religious institutions (8131)		C	C	C
Consumer goods rental (5322)		P	P	P
Crematories, human or domestic animal (8122)		-	-	-
Dance studios, schools, and halls (6116)		P	P	P
Death care services, without crematories (8122)		P	P	P
Direct mail advertising services (5418)		P	P	P
Health, athletic, and physical fitness centers (7139)		P	P	P

Table 6.01—Allowable Uses		IC	X-1	X-2
Use Groups ↓	Zoning Districts →			
KEY TO TABLE: P = Permitted Uses; C = Conditional Uses; - = Not Allowed (012345) = NAICS United States, 2007				
Hotels, membership-based organization facilities (72111)		P	P	P
Hotels, motels, and other similar traveler's accommodations, excluding travel trailer or RV parks (72111)		P	P	P
Interior decorator (5414)		P	P	P
Kennels, animal breeding (11299)		-	-	-
Kennels, pet boarding (8129)		P	P	P
Laundry and dry cleaning establishments {on-site plant}		-	-	-
Laundry and dry cleaning pick-up establishments {no on-site plant}		P	P	P
Laundry, self-service (812310)		P	P	P
Nail salon (8121)		P	P	P
Pet grooming establishment (8129)		P	P	P
Photo-finishing laboratories (8129)		P	P	P
Photographic studios, portrait		P	P	P
Photography, commercial		P	P	P
Rental centers, general (5323)		-	-	-
Self-storage facilities		-	-	-
Shoe shine parlors		P	P	P
Tanning salon		P	P	P
Tattoo parlor		-	-	-
Truck rental and leasing		-	-	-
3.700 EDUCATIONAL SERVICES				
Beauty schools (6114)		P	P	P
Branch campus of college, university, or technical school		P	P	P
Business schools and computer and management training (6114)		P	P	P
Colleges, universities, and professional schools (6113)		P	P	P
Educational support services (6117)		P	P	P
Elementary and secondary schools (6111)		P	P	P
Junior colleges (6112)		P	P	P
Other schools and instruction (6116)		P	P	P
Sports or other physical activity instruction		P	P	P
Technical and trade schools (6115)		P	P	P

Table 6.01—Allowable Uses		IC	X-1	X-2
Use Groups ↓	Zoning Districts →			
KEY TO TABLE: P = Permitted Uses; C = Conditional Uses; - = Not Allowed (012345) = NAICS United States, 2007				
3.800 HEALTH CARE AND SOCIAL SERVICES				
Adult day care centers (62412)		P	P	P
Child day care services (6244)		P	P	P
Community centers		P	P	P
Community food and housing, emergency and other relief services (6242)		P	P	P
Home health care services (6216)		P	P	P
Hospitals, general medical and surgical (6221)		P	P	P
Hospitals, psychiatric & substance abuse (6222)		-	-	-
Hospitals, specialty and other (6223)		P	P	P
Individual and family social services (6241)		P	P	P
Medical, dental, and diagnostic laboratories (6215)		P	P	P
Nursing care facilities (6231)		P	P	P
Offices of dentists (6212)		P	P	P
Offices of other health practitioners (6213)		P	P	P
Offices of physicians (6211)		P	P	P
Outpatient care centers (6214)		P	P	P
Other ambulatory health care services (6219)		P	P	P
Residential and mental retardation, mental health, and substance abuse facilities (6232)		-	-	-
Vocational rehabilitation services (6243)		P	P	P
3.900 REPAIR SERVICES				
3.905 LIGHT REPAIR SERVICES				
Electronics and precision equipment repair and maintenance (8112)		P	P	P
Jewelry and watch repair		P	P	P
Shoe and other leather goods repair		P	P	P
Small appliance repair		P	P	P
3.910 HEAVY REPAIR SERVICES				
Automobile repair and maintenance, light (8111)		P	P	P
Automobile repair and maintenance, heavy (8111)		-	-	-
Furniture and upholstery repair		P	P	P
Large appliance repair including commercial refrigerators, stoves, etc.		-	-	-
Lawn and garden equipment repair and similar repair services {no outside storage/display}		P	P	P

Table 6.01—Allowable Uses		IC	X-1	X-2
Use Groups ↓	Zoning Districts →			
KEY TO TABLE: P = Permitted Uses; C = Conditional Uses; - = Not Allowed (012345) = NAICS United States, 2007				
Tool repair services		P	P	P
4.000 RETAIL COMMERCIAL USES				
4.100 GENERAL RETAIL SALES USES				
Adult Entertainment Establishments		-	-	-
Agricultural supply stores {no outside storage/display}		P	P	P
Antique shop not including pawnshops (4533)		P	P	P
Appliance store, home (4431)		P	P	P
Apparel and accessory stores (448)		P	P	P
Auction house, general merchandise		-	-	-
Auction markets, tobacco, horses, cattle, hogs, etc.		-	-	-
Automobile sales, new vehicles		-	-	-
Automobile sales, used vehicles		-	-	-
Bakery		P	P	P
Bookstore		P	P	P
Butcher shop, meat market, or fish market		P	P	P
Camera shop		P	P	P
Candy Store		P	P	P
Catering service		P	P	P
China and pottery store {no outside storage/display}		P	P	P
Consignment shops {clothing only}		P	P	P
Convenience stores, no fuel pumps (445120)		P	P	P
Convenience stores, with fuel pumps (445120)		P	P	P
Drug store or pharmacy		P	P	P
Electronics and small appliance stores		P	P	P
Farm machinery sales and ancillary service		-	-	-
Farmers market		-	-	-
Flea market, indoor and/or outdoor		-	-	-
Floor coverings store		P	P	P
Florist		P	P	P
Food store, specialty (4452)		P	P	P
Furniture, retail		P	P	P
Gasoline station, no repair or service (447110)		P	P	P

Table 6.01—Allowable Uses		IC	X-1	X-2
Use Groups ↓	Zoning Districts →			
KEY TO TABLE: P = Permitted Uses; C = Conditional Uses; - = Not Allowed (012345) = NAICS United States, 2007				
Gasoline station, light repair and service of vehicles on site (447110)		P	P	P
Gasoline station, other {truck stops} (447190)		-	-	-
Gift, stationary, and millinery stores		P	P	P
Grocery store		P	P	P
Hardware stores		P	P	P
Home furniture, and furnishings stores (4422)		P	P	P
Jewelry store		P	P	P
Media store {compact disks, cassette tapes, videotapes, computer games, etc}		P	P	P
Mimeograph and letter store		P	P	P
Motor vehicle accessory or parts establishments, general or specialty, with no on-site installation		P	P	P
Musical instrument store		P	P	P
Newsstand		P	P	P
Novelty shop, Adult & Lingerie		-	-	-
Nurseries and greenhouses, commercial		-	-	-
Office service and supply establishments		P	P	P
Package stores		P	P	P
Paint and decorating store		P	P	P
Pawn shops {if a title pawn establishment, there shall be no vehicle storage or display on site unless in a district permitting used car sales}		-	-	-
Photography store including film developing and film printing facilities		P	P	P
Restaurant, carry-out only		P	P	P
Restaurants, delicatessens, cafes, grills, coffee shops, drive-in restaurants, and other eating and drinking establishments		P	P	P
Restaurants, delicatessens, cafes, grills, and other eating and drinking establishments {not including drive-in, fast food restaurants}		P	P	P
Retail sale, miscellaneous, of any merchandise not specifically excluded by this regulation, from within a building		P	P	P
Sales of motorcycles, boats and similar light vehicles		-	-	-
Sales, storage and service of heavy equipment, trucks, and machinery {includes leasing}		-	-	-
Shoe store		P	P	P
Shopping centers, neighborhood {less than 49,999 sq. ft.}		P	P	P
Shopping centers, community {50,000 to 149,999 sq. ft.}		P	P	P

Table 6.01—Allowable Uses		IC	X-1	X-2
Use Groups ↓	Zoning Districts →			
KEY TO TABLE: P = Permitted Uses; C = Conditional Uses; - = Not Allowed (012345) = NAICS United States, 2007				
Shopping centers, regional and super-regional {150,000 sq. ft. or more}		-	-	-
Shopping centers, storefront {varies}		P	P	P
Sign shop, retail		P	P	P
Sporting goods store		P	P	P
Tobacco shop		P	P	P
Toy, game, and hobby store		P	P	P
Variety shop (45299)		P	P	P
4.200 ARTS, RECREATION, AND ENTERTAINMENT FACILITIES				
Art galleries		P	P	P
Artists studios		P	P	P
Arts and cultural facility uses		P	P	P
Historic sites (7121)		P	P	P
Museums (7121)		P	P	P
Performing arts companies (7111)		P	P	P
4.210 COMMERCIAL RECREATION OR ENTERTAINMENT FACILITIES – CLASS I				
Motion picture theaters, excluding drive-in (5121)		P	P	P
Recreation or entertainment facilities, commercial {indoor excluding game rooms}		P	P	P
Recreational centers or clubs, private and non-commercial		P	P	P
4.215 COMMERCIAL RECREATION OR ENTERTAINMENT FACILITIES – CLASS II				
Batting cages		P	P	P
Bowling centers (71395)		P	P	P
Golf courses and country clubs		P	P	P
Golf driving ranges		P	P	P
Skating rinks, ice or roller, indoor		P	P	P
Specialty athletic facilities		P	P	P
Tennis complexes, commercial		P	P	P
4.220 COMMERCIAL RECREATION OR ENTERTAINMENT FACILITIES – CLASS III				
Amusement parks including but not limited to water parks, theme parks, and specialty attractions (7131)		-	-	C

Table 6.01—Allowable Uses		IC	X-1	X-2
Use Groups ↓	Zoning Districts →			
KEY TO TABLE: P = Permitted Uses; C = Conditional Uses; - = Not Allowed (012345) = NAICS United States, 2007				
	Fairgrounds	-	-	-
	Game rooms and billiard parlors	-	-	-
	Motion picture theaters, drive-in (5121)	C	C	C
	Recreational camps, boarding (7212)	-	-	-
	Recreational camps, day (7212)	-	-	-
	RV parks (7212)	-	-	-
	Shooting ranges, indoor	P	P	P
	Skating rinks, ice or roller, outdoor	-	-	-
	Spectator sports (7112)	-	-	-
4.225	COMMERCIAL RECREATION OR ENTERTAINMENT FACILITIES – CLASS IV			
	Carnivals, fair, side show, circus, religious services or revivals, or other special entertainment event	C	C	C
	Coliseums, stadiums, amphitheaters, arena, and other facility specifically designed to be for mass public or private assembly	-	-	-
	Drag strips	-	-	-
	Race tracks {including tracks for motor vehicle racing and dog or horse racing}	-	-	-
	Shooting ranges, outdoor, including but not limited to firearms, archery, and survival courses	-	-	-
5.000	INDUSTRIAL USE CLASSIFICATIONS			
5.100	LIGHT INDUSTRIAL USES			
	Bus terminals and repair shops	-	-	-
	Carting, express, or hauling establishments but exclusive of truck terminals	-	-	-
	Carting, waste collection (5621)	-	-	-
	Catalog and mail order companies, warehouse and offices	-	-	-
	Commercial and industrial machinery and equipment, rental, leasing, and storage (5324)	-	-	-
	Commercial and industrial machinery and equipment repair and maintenance (8113)	-	-	-
	Construction, contractors equipment storage or plant	-	-	-
	Launderers, industrial (812332)	-	-	-
	Manufacturing, artisans and craft work	-	-	-
	Manufacturing, signs	-	-	-
	Orthotic and prosthetic laboratories	-	-	-

Table 6.01—Allowable Uses		IC	X-1	X-2
Use Groups ↓	Zoning Districts →			
KEY TO TABLE: P = Permitted Uses; C = Conditional Uses; - = Not Allowed (012345) = NAICS United States, 2007				
Research, experiment, testing, and development laboratories {no manufacturing, fabrication, production, repair, or storage}		-	-	-
Service establishment (423850)		-	-	-
Truck rental and leasing, including tractor-trailers		-	-	-
Truck terminals and repair shops		-	-	-
Warehousing & Storage, General (493110)		-	-	-
Wholesale trade, durable goods (42)		-	-	-
Wholesale trade, non-durable goods (42)		-	-	-
5.200 MEDIUM INDUSTRIAL USES				
Fuel dealers		-	-	-
Manufacturing, bottling and dairy products processing plants		-	-	-
Manufacturing, tobacco products		-	-	-
Manufacturing, textiles		-	-	-
Manufacturing, apparel and other textile products		-	-	-
Manufacturing, lumber and wood products		-	-	-
Manufacturing, furniture and fixtures		-	-	-
Manufacturing, paperboard containers and boxes		-	-	-
Manufacturing, miscellaneous converted paper products		-	-	-
Manufacturing, food and kindred products		-	-	-
Manufacturing, drugs and pharmaceuticals		-	-	-
Manufacturing, rubber and plastics footwear		-	-	-
Manufacturing, leather and leather products		-	-	-
Manufacturing, stone, glass and clay products		-	-	-
Manufacturing, fabricated metal products		-	-	-
Manufacturing, industrial machinery and equipment		-	-	-
Manufacturing, electronic and other electric equipment		-	-	-
Manufacturing, musical instruments		-	-	-
Manufacturing, machine shops		-	-	-
Printing and publishing		-	-	-
Radar installations		-	-	-
Recycling facilities, commercial		-	-	-

Table 6.01—Allowable Uses		IC	X-1	X-2
Use Groups ↓	Zoning Districts →			
KEY TO TABLE: P = Permitted Uses; C = Conditional Uses; - = Not Allowed (012345) = NAICS United States, 2007				
	Research, experiment, testing, and development laboratories	-	-	-
	Storage of grain or livestock feed, bulk	-	-	-
5.300	HEAVY INDUSTRIAL USES			
	Automobile, storage yards and wrecker services for damaged or confiscated vehicles	-	-	-
	Automobile, salvage, wrecking yards, and junk yards	-	-	-
	Concrete mixing plants and concrete products manufacturing, sawing, or planing mills	-	-	-
	Development and processing of natural resources	-	-	-
	Freon removal services	-	-	-
	Leather curing, tanning, and finishing	-	-	-
	Manufacturing, rubber and miscellaneous plastics products	-	-	-
	Manufacturing, chemicals and allied products, dry or liquid	-	-	-
	Manufacturing, primary metal industries	-	-	-
	Manufacturing, non-clay refractory's	-	-	-
	Manufacturing, abrasive products	-	-	-
	Manufacturing, minerals: ground or treated	-	-	-
	Manufacturing, mineral wool	-	-	-
	Mining, quarrying, and other mineral extraction	-	-	-
	Paper mills	-	-	-
	Paperboard mills	-	-	-
	Petroleum, coal, and allied products, manufacturing and refining, including asphalt plants	-	-	-
	Poultry slaughtering and processing	-	-	-
	Pulp mills	-	-	-
	Remediation and other waste management services	-	-	-
	Sanitary or inert landfills, incinerators, or transfer stations	-	-	-
	Waste Treatment and Disposal	-	-	-
	Wholesaling of petroleum and coal and allied products	-	-	-
	Wholesaling of chemicals and allied products, dry or liquid	-	-	-
5.400	VERY HEAVY INDUSTRIAL USES			
	Biomedical waste disposal facility	-	-	-

Table 6.01—Allowable Uses		IC	X-1	X-2
Use Groups ↓	Zoning Districts →			
KEY TO TABLE: P = Permitted Uses; C = Conditional Uses; - = Not Allowed (012345) = NAICS United States, 2007				
Hazardous or toxic waste incinerator or transfer station		-	-	-
Manufacturing, asbestos products		-	-	-
Manufacturing, ordnance and accessories		-	-	-
Manufacturing, storage batteries		-	-	-
Manufacturing, primary batteries, dry and wet		-	-	-
Manufacturing, carbon black		-	-	-
Manufacturing, storage, transport, and sale of explosives		-	-	-

