

Section 6.10: Professional Office District (P-1)

Intent: The intent of this zoning district is to provide areas to accommodate offices as a use into themselves as well as a zone to be used as a transition between more intense commercial uses and less intense residential uses.

A. Principal Uses Permitted

Professional offices uses and personal service businesses where the principal use is the provision of service to individuals not retail sales of goods. Illustrative uses include but are not limited to the following: Veterinarians; funeral homes; professional, business and governmental offices; research, development or testing laboratories; Studios for the production or teaching of fine arts, such as photography, music, dance, and drama; Churches and Cemeteries; Ticket and travel agencies; Medical and dental offices, banks, laboratories and clinics; Schools and colleges for academic, technical and vocational or professional instruction; Nursing Homes, Convalescent, Extended Care or Assisted Care Living Facilities.

Dwellings units; attached, occupying the same structure as an otherwise allowed use, not over 50% of commercial area.

B. Accessory Uses Permitted

Garage or other accessory building

Private recreational facilities

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

C. Conditional Uses Permitted

(1) Bed and Breakfast Establishments: allowing sleeping accommodations to be rented for profit with minimal food service provided. The Board of Adjustment when granting requests for bed and breakfast establishments may, limit the number of rooms to be used, limit the area of structure to be dedicated to the use, require a specific number of parking spaces as well as impose any other requirement that it deems necessary to help the requested use blend into its unique surroundings.

(2) Mini-warehouses: which provide for rental, small storage facilities that are offered for use to the public. The Board of Adjustments when granting requests for mini-warehouse facilities may limit the number of units provided, restrict the size or orientation of any structure, require screening, buffering, or landscaping, require a specific type of building material, require green landscape buffer areas, require storm water abatement measures or impose any other requirement that it deems necessary to help the requested use blend into its unique surroundings. (NA in City of Bardstown)

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

(1) Mixed Office, Residential Development: A development approved under this section may consist of multi-family, two family and single family residential lots or clusters of lots mixed with areas designated for office or other uses in the ranges allowed in section A. above. Residential densities are not to exceed that allowed in the R-3 zone. As part of the approval process for the Planned Unit Development designation, the developer must designate particular areas to be dedicated to each use and housing type or density. Once approved, that designation, related to use, housing type or density, may only be changed by amending the planned unit development designation through the process used for initial approval.

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- (2) Golf Courses, Recreational Facilities and similar uses: providing for public accessibility to relatively undeveloped green spaces and forest reserves, provided that: adequate parking facilities and traffic access are provided based on anticipated demand; and adequate buffers between active uses and adjacent properties are provided where deemed necessary by the Planning Commission.

E. Dimension and Area Requirements

Standard	Requirement
Height (maximum)	50 feet
Lot Area (minimum) Served by sanitary sewer Not served by sanitary sewer	7,500 square feet Not allowed
Lot Width (minimum)	50 feet
Open Space (minimum)	20 percent
Front Yard Setback (minimum)	25 feet Note: Increased to 50 feet if the structure is over two stories tall at grade; and except along roadways classified as collectors or higher by the transportation element of the adopted comprehensive plan where the setback is 50 feet from roadway right-of-way.
Side Yard Setback (minimum)	10 feet Note: increased to 25 feet if the structure is over two stories tall at grade.
Rear Yard Setback (minimum)	30 feet Note: increased to 50 feet if the structure is over two stories tall at grade.

F. Parking & Off-Street Loading Requirements

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

G. Sign Requirements

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