



March 16, 2026

Bellevue Planning & Zoning Commission
616 Poplar Street
Bellevue, Kentucky 41073

Commission,

The Campbell County staff respectfully submits the attached recommendation for review. A public hearing is scheduled before the Bellevue Planning and Zoning Commission on March 23, 2026 at 7:00 PM at Callahan Community Center, 616 Poplar Street, Bellevue, KY for the purpose of hearing the following case:

File Number: PZ-26-009
Applicant: 179 Fairfield Ave NU LLC
Request: Site Development Plan for a Mixed Use Development
Location: Fairfield and Berry Avenues



HARBOR GREENE MIXED USE DEVELOPMENT

Additional comments or question may be sent to staff by calling 859-292-3880.

Overview:

The project site is referred to as the Harbour Greene Mixed Use Development. The applicant is requesting approval of Stage 2 Plans for an approximate 6.5 acre site along Fairfield Avenue in Bellevue KY. The following PIDNs are related to this development plan:

999-99-06-456.00
999-99-06-455.00
999-99-07-254.00
999-99-06-449.01
999-99-05-982.03 (partial)
999-99-05-982.02
999-99-05-982.00 (partial)

This site has been subject to a number of development plans over the years. The site is currently under a Master Development Agreement with the City of Bellevue.

This case brings forth the Development Plan based upon this agreement for consideration by the Planning Commission.

This public hearing was advertised in LinkNKY Reader. Notice was mailed to the adjacent property owners. In addition, per Section 9.19, notice of the Development Plan Hearing was posted on the property indicating the request for approval for site development.

Section 9.19 of the Bellevue Zoning Ordinance states the Development Plans shall be reviewed by the Bellevue Planning Commission or its duly authorized representative. The Bellevue Zoning Ordinance details the requirements for Development Plans in Section 9.20.

- Stage I Plans**
- Project Area
 - Zoning
 - Rights-of-way and easements
 - Topography
 - Residential Uses
 - Non-Residential Uses
 - Pedestrian Ways
 - Parking and Loading Areas
 - Streets
 - Utilities (water, sewer, storm)
 - Certification of available utilities
 - Soils types
 - Schedule

- Stage 2 Plans**
- Topography
 - Housing units
 - Non-residential units
 - Common open spaces
 - Landscaping
 - Signs
 - Utility lines and easements
 - Parking, loading, driveway areas
 - Circulation system
 - Pedestrian ways
 - Streets
 - Erosion control
 - Lighting
 - Schedule

Considerations:

1. The request is for approval of a combined Stage 1/Stage 2 Plans.
2. Plans were submitted in electronic form to enable detailed review.
3. The submitted plan set includes:
 - Z0 - COVER
 - C-200 - SITE PLAN
 - C-300 - SITE GRADING PLAN
 - C-400 - UTILITY PLAN
 - Z1 - EXTERIOR DESIGN NARRATIVE, PROJECT SUMMARY, ZONING COMPLIANCE CHART
 - Z2 - ARCHITECTURAL SITE PLAN
 - Z3 - FIRST FLOOR PLAN
 - Z4 - SECOND FLOOR PLAN
 - Z5 - THIRD-FIFTH FLOOR PLAN
 - Z6 - BUILDING SECTIONS
 - SUPPLEMENTAL INFORMATION : LANDSCAPE PLAN, LIGHTING PHOTOMETRIC PLAN, BUILDING ELEVATIONS and EXTERIOR RENDERINGS
4. The development site spans the CO (Conservation Zone) and T-5 and T-5.5 (Urban Center Zones). The Riverfront Commons Trail will pass through the site along the Ohio River in the Conservation Zone.



5. The 2022 Bellevue Comprehensive Plan Land Use Map identifies this site as a Special Development Area and identified as a future MIXED-USE area.

Land for new development in historic Bellevue is scarce, and so the City's planning for future land use is necessarily confined in most cases to smaller projects compatible in style and size with pre-existing Bellevue. Future land use development is largely dictated by the popular and successful uses already in place. In a city where historic neighborhoods are valued, radical change is disfavored. For much of Bellevue, its current form is its fate.



One exception is a prime undeveloped parcel on the City's riverfront. As of this writing, City administration has secured an agreement with a local developer exploring mixed-use options for City-owned land beside the Ohio River and east of the Harbor Greene complex.

Mixed Use

Mixed-use planning provides for the design and functional integration of project components – vehicular and pedestrian functions among buildings. Mixed-use developments often include a blend of offices, retail, service, and residential users.

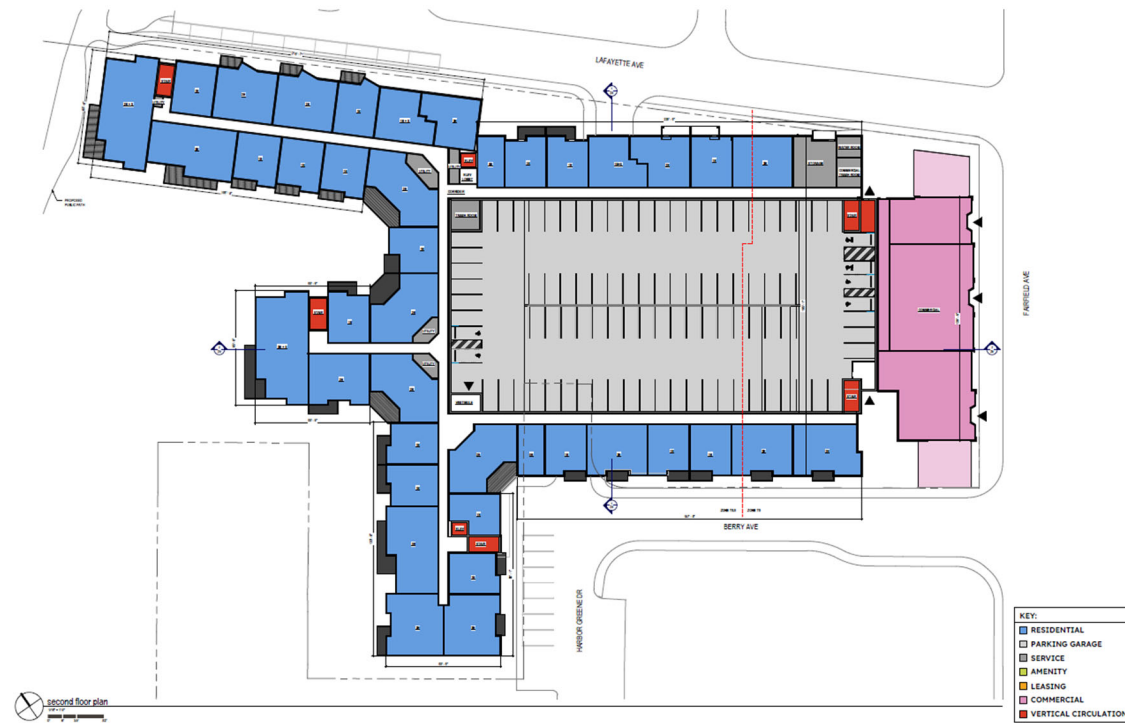
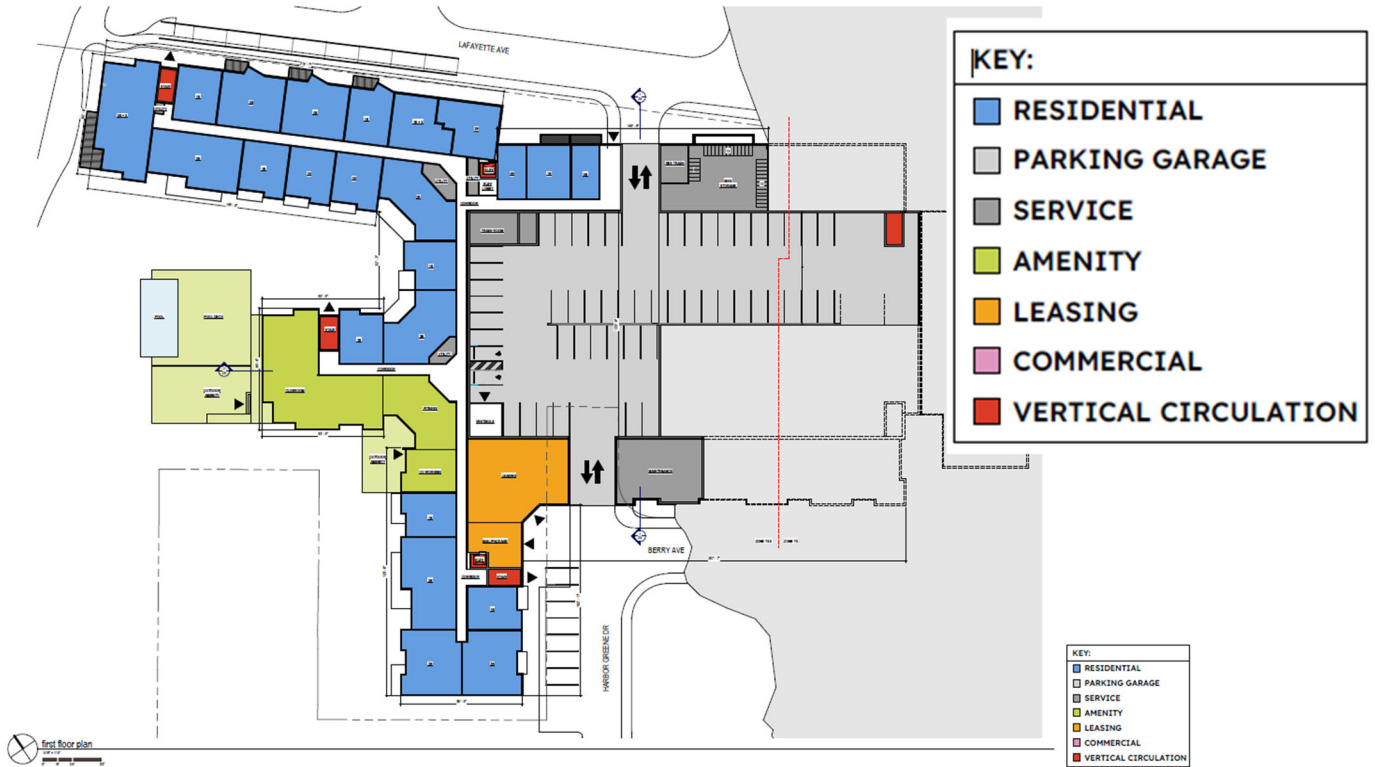
The Donnermeyer/Riviera corridor encompasses a large expanse of land bounded on the south by Covert Run Creek; on the east by Taylor Creek, Bellevue's border with Newport; Lafayette Avenue on the east; Fairfield Avenue to the north. The neighborhood began life when the land was reclaimed from wetlands in the 1960s, and still called "The Fill" – short for Landfill – by some long-term residents.

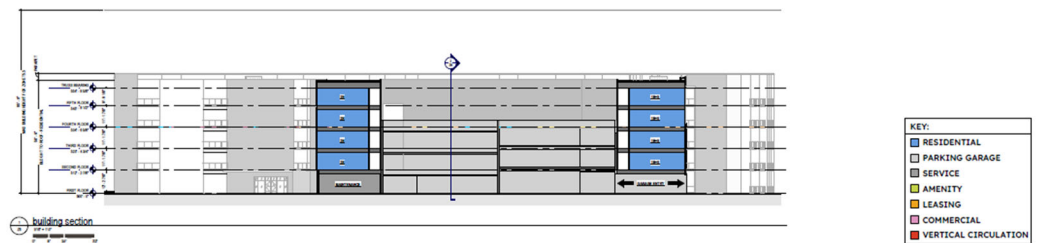
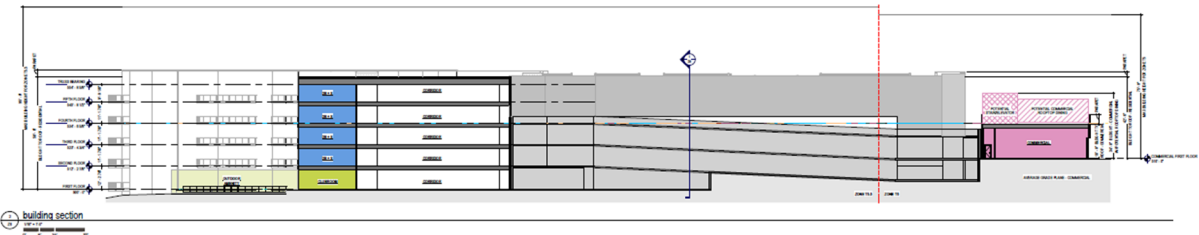
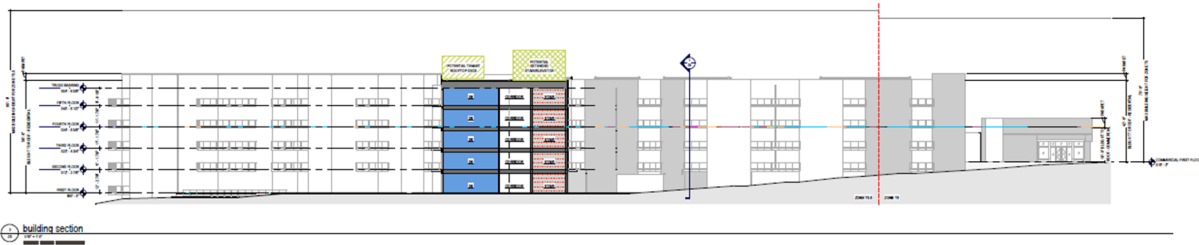
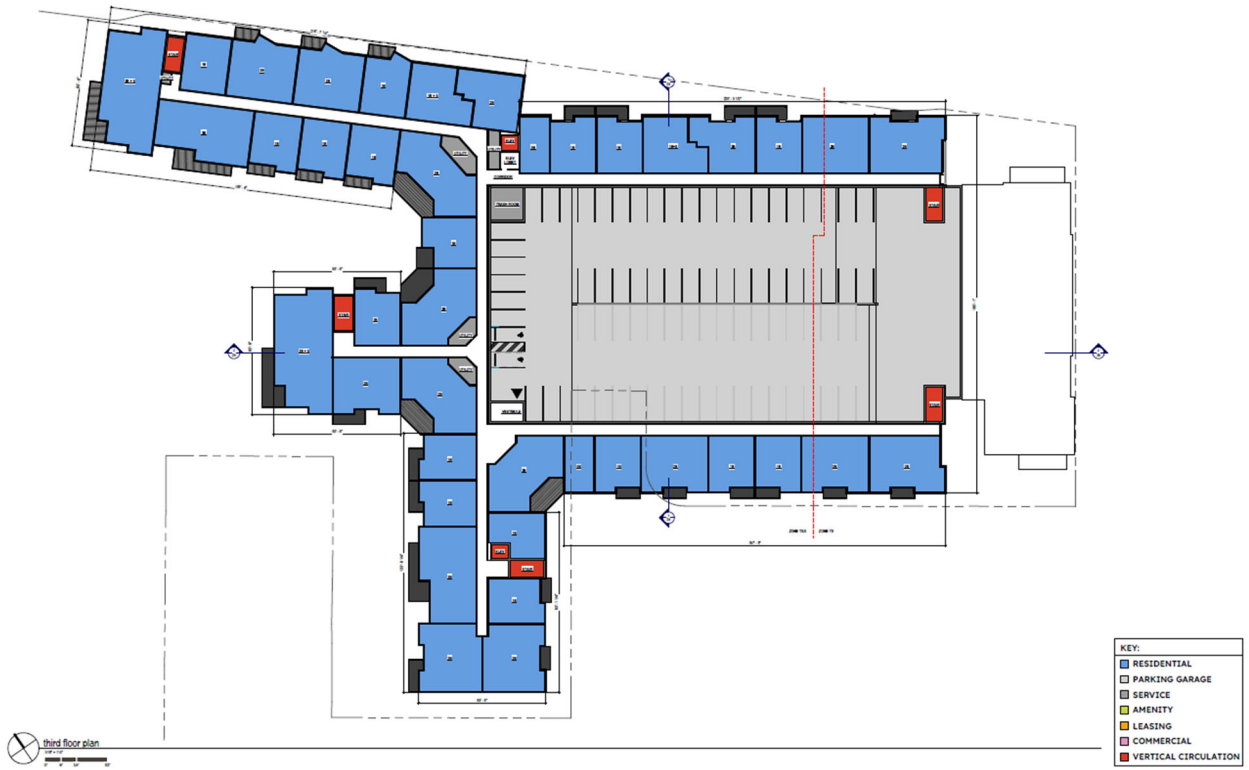
The neighborhood, zoned as Bellevue's Shopping Center district, is dominated by auto-centric retailers and fast-casual dining establishments. The neighborhood was built out according to the norms and standards of shopping-center architecture, common to neighborhoods everywhere in America. The Donnermeyer Drive portion of the neighborhood has been scheduled for substantial aesthetic and traffic-flow improvements.

It has been expressed that the lack of a unified design in the Donnermeyer-Riviera corridor inhibits the potential for substantial mixed-use projects. In the future, development in the corridor should be designed and built in coordinated, unified projects compatible with surrounding neighborhoods.

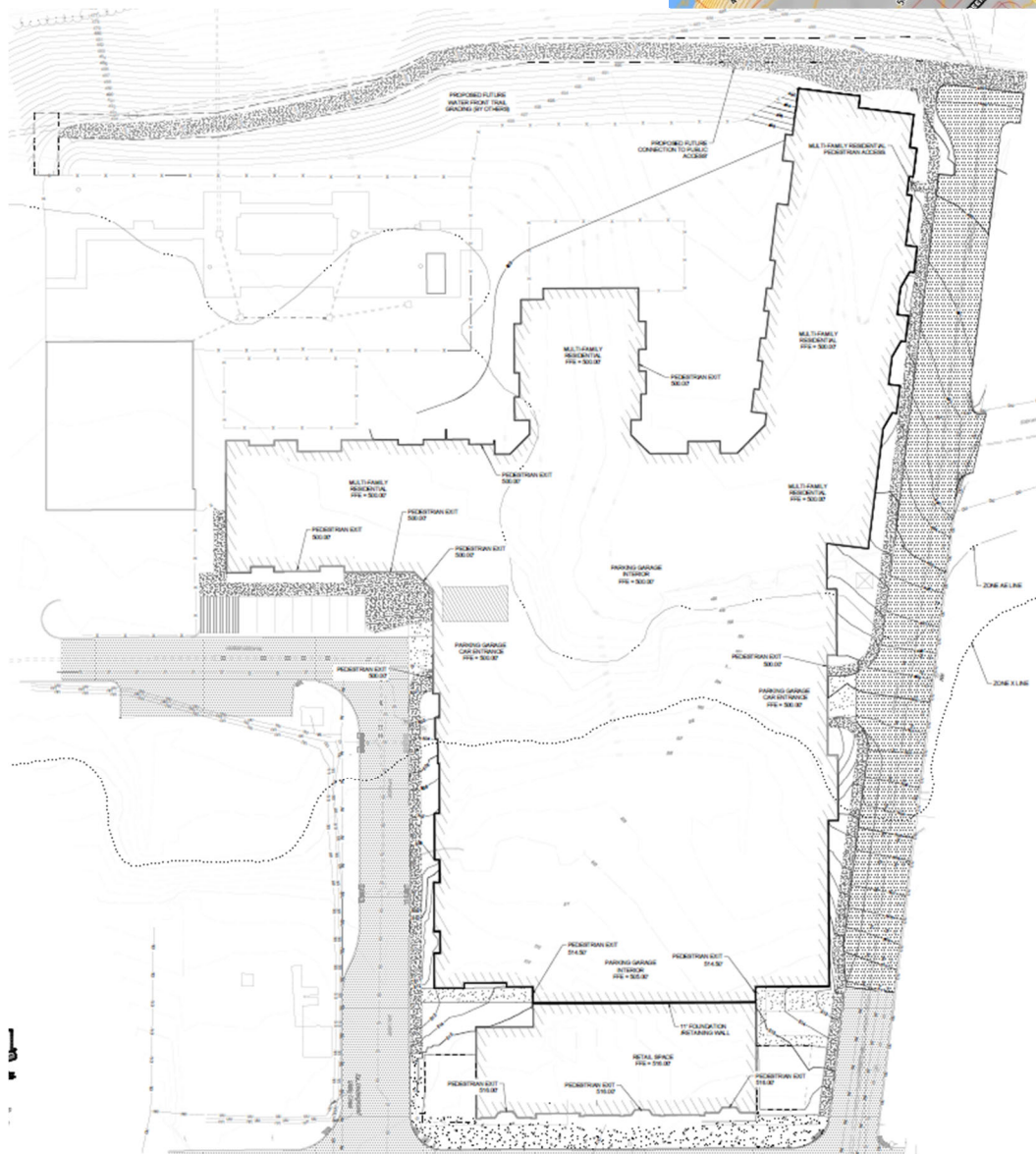
Bellevue City administration in August, 2022, secured a commitment from a developer to build a \$115 million mixed-use development on city-owned land on the riverfront. The current design calls for apartments, condominiums, a hotel, plus office and retail space. The City and the developer agree that the project will accommodate the right-of-way of the Riverfront Commons bike and walking path.

6. General layouts were provided for the 1st, 2nd and 3rd through 5th floors.



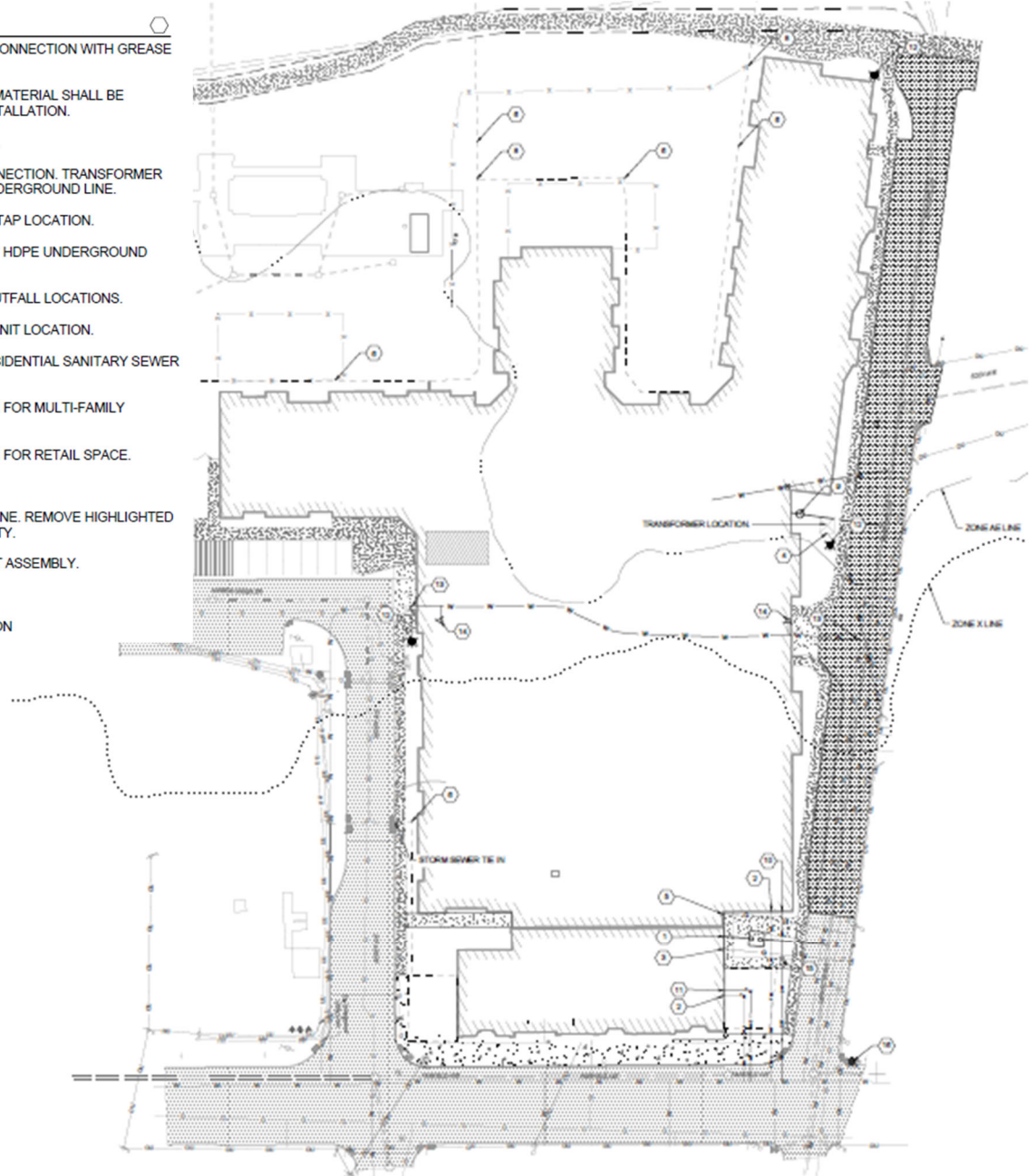


7. River Front Commons is not part of this project. This proposed development is within the Urban Center Zones of T-5.0 and T-5.5. The permitted uses, area and height regulations for these two Urban Center Zones are listed at the conclusion of this report for your reference.
8. The site slopes gently towards the Ohio River. A site grading plan was provided.

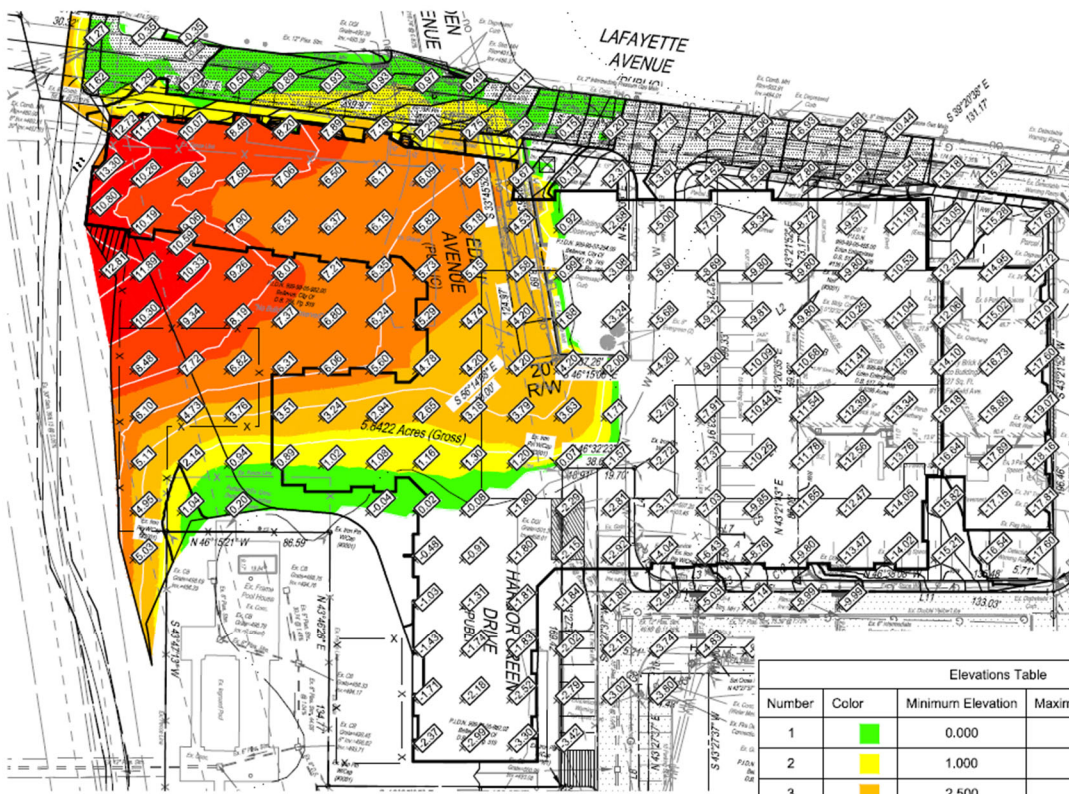
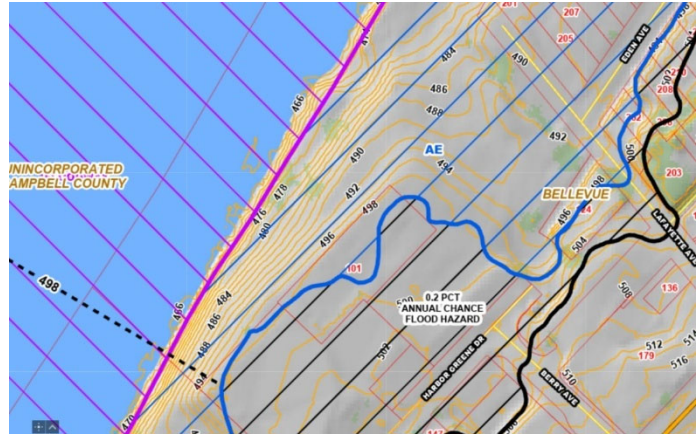


KEYNOTES

1. RETAIL AREA SANITARY SEWER CONNECTION WITH GREASE TRAP. MINIMUM 6" SCH 40 PVC.
2. FIRE WATER CONNECTION. PIPE MATERIAL SHALL BE APPROVED BY AHJ PRIOR TO INSTALLATION.
3. RETAIL AREA GAS TAP LOCATION.
4. DEVELOPMENT ELECTRICAL CONNECTION. TRANSFORMER SHALL BE PLACED AT END OF UNDERGROUND LINE.
5. MULTI-FAMILY RESIDENTIAL GAS TAP LOCATION.
6. APPROXIMATE LOCATIONS OF 18" HDPE UNDERGROUND TRUNK LINE FOR ROOF DRAINS.
7. APPROXIMATE STORM SEWER OUTFALL LOCATIONS.
8. APPROXIMATE WATER QUALITY UNIT LOCATION.
9. APPROXIMATE MULTI-FAMILY RESIDENTIAL SANITARY SEWER TIE IN WITH CLEAN OUT.
10. DOMESTIC WATER TAP LOCATION FOR MULTI-FAMILY RESIDENTIAL.
11. DOMESTIC WATER TAP LOCATION FOR RETAIL SPACE.
12. FIRE HYDRANT LOCATION.
13. CUT AND CAP EXISTING WATER LINE. REMOVE HIGHLIGHTED LENGTH OF PIPING IN ITS ENTIRETY.
14. REMOVE EXISTING FIRE HYDRANT ASSEMBLY.
15. WATER VAULT.
16. EXISTING FIRE HYDRANT LOCATION



9. A portion of the site is within designated Flood Hazard areas. The Base Flood Elevation (BFE) is 498 feet MSL. The site has been designed and will be elevated to avoid placing the commercial or residential space below the BFE. A stream construction permit has been submitted to the Kentucky Division of Water. A hydrologic and hydraulic modeling (HEC-RAS) analysis regarding the placement of fill is ongoing.



Elevations Table				
Number	Color	Minimum Elevation	Maximum Elevation	Area
1	Green	0.000	1.000	10869 S.F.
2	Yellow	1.000	2.500	9479 S.F.
3	Orange	2.500	5.000	13819 S.F.
4	Light Orange	5.000	7.500	15581 S.F.
5	Red	7.500	10.000	8295 S.F.
6	Dark Red	10.000	14.642	4268 S.F.

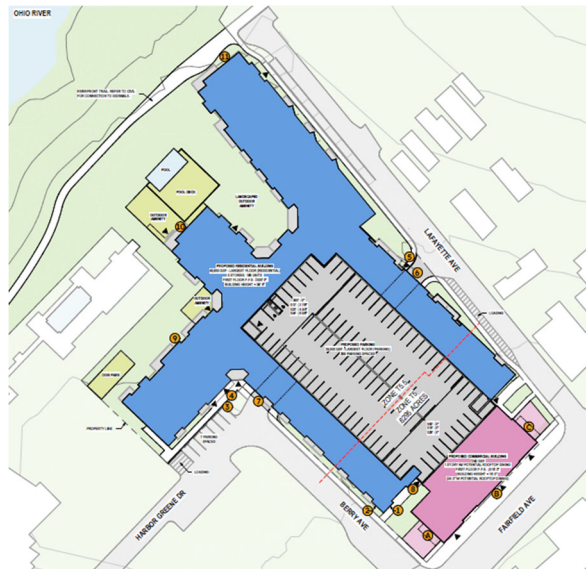
NOTES:
 EXISTING ELEVATION DATA PROVIDED WAS 2.0' CONTOURS. ALL CONTOUR DATA SHOWN IS AN INTERPOLATION OF THAT DATA USING THE CONTOURS GIVEN. KLEINGERS DOES NOT WARRANT OR GUARANTEE THE VOLUMES SHOWN ARE ACCURATE.

TOTAL VOLUME ADDED INSIDE FLOODPLAIN.
 - ASSUMED BASE FLOOD ELEVATION = 498.20' FROM KY HAZARD MAPS.
 - NOT INCLUDING ANY FILL FOR PROPOSED TRAILHEAD, ONLY FOR HARBOR GREENE MIXED USE DEVELOPMENT.
 - TOTAL FILL INSIDE BFE =10,735.45 CU.YD.
 - TOTAL FILL INSIDE BFE =289,857.15 CU.FT.

10. The mixed-use development includes residential apartments, indoor and outdoor amenity space, commercial lease space, and commercial patio areas. 186 apartments are currently depicted, however the actual number of studio, 1-bedroom, 2-bedroom and 3-bedroom units will vary as the architectural designs are complete.

BELLEVUE MIXED-USE PROJECT SUMMARY	
	TOTAL
STUDIO	10
1 BEDROOM	78
1 BEDROOM + STUDY	9
2 BEDROOM	70
2 BEDROOM + STUDY	9
3 BEDROOM	10
UNIT TOTALS	186
LEASING	2840 sq ft
AMENITY	4480 sq ft
OUTDOOR AMENITY	6020 sq ft
COMMERCIAL	7240 sq ft
COMMERCIAL PATIO	1600 sq ft

11. While the application includes anticipated sign locations, a detailed sign plan was not submitted and therefore could not be evaluated as part of this plan review. Staff notes the maximum square feet as listed on sheet Z2 does not account for maximum on the number of signs and /or maximum square footage for each sign type.



12. The Applicant compiles a Zoning Compliance Chart as listed on sheet Z1 for the land with the T5. And T5.5 zoning areas.

ZONING COMPLIANCE - ZONE T5		
	PER ZONING	AS PLANNED
USE: RETAIL / EATING AND DRINKING	PERMITTED	CONFORMS
USE: MULTI-FAMILY RESIDENTIAL	PERMITTED	CONFORMS
MINIMUM LOT AREA	4,000 SF	CONFORMS - LOT AREA IN ZONE T5 IS 27,424 SF (0.6295 ACRES)
MAXIMUM LOT COVERAGE	100%	CONFORMS
DENSITY / ACRE	24 UNITS / ACRE	CONFORMS - 0.6295 ACRES IN ZONE T5 = 15 UNITS IN ZONE T5 DENSITY = 23.8 UNITS / ACRE
MINIMUM FRONT YARD SETBACK	NONE	CONFORMS - REFER TO CIVIL PLANS
MINIMUM SIDE YARD SETBACK	0', BUT MUST CONFORM TO KENTUCKY BUILDING CODE	CONFORMS - REFER TO CIVIL PLANS
MINIMUM REAR YARD SETBACK	3' FROM PROPERTY LINE OR 15' FROM CENTERLINE OF ALLEY, WHICHEVER IS GREATER	CONFORMS - REFER TO CIVIL PLANS
MAXIMUM BUILDING HEIGHT	75' ABOVE GRADE FOR PRIMARY STRUCTURE 35' FOR ACCESSORY STRUCTURE	CONFORMS - BUILDING HEIGHT ABOVE GRADE: RESIDENTIAL = 42'-6" / COMMERCIAL = 18' (OR 34' WITH POTENTIAL ROOFTOP DINING)
LIGHTING	NO LIGHTING PERMITTED WHICH WOULD GLARE ONTO ANY STREET OR INTO ANY ADJACENT PROPERTY	CONFORMS - NO LIGHTING WILL GLARE ONTO ANY STREET/ADJACENT PROPERTY. PHOTOMETRIC PLAN TO BE
PARKING LOCATION	LOCATED AS DESIGNATED ON APPROVED PLAN	CONFORMS PER PLAN
PARKING NUMBER OF SPACES RESIDENTIAL	1 PER UNIT AND 1 GUEST SPACE FOR EVERY 20 UNITS	CONFORMS - 188 TOTAL REQUIRED (196 - 8. REFER TO PARKING SUMMARY)
BICYCLE PARKING CREDIT	EVERY 4 SECURED BICYCLE PARKING SPACES REDUCES PARKING REQUIREMENT BY 1	32 BICYCLE SPACES PROVIDED FOR A REDUCTION OF 8 REQ'D AUTO SPACES (REFER TO PARKING SUMMARY)
PARKING NUMBER OF SPACES EATING AND DRINKING ESTABLISHMENTS	1 SPACE PER 2,000 SF + 1 SPACE FOR EVERY 3 SEATING ACCOMMODATIONS	CONFORMS - 96 REQUIRED (REFER TO PARKING SUMMARY)
PARKING SPACE SIZE	MIN 9' X 18'	CONFORMS - 9' X 18' PROVIDED
WIDTH OF ACCESS DRIVE	MIN 22' FOR 90 DEGREE PARKING	CONFORMS - 22' MIN PROVIDED
SIGNS	CLASS 1 THROUGH CLASS 8 PERMITTED	CONFORMS - REFER TO SITE PLAN

ZONING COMPLIANCE - ZONE T5.5		
	PER ZONING	AS PLANNED
USE: MULTI-FAMILY RESIDENTIAL	PERMITTED	CONFORMS
MINIMUM LOT AREA	4,000 SF	CONFORMS - LOT AREA IN ZONE T5.5 IS 261,294 SF (5.998 ACRES)
MAXIMUM LOT COVERAGE	100%	CONFORMS
DENSITY / ACRE	NO MINIMUM OR MAXIMUM	CONFORMS - 5.998 ACRES IN ZONE T5.5 171 UNITS IN ZONE T5.5 DENSITY = 28.5 UNITS / ACRE
MINIMUM FRONT YARD SETBACK	NONE	CONFORMS - REFER TO CIVIL PLANS
MINIMUM SIDE YARD SETBACK	0', BUT MUST CONFORM TO KENTUCKY BUILDING CODE	CONFORMS - REFER TO CIVIL PLANS EXTERIOR WALL TO BE RATED FROM INT. SIDE WHERE FIRE SEPARATION DISTANCE IS > 10' AND < 30'
MINIMUM REAR YARD SETBACK	3' FROM PROPERTY LINE OR 15' FROM CENTERLINE OF ALLEY, WHICHEVER IS GREATER	CONFORMS - REFER TO CIVIL PLANS
MAXIMUM BUILDING HEIGHT	95' ABOVE GRADE FOR PRIMARY STRUCTURE 35' FOR ACCESSORY STRUCTURE	CONFORMS - ACTUAL BUILDING HEIGHT ABOVE GRADE: 58'-6"
LIGHTING	NO LIGHTING PERMITTED WHICH WOULD GLARE ONTO ANY STREET OR INTO ANY ADJACENT PROPERTY	CONFORMS - NO LIGHTING WILL GLARE ONTO ANY STREET/ADJACENT PROPERTY. PHOTOMETRIC PLAN TO BE
PARKING LOCATION	LOCATED AS DESIGNATED ON APPROVED PLAN	CONFORMS PER PLAN
PARKING NUMBER OF SPACES RESIDENTIAL	1 PER UNIT AND 1 GUEST SPACE FOR EVERY 20 UNITS	CONFORMS - 188 TOTAL REQUIRED (196 - 8, REFER TO PARKING SUMMARY)
BICYCLE PARKING CREDIT	EVERY 4 SECURED BICYCLE PARKING SPACES REDUCES PARKING REQUIREMENT BY 1	32 BICYCLE SPACES PROVIDED FOR A REDUCTION OF 8 REQ'D AUTO SPACES (REFER TO PARKING SUMMARY)
PARKING SPACE SIZE	MIN 9' X 18'	CONFORMS - 9' X 18' PROVIDED
WIDTH OF ACCESS DRIVE	MIN 22' FOR 90 DEGREE PARKING	CONFORMS - 22' MIN PROVIDED
SIGNS	CLASS 1 THROUGH CLASS 8 PERMITTED	CONFORMS - REFER TO SITE PLAN

13. The exterior design is described as follows:

- **COMMERCIAL BUILDING** - The commercial building along Fairfield Avenue extends the existing row of retail. The commercial building has masonry veneer, storefront windows with transoms, and recessed entrances that fit in with the historic environment. The commercial building height to the top of the roof is approximately 18' tall, and there is a potential for a rooftop terrace. The street level will have restaurant terraces that are potentially covered.
- **RESIDENTIAL BUILDING** - Exterior cladding is a combination of masonry veneer, fiber cement

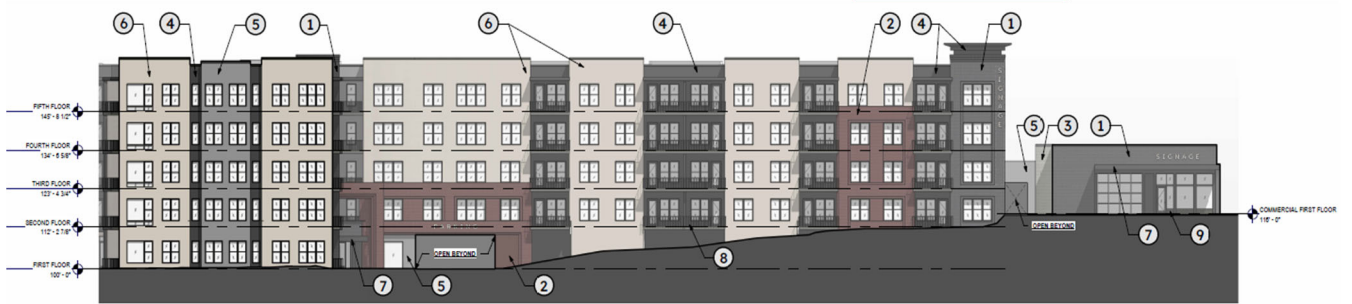
KEY:	
①	■ BRICK #1
②	■ BRICK #2
③	□ BRICK #3
④	■ EXTERIOR INSULATED FINISH SYSTEM COLOR #1
⑤	■ EXTERIOR INSULATED FINISH SYSTEM COLOR #2
⑥	■ EXTERIOR INSULATED FINISH SYSTEM COLOR #3
⑦	■ METAL CANOPY
⑧	■ METAL GUARDRAIL
⑨	■ STOREFRONT

panels, and EIFS. Most of the apartments have balconies with metal guardrails. The windows are large to take in river views. Particularly, the building facades close to Fairfield relate to the historic fabric of the community. The residential building height to the top of the roof is approximately 58'-6" tall.

Elevations and building materials were provided for each side:



FAIRFIELD



BERRY



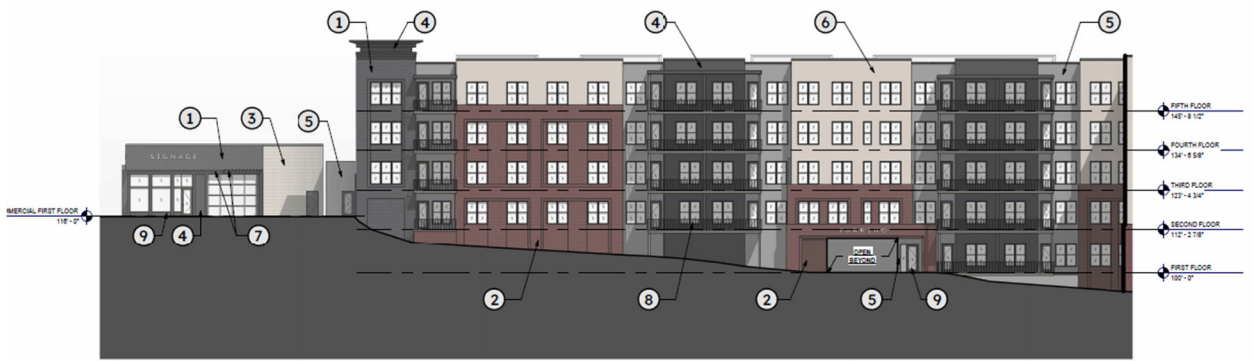
HARBOUR GREENE



AMENITY AREA



RIVER



LAFAYETTE (near Berry)

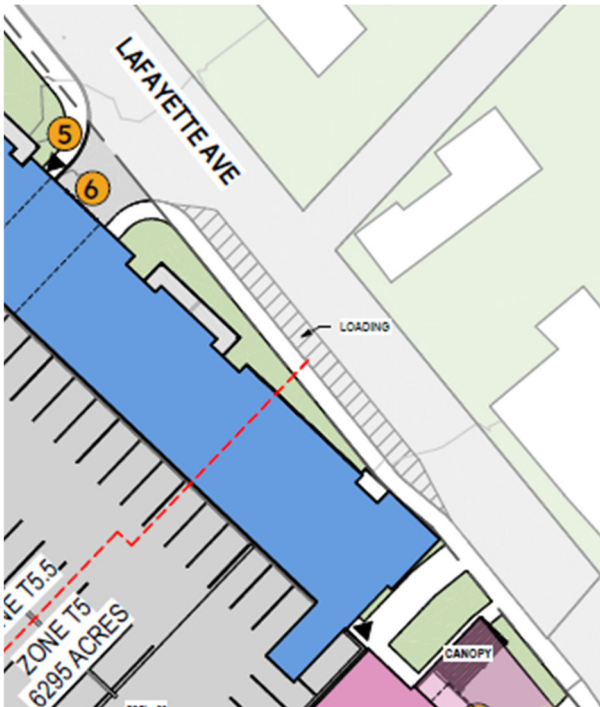


LAFAYETTE (near Eden)

14. A Parking summary was provided. The development included garage and surface parking.

The parking ratios include a shared parking calculation. Bicycle parking is also included.

A loading area is located along Lafayette.



BELLEVUE MIXED-USE PARKING SUMMARY	
	REQ
RESIDENTIAL *	188
COMMERCIAL INDOOR (EST) **	78
COMMERCIAL PATIO (EST) **	18
TOTAL	284
	PROV
GARAGE	299
SURFACE (HARBOR GREENE DR)	7
TOTAL ON-SITE	306
STREET (LAFAYETTE AVE)	9

*ASSUMES 1 PARKING SPACE FOR EVERY DWELLING UNIT + 1 GUEST PARKING SPACE FOR EVERY (20) DWELLING UNITS. 32 BICYCLE PARKING SPACES PROVIDED FOR A REDUCTION OF 8 REQUIRED AUTO PARKING SPACES.

** ASSUMES (1) PARKING SPACE FOR EVERY 2,000 SQ FT OF COMMERCIAL SPACE + (1) PARKING SPACE FOR EVERY (3) SEATING ACCOMMODATIONS. ESTIMATED AS (1) SEAT FOR EVERY 33 GROSS SQ FT OF COMMERCIAL SPACE.

SHARED PARKING BASED ON OCCUPANCY RATE											
		WEEKDAY				WEENED				OVERNIGHT	
		8 AM - 6 PM		6 PM - MIDNIGHT		8 AM - 6 PM		6 PM - MIDNIGHT		MIDNIGHT - 8 AM	
USE TYPE	BASE REQ'D	OCC RATE	ACTUAL REQ'D	OCC RATE	ACTUAL REQ'D	OCC RATE	ACTUAL REQ'D	OCC RATE	ACTUAL REQ'D	OCC RATE	ACTUAL REQ'D
RESIDENTIAL	188	60%	113	100%	188	80%	151	100%	188	100%	188
DINING	96	70%	68	100%	96	70%	68	100%	96	30%	29
TOTAL	284		181		284		219		284		217

Staff Recommendation

To approve the Stage I and Stage II Development Plan with the following conditions:

1. A sign permit application will be required prior to the installation of signage.
2. Applicable floodplain analyses will be completed.
3. Traffic engineering study will be completed and recommendations by both the City Engineer and KYTC will be incorporated. Sidewalk dimensions be clearly depicted for pedestrian safety.
4. The planting plan that indicates responsibility for the maintenance of street trees.
5. Utility engineering will be completed and approved by the applicable utility agency.
6. The lighting plan should be shared with KYTC for approval along Fairfield.

Bases for Staff Recommendation:

1. Per Kentucky Revised Statutes, the City of Bellevue has the authority to enact zoning regulations within its jurisdiction and proper notice of public hearing was given.
2. Evidence was presented which confirms that the project complies with the City Zoning Ordinance including Section 9.19 Develop Plan Requirements and Section 9.20 Development Plan Requirements – Stage I, Stage II
3. As defined in Section 9.19 of the City Zoning Ordinance, the Planning Commission has the authority to review and approve the development plans.

SECTION 10.20 URBAN CENTER ZONE(T-5) – A mixed use zone focusing on compact development blended with sustainable pedestrian friendly streetscapes.

A. PERMITTED USES:

1. Single family residential (attached)
2. Multi-family residential up to 24 dwellings per acre
3. Professional office
4. Animal hospital or veterinary clinic
5. Eating and drinking establishment, including outdoor dining
6. Pharmacy
7. Retail;
8. Beauty parlor, salon or barbershop;
9. Body art practitioners;
10. Museum / library
11. Parks / playground;
12. Hotel / motel;
13. Theater / auditorium;
14. School for higher education
15. Charter schools

B. ACCESSORY STRUCTURES AND USES:

1. Customary accessory structures and uses;
2. Fences and walls, as regulated by Article XII of this Ordinance;
3. Signs as regulated by Article XV of this Ordinance.
4. Home Occupations as regulated by ARTICLE IX, Section 9.11 of this Ordinance.
5. Private off-street vehicle charging station.

C. AREA AND HEIGHT REGULATIONS – No building shall be erected or structurally altered except in accordance with the following regulations:

1. MINIMUM LOT AREA – Four thousand (4,000) square feet;
2. MAXIMUM LOT COVERAGE – One Hundred (100) percent;
3. MINIMUM FRONT YARD SETBACK – None;
4. MINIMUM SIDE YARD SETBACK – Zero;
6. MINIMUM REAR YARD SETBACK – Three (3) feet from property line or 15 feet from centerline of alley, whichever is greater;
7. MAXIMUM BUILDING HEIGHT – Seventy-five (75) for primary structure, Thirty-five (35) feet for accessory structure;

D. CONDITIONAL USES: The following uses or any customary accessory structures or uses, subject to the approval of the Board of Adjustment, as set forth in Article XVIII of this Ordinance:

1. Child care center.
2. Fire / police station or substation
3. Drive up or drive thru as an accessory use to eating establishments, pharmacy, or libraries
4. Laboratory and research facility as an accessory use to professional office
5. Off-street vehicle charging station available to the public

E. OTHER DEVELOPMENT CONTROLS

1. No outdoor storage shall be permitted in this zone except within enclosed containers or structures.
2. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
3. Body art practitioners may not be co-located with any establishments selling alcoholic beverages.

SECTION 10.22 URBAN CENTER ZONE(T-5.5) – A high-density mixed-use zone focusing on compact development with integrated civics spaces.

- A. PERMITTED USES:
 - 1. Single family residential (attached)
 - 2. Multi-family residential
 - 3. Professional office
 - 4. Medical clinics
 - 5. Eating and drinking establishments, including outdoor dining
 - 6. Pharmacy
 - 7. Retail;
 - 8. Beauty parlor, salon, spa or barbershop;
 - 9. Body art practitioners;
 - 10. Park / playground;
 - 11. Hotel / motel;
 - 12. Theater / auditorium;
- B. ACCESSORY STRUCTURES AND USES:
 - 1. Customary accessory structures and uses;
 - 2. Fences and walls, as regulated by Article XII of this Ordinance;
 - 3. Signs as regulated by Article XV of this Ordinance.
 - 4. Home Occupations as regulated by ARTICLE IX, Section 9.11 of this Ordinance.
 - 5. Private off-street vehicle charging station.
- C. AREA AND HEIGHT REGULATIONS – No building shall be erected or structurally altered except in accordance with the following regulations:
 - 1. MINIMUM LOT AREA – Four thousand (4,000) square feet;
 - 2. MAXIMUM LOT COVERAGE – One hundred (100) percent;
 - 3. MINIMUM FRONT YARD SETBACK – None;
 - 4. MINIMUM SIDE YARD SETBACK – Zero but must conform to Kentucky Building Code fire-rating standards;
 - 5. MINIMUM REAR YARD SETBACK – Three (3) feet from property line or 15 feet from centerline of alley, whichever is greater;
 - 6. MAXIMUM BUILDING HEIGHT – Ninety-five (95) feet above grade for primary structure, Thirty-five (35) feet for accessory structure;
- C. CONDITIONAL USES: The following uses or any customary accessory structures or uses, subject to the approval of the Board of Adjustment, as set forth in Article XVIII of this Ordinance:
 - 1. Human care hospitals, skilled nursing or emergency medical facility
 - 2. Fire / police station or substation
 - 3. Drive up or drive thru for permitted uses listed in Section A.
 - 4. Off-street vehicle charging station available to the public.
 - 5. Non-hazardous laboratory and research facilities
- D. OTHER DEVELOPMENT CONTROLS
 - 1. No outdoor storage shall be permitted in this zone except within enclosed containers or structures.
 - 2. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
 - 3. Body art practitioners may not be co-located with any establishments selling alcoholic beverages.