

TABLE 3.7B: PROPERTY DEVELOPMENT STANDARDS - MINIMUM HISTORIC DISTRICT STANDARDS FOR EXISTING RESIDENTIAL LOTS

STANDARDS	DISTRICTS		
	RS-2	RM-1, BMX	CTC
BULK REGULATIONS			
Minimum Lot Area	RES: 5,000 sq ft Townhouse ¹ : 2,400 sq ft lot area/unit	SF, 2F: 5,000 sq ft MF: 2,500 sq ft lot area/unit 2,400 sq ft lot area/townhouse ²	SF, 2F: 3,500 sq ft lot area/unit MF: 3,500 sq ft lot area/unit 2,400 sq ft lot area/townhouse ² Non-Residential: 4,000 sq ft
Maximum Building Height ³	35 ft	35 ft	35 ft
Maximum Commercial Total Floor Area			Up to 8,000 sq ft of total floor area; Conditional use approval required for over 8,000 sq ft of total floor area
Maximum Building Coverage	60%	60%	N/A
YARD REQUIREMENTS			
Lot Width	SF: 50 ft 2F, MF: 60 ft NON-RES: 50 ft	SF: 50 ft 2F, MF: 60 ft Townhouse: 24 ft NON-RES: 50 ft	SF: 50 ft 2F, MF: 60 ft Townhouse: 24 ft NON-RES: 50 ft
Front Yard ⁴	15 ft	15 ft	N/A
Minimum Interior Side Yard	3 ft	3 ft	3 ft
Total Side Yard	6 ft	6 ft	6 ft
Minimum Rear Yard	20 % of the lot depth or 15 feet, whichever is less	20% of the lot depth or 15 feet, whichever is less	20% of the lot depth or 15 feet, whichever is less
¹ Not to exceed 3 attached dwellings ² Not to exceed 6 attached dwellings ³ No building or structure shall exceed thirty-five (35) feet above the base flood elevation as established in the current FEMA maps and guidelines, unless outlined in Section 6.7 of this ordinance. ⁴ On through lots the minimum front yard shall be provided on both streets.			

Note: This only applies to existing lots in the historic district. Any new lots created in the town of St. Francisville would have to meet the minimum standards in Table 5A and Table 5C.

SECTION 3.8 RESIDENTIAL ZONING DISTRICTS ADDITIONAL STANDARDS

- A. *Parking Requirements* - Parking requirements for this district shall be in accordance with the provisions of Section 5.1 of this land use regulations Ordinance.
- B. *Landscape Requirements* - Landscaping requirements for this district shall be in accordance with the provisions of Section 5.2, Landscaping and Screening.
- C. *Off-street Loading Requirements* - Off-street loading requirements for this district shall be in accordance with the provisions of Section 5.1.N of this Ordinance.

SECTION 3.9 COMMERCIAL ZONING DISTRICTS – PURPOSE AND INTENT

- A. **BMX BUSINESS MIXED USE DISTRICT** – The purpose and intent of the BMX Business Mixed-Use district is to provide for the location of small, low-impact retail, service and office uses within or next to primarily residential areas. This district will protect established residential neighborhoods from the type of land uses associated with high levels of noise, illumination, traffic and visual blight that are more common in more intense commercial districts, while encouraging the convenient placement of such commercial uses for the benefits of residents in locations compatible with the type and impact of the use. Characteristics of this district generally include a mixture of land uses in close proximity to existing commercial development, where some existing homes or vacant land may be less suitable for residential purposes.
- B. **CTC COMMERCIAL TOWN CENTER DISTRICT** – The purpose and intent of the CTC Commercial Town Center district is to accommodate the diverse mix of business, commercial, office, institutional, residential, and cultural and entertainment uses for residents and visitors that has developed in the core of St. Francisville. This district will encourage appropriate development and redevelopment, the efficient use of small tracts, innovative and imaginative planning, and conservation of natural resources that will result in the development of unique, attractive, and pedestrian friendly places. Control of vehicular access, circulation, landscaping, and signs should soften the impact of development on any nearby residential neighborhoods and assure minimum adverse effects on the street system and other public services.
- C. **CH COMMERCIAL HIGHWAY DISTRICT** - The purpose and intent of the CH Commercial Highway district is to accommodate a wide variety of commercial and retail uses, as well as offices, businesses and personal services that serve the needs of the community and the region. The intent is to provide for a mix of large-scale commercial uses that are typically land sensitive and are not well suited to being located in neighborhoods or smaller commercial corridors. This district is best suited along major arterial streets and interstate highway intersections.

SECTION 3.10 COMMERCIAL ZONING DISTRICTS PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 3.10 as permitted uses or conditional uses are allowed within a zoning district. A “P” indicates that a use is permitted within that zoning district. A “C” indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Article 8. No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

TABLE 3.10: COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES					
USE	DISTRICTS				USE STANDARDS
	BMX	CTC	CH	-----	
RESIDENTIAL USES					
Accessory Dwelling Unit	P				Section 5.3.C
Bed & Breakfast	P	P			Section 6.4
Dwelling, Multi-Family	P	C			
Dwelling, Single-Family	P	P			
Dwelling, Two-Family	P	P			
Dwelling, Townhouse		C			
Group Home, Small	P				Section 6.5
Group Home, Large	P				Section 6.5
Manufactured Housing					
Residential Care Facility			C		Section 6.10
COMMERCIAL USES					
Animal Hospital		P	P		
Automotive Repair, Major			P		
Automotive Repair, Minor			P		
Cultural Facilities	P	P	P		
Brewery			P		
Day Care, Small	P	P			
Day Care, Large	P	P	C		
Distillery			P		
Financial Institution	P	P	P		
Funeral Home or Mortuary	P	P			
Gas Station			P		
Heavy Sales, Rental and Service			P		
Hotel	C	P	P		
Kennel			P		
Medical and Dental Clinics	P ¹ ,C ¹	P	P		
Microbrewery		C	P		
Microdistillery		C	P		
Microvintner		C	P		
Mini-Warehouse			C		
Motor Vehicle Dealership			P		
Personal Service Establishment	P ¹ ,C ¹	P	P		
Office	P ¹ ,C ¹	P	P		
Recreational Facility, Indoor			P		
Recreational Facility, Outdoor			P		
Restaurant, Fast Food		C	P		
Restaurant, Full Service		P	P		
Restaurant, Specialty		P	P		



Retail Sales Establishment	P ¹ ,C ¹	P	P		
Short Term Rental		P			Section 6.9
Truck Stop			C		
1. If use is larger than 4,000 sq ft of floor area shall only be allowed as a Conditional Use.					

TABLE 3.10: COMMERCIAL PERMITTED AND CONDITIONAL USES					
USE	DISTRICTS				USE STANDARDS
	BMX	CTC	CH	----	
INSTITUTIONAL USE					
Cemetery	C				
Educational Facility	C	C	C		
Hospital		C	P		
House of Worship	P ¹ ,C ¹	P	P		
Nursing Home		C	P		
Parks/Playgrounds	P	P	P		
Public Buildings	P	P	P		
Public Utilities	P	P	P		
Social Club or Lodge	C	C	C		
ACCESSORY USES					
Home Occupations	P	P	P		
Retail Sales of Alcohol		C	P		
OPEN SPACE USES					
Agriculture/Horticulture/Forestry	P				
Community Garden	P	P	P		
Open Space and Recreational Uses	P	P	P		
Trails and Trailheads	P				
ACCESSORY USES					
Retail Sales of Alcohol		C	P		
P = Permitted C = Conditional					
1. If use is larger than 4,000 sq ft of floor area shall only be allowed as a Conditional Use					

SECTION 3.11 COMMERCIAL ZONING DISTRICTS – PROPERTY DEVELOPMENT STANDARDS

The following tables establish the bulk and yard regulations for these zoning districts.

TABLE 3.11: PROPERTY DEVELOPMENT STANDARDS			
*Additional Property Development Standards for lots and structures in the St. Francisville Historic District Overlay and the Highway 61 Scenic Corridor Overlay are located in Article 4.			
STANDARDS	DISTRICTS		
	BMX	CTC	CH ⁵
BULK REGULATIONS			
Minimum Lot Area	SF, 2F: 5,000 sq ft MF: 2,500 sq ft lot area /unit 2,400 sq ft lot area/townhouse ²	SF, 2F: 3,500 sq ft lot area /unit MF: 5,000 sq ft lot area /unit 2,400 sq ft lot area/townhouse ² Non-Residential: 4,000 sq ft	2,400 sq ft lot area /townhouse ^{2,5} Other Uses: No Minimum lot area
Maximum Building Height ³	35 ft	35 ft	45 ft
Maximum Commercial Total Floor Area		Up to 8,000 sq ft of total floor area; Conditional use approval required for over 8,000 sq ft of total floor area	Up to 20,000 sq ft of total floor area; Conditional use approval required for over 20,000 sq ft of total floor area
Maximum Building Coverage	60%	60%	60%
MINIMUM YARD REQUIREMENTS			
Lot Width	SF: 50 ft 2F, MF: 60 ft Townhouse: 24 ft NON-RES: 50 ft	SF: 50 ft 2F, MF: 60 ft Townhouse: 24 ft NON-RES: 50 ft	SF ⁵ : 50 ft 2F ⁵ , MF ⁵ : 60 ft Townhouse ⁵ : 24 ft NON-RES: 50 ft
Front Yard ⁴	15 ft	N/A	25 ft
Minimum Interior Side Yard	3 ft	3 ft	3 ft
Total Side Yard	6 ft	6 ft	6 ft
Minimum Rear Yard	20 % of the lot depth or 15 feet, whichever is less	20% of the lot depth or 15 feet, whichever is less	20% of the lot depth or 15 feet, whichever is less
¹ Not to exceed 3 attached dwellings ² Not to exceed 6 attached dwellings ³ No building or structure shall exceed thirty-five (35) feet above the base flood elevation as established in the current FEMA maps and guidelines, unless outlined in Section 6.7 of this ordinance. ⁴ On through lots the minimum front yard shall be provided on both streets. ⁵ CH residential standards apply to existing residential development in district.			

SECTION 3.12 COMMERCIAL ZONING DISTRICTS ADDITIONAL STANDARDS

- A. *Parking Requirements* - Parking requirements for this district shall be in accordance with the provisions of Section 5.1 of this land use regulations Ordinance.
- B. *Landscape Requirements* - Landscaping requirements for this district shall be in accordance with the provisions of Section 5.2, Landscaping and Screening.
- C. *Off-street Loading Requirements* - Off-street loading requirements for this district shall be in