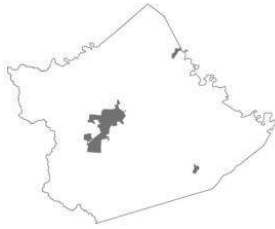


Note: This sheet provides a summary of basic information for this type of zone district.  
Please consult the [City of Paris Zoning Ordinance](#) for complete information.

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## City of Paris

# B-2 GENERAL COMMERCIAL ZONING QUICK INFO SHEET

### LAND USE

*How can I use my property?*

#### Permitted Uses

- Any retail business, or service use excluding service stations.
- Public, semi-public uses, such as public libraries, schools, municipal, county, state or federal uses; pumping stations, substations, utilities and utilities offices; churches and other places of worship; parish houses; dry-cleaning establishments; souvenir or gift shops; sporting equipment sales; funeral homes; cemeteries; nursing homes; wineries; micro-breweries; hospitals for human care; philanthropic institutions and clubs; radio broadcasting; offices of doctors, optometrists, ophthalmologists, realtors, and lawyers; institutional, cultural and recreational facilities, hotels, motels, financial institutions; any other business office, professional and non professional; state-approved child care service; restaurants and other food and drink establishments; service stations and garages for repair within closed buildings; drive-in theaters; recreational uses; animal hospitals; mini-warehouses; and outdoor commercial advertising.
- Any accessory use or building customarily incidental to the above uses.
- Apartment units above the first floor.
- Recreational uses and places of amusement.

#### Conditional Uses

- Apartment units on the first (ground) level floor in existing commercial structures where the first floor has been vacant for two consecutive years.
- Single-family dwellings in existing structures originally designed as such.
- Accessory uses (such as welding, assembly, and the like) that occupies no more than 10% of the total floor area.

### BUILDING

*Where and what can I build?*

#### Setbacks\*

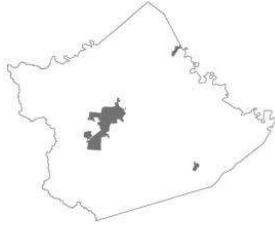
- Main Structure  
Front: 50 FT  
Side: 25 FT (adjoining residence – 50 FT)  
Rear: 25 FT (adjoining residence – 50 FT)
- [Accessory Structure](#)

#### Sizing

Maximum building height: 35 FT  
Lot minimum: 21,780 SQ FT  
Minimum lot width at building setback line: 150 FT  
Maximum lot coverage: 33%

Note: This sheet provides a summary of basic information for this type of zone district.  
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# B-2 GENERAL COMMERCIAL ZONING QUICK INFO SHEET

<b>SIGNAGE</b>		
What are the requirements for signage?		
<p><b>Types Allowed without a Permit</b></p> <ul style="list-style-type: none"> <li>• 1 identification sign</li> <li>• 1 professional sign for on-premises business</li> <li>• Temporary sign advertising the property for sale or rent.</li> <li>• Directional sign</li> </ul> <p><b>Types Allowed with a Permit</b></p> <ul style="list-style-type: none"> <li>• Any illuminated signage.</li> <li>• Temporary signage that shall be removed within 10 days after the completion of the project or event. Free-standing signs on a single premises.</li> <li>• Mounted signs on principal structure.</li> <li>• Off-premises signs.</li> </ul>	<p><b>Maximum Area</b></p> <ul style="list-style-type: none"> <li>• 2 SQ FT</li> <li>• 2 SQ FT</li> <li>• 12 SQ FT</li> <li>• 2 SQ FT</li> </ul> <p><b>Free-standing:</b> 6 SQ FT per each 10 FT of road frontage not to exceed 200 SQ FT.</p> <p><b>Mounted:</b> May not protrude more than 12 inches from principal structure and cover no more than 25% of the wall face on which it is located. Shall be at least 8 FT off the ground.</p>	<p><b>Setback</b> Signage must be located at least 10 FT from the street right-of-way.</p>
<p><b>Types Not Allowed:</b> Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

\*Front setbacks are measured from the street right-of-way to the furthestmost projection of the principal structure. Side and rear setbacks are measured from the property line to the furthestmost projection of the principal structure. For setback requirements for corner lots and public buildings, [Setbacks for Corner Lots, and Public Buildings](#).