

ARTICLE 2. ZONING DISTRICTS AND MAP

2.01. PURPOSE

The purpose of this Article is to:

- A. Establish zoning districts in order to realize the general purposes set forth in these Zoning Regulations;
- B. Provide for orderly growth and development of the City of Frankfort and Franklin County; and
- C. Promote development that is in accordance with the Frankfort Franklin County Comprehensive Plan: Distilled Together.

2.02. ZONING DISTRICTS ESTABLISHED

The City of Frankfort and Franklin County is hereby divided into the following districts:

Table 2.02-1: Zoning Districts				
DISTRICT DESIGNATION	DISTRICT NAME	DISTRICT PURPOSE	ZONING DISTRICT EQUIVALENCY	
			CITY OF FRANKFORT	FRANKLIN COUNTY
BASE ZONING DISTRICTS				
RURAL AND NATURAL LANDSCAPE DISTRICT				
FNL	Farms and Natural Landscape	2.05.A	AG	AG
RR	Residential, Rural	2.05.B	RE	RR
RESIDENTIAL DISTRICTS				
RL	Residential, Low-Density	2.05.C	RA; RB	RA; RB
RT	Residential, Traditional	2.05.D	RC	RC
RF	Residential, Flex	2.05.E	RS; RD	RS; RD
RM	Residential, Mixed-Density	2.05.F	RL; RH	RL; RH
MIXED-COMMERCIAL DISTRICTS				
MCL	Mixed-Commercial, Local	2.05.G	CL	CL
MCC	Mixed-Commercial, Community	2.05.H	CG	CG
MCR	Mixed-Commercial, Regional	2.05.I	CH	CH
PUBLIC & CIVIC DISTRICT				
PI	Public & Institutional	2.05.J	SG	-
ENTERPRISE DISTRICTS				
EE	Enterprise, Employment	2.05.K	IC; PO	IC; PO
EG	Enterprise, General	2.05.L	IG	IG
PLANNED DEVELOPMENT AND SPECIAL DISTRICTS				
PLANNED DEVELOPMENT DISTRICTS				
PD-R	Planned Development, Residential	9.03.A.1	PR	PR
PD-MC	Planned Development, Mixed-Commercial	9.03.A.2	PC	PC
PD-E	Planned Development, Enterprise	9.03.A.3	PM	PM
SPECIAL PURPOSE DISTRICTS				
S-CBD	Central Business District	10.04.A	CB	-
S-UM	Urban Mix	10.05.A	UM	-
S-CD	Capital District	10.06.A	SC	-
S-HD	Historic District	10.07.A	SH	-
S-RH	Rural Heritage	10.08.A	-	RHM
S-MH	Mobile Home Development	10.09.A	RM	RM
S-LD	Landfill District	10.10.A		E-ZL

2.03. COMMUNITY CHARACTER DESIGNATIONS

To ensure that new development is compatible with and complements the surrounding built and natural environment, each of the Zoning Districts established under [Section 2.02. Zoning Districts Established](#) is assigned a community character designation. These designations provide the specific dimensional and design standards that guide development within each area. The community character designation suffixes are as follows:

A. Community Character Designations Established

1. "-U", Urban Sub-Area Designation

The "-U" Urban designation is applied to zoning districts intended to support a compact, mixed-use, and walkable environment. The standards for these areas are designed to encourage moderate to high-density development, foster a vibrant sense of place, and promote efficient use of existing infrastructure.

2. "-S", Suburban Sub-Area Designation

The "-S" Suburban designation applies to zoning districts that accommodate moderate-density growth. The intent is to provide a transition between the urban core and the expansive rural landscape.

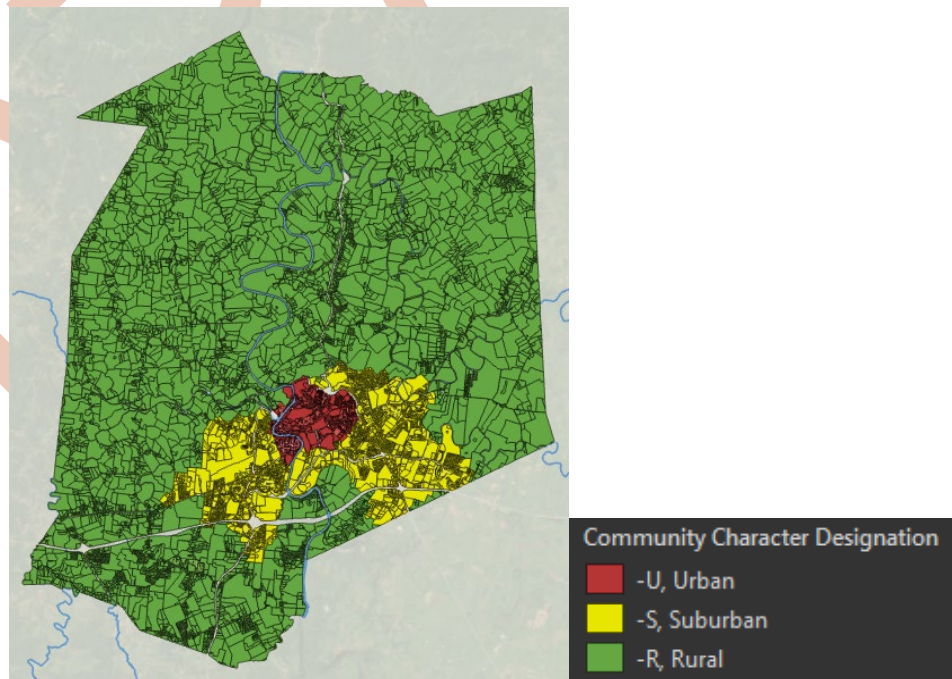
3. "-R", Rural Sub-Area Designation

The "-R", Rural designation is applied to zoning districts where the primary intent is to preserve agricultural land, natural landscape, and open space. Standards in these areas are designed to limit development density, protect the rural character of the county, and allow for principal and accessory structure placement that is appropriate for this area.

B. Applicability of Community Character Designations

1. Location

The following map shall establish the areas of Frankfort and Franklin County designated for each community character sub-area.



Map 2-1: Community Character Designations

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2. District Applicability

The following zoning districts shall have a community character designation:

Table 2.03-1: Community Character Designations				
BASE DISTRICT DESIGNATION	BASE DISTRICT NAME	COMMUNITY CHARACTER DESIGNATION		
		URBAN	SUBURBAN	RURAL
BASE ZONING DISTRICTS				
RESIDENTIAL DISTRICTS				
RF	Residential, Flex	RF-U	RF-S	RF-R
RM	Residential, Mixed-Density	RM-U	RM-S	RM-R
MIXED-COMMERCIAL DISTRICTS				
MCL	Mixed - Commercial, Local	MCL-U	MCL-S	MCL-R
MCC	Mixed-Commercial, Community	MCC-U	MCC-S	MCC-R
MCR	Mixed-Commercial, Regional	MCR-U	MCR-S	MCR-R
PUBLIC & CIVIC DISTRICT				
PI	Public & Institutional	-	-	-
ENTERPRISE DISTRICTS				
EE	Enterprise, Employment	EE-U	EE-S	EE-R
EG	Enterprise, General	EG-U	EG-S	EG-R

2.04. ZONING DISTRICTS AND MAP

A. Incorporation of Official Zoning Map

1. Boundaries

The boundaries of the zoning districts established by these Zoning Regulations are shown on a map or series of maps designated the official Zoning Map. The Official Zoning Map including all notations, references, data and other information shown therein, is adopted and made a part of these Zoning Regulation as fully as if it were contained within the pages of these Zoning Regulations.

2. Location

The official Zoning Map is generated via the City and County's GIS database and is to be maintained regularly. The GIS version of the Zoning Map shall be the official record of the zoning status of all land in the City and County. The official Zoning Map is kept on file in the office of the Planning Department for the City of Frankfort, and the Office of the County Planning, Zoning, and Building Codes Department for Franklin County.

3. City of Frankfort Zoning Map Updates

The Planning and Zoning Director is responsible for updating the Official Zoning Map to reflect amendments adopted by the Board of Commissioners of the City of Frankfort, or by the Planning Commission as established by [KRS 100.2111, Alternative Regulation for Zoning Map Amendment](#).

4. Franklin County Zoning Map Updates

The Planning and Zoning Director is responsible for updating the Official Zoning Map to reflect amendments adopted by the Franklin County Fiscal Court, or by the Planning Commission as established by [KRS 100.2111, Alternative Regulation for Zoning Map Amendment](#).

B. Interpretation of District Boundaries

Where uncertainty exists as to the boundaries of zones and districts as shown on the Zoning Map, the following rules shall apply:

- Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed as following such centerlines.

2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following city or county limits shall be construed as following such limits.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries indicated as following shore lines shall be construed as following such shore lines, and in the event of change in shore, lines shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, lakes and other bodies of water shall be construed to follow such center lines.
6. Where a zoning district boundary line divides a single lot, the uses and development regulations for the most restrictive district shall apply.
7. Whenever any street, alley, place or other public way is officially vacated by the City or County, the district adjoining each side thereof shall be automatically extended to the center of such vacation and all area included in the vacation shall thereafter be subject to all appropriate regulations of the extended districts.
8. Any dispute in the determination of the Zoning District boundaries shall be heard by the Board of Zoning Adjustments.

C. Establishment of Zoning Districts for Annexed Territory

1. When a proposal of annex territory is made by the Board of Commissioners of the City of Frankfort, Kentucky, the Planning Commission shall recommend zoning classification for such territory.
2. At the first regular meeting after a proposal to annex is made by the Board of Commissioners of the City of Frankfort, Kentucky, the Planning Commission shall hold a public hearing to determine the correct zoning district or districts for territory proposed for annexation.
3. A report of findings of the Planning Commission and its recommendation for establishment of zoning districts shall be made to the Board of Commissioners of Frankfort, Kentucky, prior to the reading of an ordinance to annex.
4. As part of the ordinance to annex territory, the City of Frankfort shall include designations of appropriate zoning districts.

2.05. BASE DISTRICT PURPOSE STATEMENTS

A. FNL, Farm and Natural Landscape District

The Farm and Natural Landscape (FNL) district is intended to preserve and protect prime farmland, hillsides, floodplains, forests, and other resource-based uses. This district accommodates agricultural production, natural resource conservation, rural homesteads, and low-intensity residential development while controlling urban encroachment and preserving the natural landscape. This district also accommodates conditional use related to agri-business, agritourism, and adventure tourism where appropriate. This district should be established in accordance with the Comprehensive Plan's recommendations for the "Rural Farms and Natural Landscapes" land use category. This district does not include Community Character designations.

B. RR, Residential, Rural District

The Residential Rural (RR) district is intended to preserve the rural character and scenic quality of Franklin County's outer areas by accommodating very low-density residential development on large lots. This district supports agricultural uses, homes with limited infrastructure service needs, and cluster subdivisions, acting as a transition between agricultural lands and more suburban or urban

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development. This district should be established in accordance with the Comprehensive Plan's "Rural Residential" land use category. This district does not include Community Character designations.

C. RL, Residential, Low-Density

The Residential Low-Density (RL) district is designed to support low-density, single-family residential neighborhoods with traditional subdivision and neighborhood patterns. This district is typically located within areas of planned or existing infrastructure, while encouraging contextually appropriate density, design, and connectivity. This district should be established in accordance with the Comprehensive Plan's "Residential Neighborhoods" land use category. This district does not include Community Character designations.

D. RT, Residential, Traditional

The Residential Traditional (RT) district promotes compact, walkable, and traditional neighborhood development within established neighborhoods and the urban core. This district supports small-lot single-family homes and compatible infill development while maintaining historic neighborhood patterns, encouraging reinvestment, and supporting access to nearby supporting amenities and services. This district should be established in accordance with the Comprehensive Plan's "Urban Neighborhoods" land use category. This district does not include Community Character designations.

E. RF, Residential Flex

The Residential Flex (RF) district allows an integration of housing types—including single-family, duplexes, townhomes, and small-scale multi-family buildings. This district is intended to provide adaptable housing opportunities and facilitate transitions between single-family, multi-family, and commercial areas. This district should be established in accordance with the Comprehensive Plan's "Urban Neighborhoods" land use category. This district includes Community Character designations as established by [Table 2.03-1: Community Character Designations](#).

F. RM, Residential, Mixed-Density

The Residential Mixed-Density (RM) district is intended to accommodate moderate to high-density residential development, including apartments, condominiums, and senior or workforce housing. Located along key corridors or in areas with adequate infrastructure and access to services, serving as a buffer between commercial areas and lower-density neighborhoods. This district should be established in accordance with the Comprehensive Plan's "Multi-Family Neighborhood" land use category. This district includes Community Character designations as established by [Table 2.03-1: Community Character Designations](#).

G. MCL, Mixed-Commercial, Local

The Mixed-Commercial, Local (MCL) district is intended to serve the daily retail and service needs of nearby residential neighborhoods. Development in this district is designed at a pedestrian scale, with a focus on small businesses such as convenience retail, personal services, and neighborhood-oriented restaurants. This district should be established in accordance with the Comprehensive Plan's "Neighborhood Mixed-Use" land use category. This district includes Community Character designations as established by [Table 2.03-1: Community Character Designations](#).

H. MCC, Mixed-Commercial, Community

The Mixed-Commercial, Community (MCC) district provides for a broader range of commercial uses and services that meet the needs of multiple neighborhoods or the larger city population. Typical developments include grocery stores, pharmacies, sit-down restaurants, general retail, and professional offices. This district should be established in accordance with the Comprehensive Plan's "Neighborhood Mixed-Use" and "Regional Mixed-Use" land use categories. This district includes Community Character designations as established by [Table 2.03-1: Community Character Designations](#).

I. MCR, Mixed-Commercial, Regional

The Mixed-Commercial–Regional (MCR) district is intended to support large-scale commercial and retail uses that draw customers from across the city and surrounding counties. This includes big-box retailers, shopping centers, hotels, auto dealerships, entertainment venues, and regional medical or institutional facilities. This district should be established in accordance with the Comprehensive Plan’s “Regional Mixed-Use) land use category. This district includes Community Character designations as established by [Table 2.03-1: Community Character Designations](#).

J. PI, Public & Institutional

The Public & Institutional (PI) district is intended to accommodate public and semi-public governmental, civic, educational, and cultural uses that serve the local, regional, or state level. Typical uses include schools, libraries, government offices, public safety facilities, community centers, places of worship, and major state institutions. The district supports the long-term use of land for public purposes while ensuring compatibility with surrounding development. This district should be established in accordance with the Comprehensive Plan’s “Civic and Institutional Facilities” and “Parks and Open Space” land use categories.

K. EE, Enterprise, Employment

The Enterprise, Employment (EE) district is intended to accommodate light industrial, advanced manufacturing, research and development, logistics, and office uses in a high-quality business park or campus-like setting. This district supports clean, low-impact employment-generating activities that are compatible with adjacent non-industrial uses and are typically located near key transportation routes and infrastructure. This district should be established in accordance with the Comprehensive Plan’s “Light Industrial and Employment Center” land use category. This district includes Community Character designations as established by [Table 2.03-1: Community Character Designations](#).

L. EG, Enterprise, General

The Enterprise, General (EG) district is designed to support a full range of industrial and logistics activities, including manufacturing, warehousing, distribution, fabrication, and other intensive operations that require larger sites, outdoor storage, and freight access. This district is intended for locations with appropriate infrastructure, highway or rail access, and separation from residential neighborhoods. This district should be established in accordance with the Comprehensive Plan’s “Medium-Heavy Industrial” land use category. This district includes Community Character designations as established by [Table 2.03-1: Community Character Designations](#).