

4.24 Central Business District “CB”

4.241 Purpose. To establish and preserve a central business district convenient and attractive for a wide range of retail uses, business offices, government and professional offices in a setting conducive to a volume of pedestrian traffic. To protect the historic character of downtown Frankfort by granting the Architectural Review Board the power to review permits for all construction, building additions, remodeling, demolition or moving of structures into or out of the Central Business District.

4.242 Permitted Uses. Retail, office, multi-family residential uses, mixed uses (to encourage live above work opportunities), churches and schools, as well as other uses as indicated in the use table but specifically excluding automotive service uses.

4.243 Conditional Uses. Parking lots and parking structures.

4.244 Bulk Density and Height *

- A) Minimum lot size – None
- B) Minimum frontage – None
- C) Front yard requirements – No front yard requirements, except front yards with a setback or no more than five (5) feet shall be permitted along 200 and 300 blocks of West Main Street, St. Clair Street and the 200 and 300 blocks of Broadway.
- D) Minimum rear yard – None, except where parking is provided in rear of building, minimum shall be twenty-five (25) feet.
- E) Maximum lot coverage – 80 % with side or rear access and 100 % with front access only.
- F) Maximum height – 40 feet, within 10 percent of the average height of existing adjacent buildings or any height deemed appropriate by the Architectural Review Board provided that the relationship between the width and height of street façade elevations is proportional to the relationships of street façade elevations of existing adjacent buildings.
- G) Maximum floor area ratio – 3.2

* For Additional requirements, see Section 4.08, Bulk Density and Height Table.

4.245 Off-street Parking. No off-street parking is required.

4.246 Design Criteria. The central business district in Frankfort is listed on the National Register of Historic Places as a Historic Commercial District. Development and redevelopment should be aimed at preserving that character. The following guidelines shall be used by the Architectural Review Board in determining if new construction, moving a structure into

the district, exterior renovations, or demolition is appropriate to the district.

- A) No permit for the construction, demolition, building additions or moving of a structure in the central business district shall be issued by the building inspector unless the Architectural Review Board certifies that the building permit or demolition permit may be issued. The procedure for issuance of such a certificate shall be the same as provided in Article 17.
- B) The exterior rehabilitation of a structure shall complement the architectural integrity of the façade and shall be compatible with the faces of nearby buildings. For additional design guidelines, reference is made to the City of Frankfort's "A Guide for Downtown Improvements" published April 1981 and Section 17.10 of Article 17 – Architectural Review Board. The guidelines of Article 17 shall prevail in the case of any conflicts between the two guidelines.
- C) Vacant lots resulting from demolition shall be filled and smooth graded to street grade. Street frontages at least five (5) feet deep shall be landscaped and maintained until new construction had been started, in accordance with perimeter landscaping requirements for vehicular use area in Article 7, Landscape Ordinance.
- D) The establishment of courts, plazas and extra building setbacks along West Main St., St. Clair and the 200 to 300 blocks of Broadway are prohibited. Courts and plazas shall be encouraged at the interior or rear of the sites fronting these streets.

4.247 Bonuses for New Construction. To encourage new construction compatible with the intent of the district the following bonuses may be granted:

- A) For providing off street parking within a building but not along frontage of a retail street, lot coverage permitted may be increased to 100 % and the area devoted to parking shall not be included in determining the floor area ratio (F.A.R.) in 4.244.G.
- B) For providing pedestrian plazas or landscaped or open spaces in interior courts or along the Kentucky River, height may be increased twenty-five percent (25 %) and F.A.R. may be increased to 4.0.
- C) For providing retail facility on street frontage of office or residential structures, the F.A.R. may be increased to 4.0.

4.248 Central Business District – Sign Regulations

- A) No signs shall obstruct window or door openings or cover architectural detailing in a manner which alters the integrity of the building.
- B) One sign shall be permitted per street frontage or per tenant.
- C) A maximum of five percent (5%) of the storefront area of any building may be devoted to signs. In instances of multiple tenants, multiple signs may exist provided the total area of sign space does not exceed this limit. In no case shall a tenant be restricted to less than two (2) square feet of sign. The responsibility to see that each tenant receives a portion of this allowable sign space rests solely with the property owner.
- D) Where the property owner chooses to use a portion of the sign area to give the building a specific name (ie. – ABC Office Building), each tenant will be permitted one (1) sign, not to exceed two (2) square feet, to be flush mounted on the façade. The sum total of such signs shall not exceed five (5%) of the storefront area of the building to which they are attached.
- E) Fascia signs are permitted provided they are placed on the lintel above the storefront or in the transom window area. Such signs must be flush mounted. See the illustration at the end of this section for the permitted locations of fascia signs.
- F) Window signs are permitted provided such signs do not exceed five percent (5 %) of the display window area. By definition, window signs shall include those painted on the window surface, both inside and outside, as well as those located within the display area in order to direct attention to the use. One window sign per display window is permitted; however, the total square footage of each permitted window shall not be combined into a single sign. See the illustration at the end of this section for the permitted location of window signs.
- G) No sign shall be internally illuminated.
- H) Signs painted directly on the wall surface of a building shall require the approval of the Architectural Review Board.
- I) No portion of this section is to be interpreted so as to permit both fascia and window signs for the same use.
- J) Signs not placed on lintels, transoms or display windows shall require Architectural Review Board approval before a sign permit can be issued.
- K) Hanging signs shall require approval by the Architectural Review Board. These signs shall not exceed four (4) square feet and shall

not extend further than thirty-two (32) inches from the face of the building. (ORD 12-1997)

- L) For additional sign regulations, see Article 13

