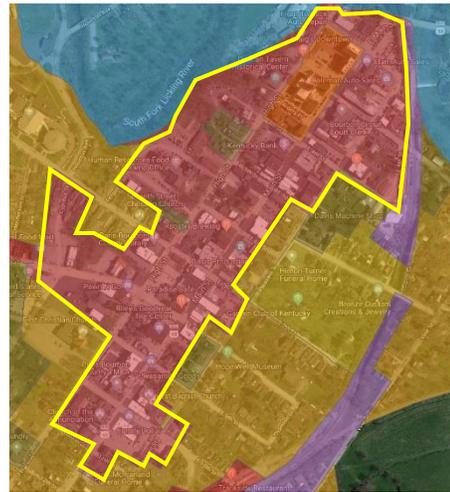


**Staff Report**  
**Bourbon County Joint Planning Commission**

**May 16, 2019**

Case Number:	ZTA 19-02
Applicant:	Darrell Poynter
Type of Request:	Zoning Text Amendment to allow residential in the B-1 zone
Application Date:	April 3, 2019
TRC Meeting Date:	April 22, 2019
Legal Notification:	May 9, 2019 (Bourbon County Citizen)



**PROPOSAL**

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Applicant requests a zoning text amendment to the City of Paris Zoning Ordinance Chapter 80 Article III REGULATIONS, .201 District Regulations, A. 4. Commercial Districts (a) B-1 Central Business District (4) uses permitted by conditional use.

The proposed wording is as follows: “ii. Apartment unit on the first (ground) floor in existing commercial structures where the apartment entrance does not front on the public right of way.”

**PROPOSED TEXT AMENDMENT CHANGE AND THE COMPREHENSIVE PLAN**

This specific request is not covered in the existing 2017 Bourbon County Comprehensive Plan. As a result, the applicant requests approval on the grounds that:

There have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the Comprehensive Plan adopted by the Planning Commission and which have substantially altered the basic character of the area.

**BACKGROUND:**

The B-1 Central Business Zoning District has 192 parcels. The type of structures range from parking lots, to historic commercial buildings along Main St. The district is bound on the north at the CSX rail overpass along Main Street and on the south between 11<sup>th</sup> and 12<sup>th</sup> Streets. The eastern boundary of the district is just past Pleasant and 10<sup>th</sup> St and the western boundary is just past 8<sup>th</sup> St and Cypress St.

**Staff Recommendation:**

Staff agrees that in recent years there have been major changes of an economic nature within the Central Business Zoning District with many building vacancies in the downtown area. While approval is recommended by Staff, it is suggested that the following additional language be considered:

ii. One (1) apartment unit on the first (ground floor) with the following parameters:

- The building must have been vacant continuously for at least the past three years;
- Square footage of the residential space shall not exceed 50% of the total first floor interior square footage;
- Apartment unit shall be located in the rear of the building, allowing for retail/commercial space along the public right-of-way;
- Entrance to the apartment unit shall be located in the rear of the building;
- Off-street parking shall be designated for at least one (1) vehicle.