
ARTICLE

24

WALTON DOWNTOWN DISTRICT (WD)

SECTION 2400

Intent

The intent of this article is to provide for the development and maintenance of Walton's Main Street where an integrated variety of business and residential uses comprise the Walton downtown area. The purpose of the district is to facilitate development along Main Street where the unique circumstance of having rail roads that parallel Main Street on both sides creates a situation that inhibits growth and opportunity for Walton. The creation of a mixed-use central business district is essential to the vitality, viability, and well-being of Walton and encourages a variety of new growth that cannot practically be accommodated by other zoning districts established by this order.

SECTION 2401

Principally Permitted Uses

1. Banking services, savings and loan associations, credit unions and other credit services;
2. Real estate management services, operators, agents, brokers, lessors and real estate subdivision and development services, operative builders and related services;
3. Security brokers, dealers and flotation services, investment services and finance companies, personal credit and title services;
4. Employment services, news syndicate services;
5. Consumer and mercantile credit, adjustment and collection services;
6. Business associations and professional membership organizations including civic, social and fraternal organizations;
7. Accounting, auditing and bookkeeping services, insurance carriers and agents;
8. Physician, dental, optical goods and services, medical and dental laboratory services, medical clinics-out-patient services;
9. Legal services, engineering and architectural services, education and scientific research services;
10. Veterinary services and pet grooming services;
11. Beauty and barber services and tanning salons;
12. Nursery and day care centers for children and adults;

13. Laundering, dry cleaning and dyeing services including self-service;
14. Stenographic and other duplication and mailing services;
15. Travel arranging, transportation ticket and public event or promotional booking agencies;
16. Radio and television broadcasting studios excluding transmitting stations and towers;
17. Postal services and packaging services;
18. Welfare and charitable services, social services administration offices;
19. Department stores, mail order houses, direct retail selling organizations of general merchandise, auction house facilities;
20. Furniture, home furnishings including specialty and floor coverings, draperies, curtains, and upholstery, household appliances, china, glassware and metal ware, specialized upholstery and furniture repair or refinishing services;
21. Family clothing, specialty clothing or boutiques, shoe stores and other apparel retail trade, alteration and garment repair and custom tailoring, shoe repair, shoe shining and hat cleaning services;
22. Radio, t.v., watch, clock, and jewelry repair and sales, music supplies, camera and photographic supplies and services;
23. Sporting goods including bicycles;
24. Hardware stores and rental equipment, paint, glass and wallpaper stores;
25. Manufacturing, refinishing, or the production of crafts and woodwork products for the household;
26. Automobile dealerships, auto parts and accessories stores, auto, truck, and trailer rentals, rental equipment;
27. Motorcycle sales or bike shops;
28. Eating establishments which may include alcoholic beverages;
29. Grocery stores and supermarkets, stores with retail sales of meat, fish, seafood, dairy and poultry products, fruit and vegetable stores, bakeries, candy, nut and confectionery stores, florists;
30. Convenience stores, gasoline filling stations, video stores;
31. Liquor, beverage, drug and proprietary stores, retail sale of office supplies and equipment;
32. Art, craft, hobby supplies and products, gifts and novelties;
33. Antiques and used merchandise;
34. Books, stationery, newspapers and magazines;
35. Churches, synagogues, temples, and other places of religious assembly for worship;
36. Funeral homes and crematoriums excluding cemeteries or mausoleums;
37. Recreation centers, gymnasiums, clubs and similar athletic uses;
38. Art, music and dancing schools, libraries, museums, business colleges and schools, buildings including

- public facilities;
39. Arcades and other amusement centers, motion picture theaters (indoor), bowling alleys, skating rinks;
 40. Hotels, motels, bed and breakfast inns;
 41. Mixed use buildings with the principally permitted uses noted herein on any floors and apartment or dwelling units on second or third floors only;
 42. Attached and detached dwelling units including:
 - Private garage and parking structures such as fences and walls
 - buildings such as storage sheds
 - the keeping and use of appropriate household pets;
 43. The administration, management and any related office use or activity of commercial, business, service, professional, industrial, religious, private institutional, or similar organization, incorporation, companies, associations and such uses that fulfill the objectives of this district as determined by the Zoning Administrator.

SECTION 2402

Accessory Uses

Accessory uses, buildings, and structures customarily incidental and subordinate to any of the permitted uses defined to be:

1. Recreation uses or spaces of integral relation to the developed portions of the district including:
 - a. Temporary exhibit spaces;
 - b. Aquariums, botanical gardens and other natural exhibitions;
 - c. Stages and similar assembly areas;
 - d. Public parks, commons, squares and plazas;
2. Accessory dwelling units;
3. Family day care;
4. Temporary buildings incidental to construction;
5. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use and do not create outside spaces which will tend to enlarge or overpower the activities of permitted uses, and which are conducted in accordance with Section 3154;
6. Signage (Section 2404);
7. Parking (Section 2404);
8. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155.

SECTION 2405

Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is provided primarily in support of and obtains its trade from the residents, employees or users of the district's permitted uses; or b) the activity is of integral relation to the purpose of the district; c) the use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract, or conflict with the purpose and permitted use of the district; and d) provided the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

1. Automobile repair facility;
2. Small equipment and engine repair and service;
3. Plumbing, electrical, building material, and home and garden supply;
4. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c).

SECTION 2407

Intensity

The maximum density for residential uses in the Walton Downtown district shall be eight dwelling units per acre. There shall be no maximum density for building area per acre provided that all other standards of this article are met. There shall also be no minimum lot size or minimum lot dimensions within this district.

SECTION 2409

Minimum Standards

All principally permitted, accessory and conditional uses, buildings and structures in the Walton Downtown district are subject to the following size, height, setback, landscaping, signage, and parking requirements.

Minimum Size

There is no minimum size or extent required for the Walton Downtown District.

Height Limitation

The maximum height for any structure within this district shall not exceed 40 feet.

Setback Requirement

The Walton Downtown District shall have no minimum front, side, or rear yard setback requirements for buildings that are used for principally permitted or conditional uses. Accessory use structures shall be required to be placed behind principal structures. It is suggested that new building construction generally conform with the front yard setbacks of adjacent existing buildings or structures. Buildings shall not be permitted to be located on lots in such a manner as to cause driver visibility impairment and shall meet adequate site distances of Section 3217 of Article 32. This shall be determined during the Site Plan Review or Zoning Permit process.

Landscaping

The Walton Downtown District shall comply with Article 36 where setbacks are provided and for any parking area or loading area located on site.

Signage

The Walton Downtown District shall comply with all signage requirements stated in Section 3450 of Article 34.

Parking

Buildings or structures not containing residences, with a gross floor area of 7,500 square feet or less shall not be required to provide on-site parking. Any building or structure not containing residences, which exceeds 7,500 square feet shall be required to provide one (1) parking space on-site for every 250 s.f. increment over 7,500 square feet. Residences, regardless of size, are required to provide on-site parking. One (1) parking space shall be provided on-site for each dwelling unit. Mixed use structures or buildings that contain residences are required to provide one (1) parking space on-site for every dwelling unit and one (1) parking space for each 250 s.f. increment over 7,500 square feet. With the exception of the minimum required number of parking spaces stated above, all off-street parking shall comply with the requirements of Article 33.