



## OFFICIAL ZONING MAP

Amended 01/18/2024  
City Area = approx 15.3 sq miles  
Through Annexation pursuant to  
ORD 136-2023

ZONING DISTRICTS	
A-1 AGRICULTURAL	P-1 PROFESSIONAL
B-1 CENTRAL BUSINESS	R-1 SINGLE FAMILY RESIDENTIAL
B-2 HIGHWAY BUSINESS	R-1A SINGLE FAMILY RESIDENTIAL
B-3 NEIGHBORHOOD BUSINESS	R-1B SINGLE FAMILY RESIDENTIAL
DB DOWNTOWN BUSINESS	R-1C SINGLE FAMILY RESIDENTIAL
FP FLOOD PLAIN	R-1D SINGLE FAMILY RESIDENTIAL
H-1 HISTORICAL	R-1E SINGLE FAMILY RESIDENTIAL
I-1 LIGHT INDUSTRIAL	R-1F SINGLE FAMILY RESIDENTIAL
I-2 HEAVY INDUSTRIAL	R-1G SINGLE FAMILY RESIDENTIAL
R-2 TWO FAMILY RESIDENTIAL	R-2* TWO FAMILY RESIDENTIAL
R-3 MULTIFAMILY RESIDENTIAL	R-3* MULTIFAMILY RESIDENTIAL
R-3T TOWNHOUSE RESIDENTIAL	R-3T* TOWNHOUSE RESIDENTIAL
COUNTY	PUD PLANNED UNIT DEVELOPMENT
FUTURE EAST NICHOLASVILLE BYPASS	FUTURE EAST NICHOLASVILLE BYPASS

All R-2 and R-3 zoned property which received this zone classification prior to December 14, 1989 shall comply with the requirements specified for R-2 and R-3 zoning districts in the 1980 Zoning Ordinance. Property zoned R-2 or R-3 after December 14, 1989, as designated by an asterisk (\*), shall comply with zoning ordinances adopted after that date, plus any amendments, corrections or additions thereto.

**LIMITATION OF LIABILITY:** The City of Nicholasville has no reason to believe that there are any inaccuracies or defects in information incorporated in this work, but the City makes no representations of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor any such warranties to be implied, with respect to the information of data furnished herein.

