CITY OF BEREA, KY

OFFICIAL PLANNING AND ZONING JURISDICTION MAP

INDEX	ORDINANCE	ZONE FROM	ZONE TO
1	15/91	-	I
2	19/93	R-1	I
3	15/91	-	I
4	3/94	-	R-1
5	1/95	R-1	I
6	15/91	-	B-4
7	15/97	R-1 & B-2	B-4
8	15/91	-	B-4
9	15/91	-	I
10	15/91	-	B-4
11	15/91	-	B-1
12	15/91	-	B-2
13	15/91	-	B-4
14	13/96	R-1	I
15	15/91	-	R-1
16	16/92	R-1 & R-2	PF
17	1/92	R-2	B-2
18	14/94	MP	B-2
19	16/96	-	R-2
20	15/91	-	R-1
21	19/95	R-1	R-3
22	16/94	MP	R-3
23	1/93	R-2	R-3
24	9/90	R-2	R-3
25	18/90	R-2	R-3
26	6/93	R-2	DNS
27	6/93	INS	PF
28	11/95	INS	PF
29	9/91	R-3	B-1
30	15/94	R-3	MP
31	2/96	-	R-1
32	16/95	INS	R-2
33	20/91	R-1	B-2
34	17/92	R-1	B-2
35	24/90	R-1	B-2
36	22/92	R-1	B-2
37	15/96	R-1	B-2
38	14/96	R-1	B-2
39	22/89	-	R-1
40	21/92	R-3	R-1
41	2/97	I	R-2
42	3/97	-	I
43	15/97	R-1	B-2
44	3/97	R-2	B-2
45	?	R-2	PF
46	16/97	R-1	B-2
47	1/98	I	PF
48	10/98	R-3	B-2
49	13/98	R-3	B-1
50	15/98	-	R-1
51	17/98	R-3	B-1
52	20/98	R-1	MP
53	21/98	I	R-3
54	21/98	-	R-1
55	26/98	-	R-1
56	9/99	-	R-1
57	9/99	-	R-2
58	9/99	-	R-3
59	9/99	-	B-4
60	10/99	-	R-1
61	13/99	-	R-1
62	20/99	R-1	B-4
63	20/99	R-1	R-3
64	20/99	R-1	R-2
65	21/99	R-3	R-1
66	5/00	R-1	R-3
67	11/00	R-3	B-2
68	12/00	R-1 & INS	PF
69	16/00	R-2, R-1, R-3, B-4, B2	R-3, R-1, B-4
70	7/01	AGRICULTURAL	R-1
71	11/01	AGRICULTURAL	B-2
72	3/02	R-1	B-1
73	4/02	R-1	R-3
74	9/97	R-1	P-1
75	5/02	A-1	B-2
76	11/02	R-3	B-2
77	12/02	I	R-3
78	3/03	B-2	I
79	10/03	I	B-2
80	11/03	A-1	R-1
81	18/03	R-2	B-2
82	04/04	R-3	B-2
83	05/04	R-1	P-1
84	09/04	R-3	B-2
85	14/04	R-1	B-1
86	17/04	I	B-2
87	17/04	I	PF
88	20/04	ANNEX	B-2
89	25/04	R-1	B-1
90	01/05	R-1	A-1
91	03/05	R-3	R-1T
92	08/05	ANNEX	B-2
93	08/05	ANNEX	R-1
94	09/05	ANNEX	R-1
95	09/05	ANNEX	B-2
96	15/05	R-1	B-1
97	19/05	ANNEX	R-1 (PUD)
98	20/05	ANNEX	B-2
99	21/05	ANNEX	B-2
100	21/05	ANNEX	A-1
101	22/05	ANNEX	A-1
102	23/05	R-3	B-2
103	24/05	R-3	B-2
104	25/05	R-3	B-2
105	26/05	ANNEX	A-1
106	27/05	ANNEX	B-2
107	27/05	ANNEX	R-1
108	27/05	ANNEX	A-1
109	04/06	B-2, R-1, A-1	B-2
110	06/06	R-1	P-1
111	19/06	ANNEX	I-2
112	17/06	R-1	B-2
113	07/06	R-3	R-1T
114	11/06	R-2	B-2
115	10/06	R-1	B-2
116	15/06	R-3	B-2
117	16/06	A-1	I-2, PSF
118	12/07	I-2	R-3
119	13/07	R-1	R-3
120	14/07	R-1	B-2
121	15/07	B-2	R-3
122	19/07	R-1	PSF
123	17/07	-	R-1
124	06/08	-	B-2
125	21/08	-	A-1
126	05/09	-	A-1
127	05/09	-	A-1
128	-	-	A-1
129	15-2014	R-1	B-2
130	25-2014	R-1	B-2
131	26-2014	R-1	INS
132	08-2015	UC-7	A-1
133	02-2016	B-4 & R-3	B-4
134	08-2016	R-2 & B-2	PSF
135	09-2016	I-2	B-2
136	03-2017	I-2	B-2
137	17-2012	A-1	B-2
138	12-2017	R1-T	R-3
139	14-2017	A	R-1
140	09-2018	B-1	B-2
141	01-2019	A-1	B-2
142	04-2019	R-1	B-2
143	15-2018	ANNEX	R-1
144	10-2018	R-1	A-1
145	01-2014	R-1	B-2
146	14/19	A-1	R-1
147	06-2021	R-2	R-3
148	27-2021	R-1	MP
149	22-2021	R-1 / PUD	A-1
150	06-2022	R-1	B-2
151	09-2022	A-1, R-1	I-2
152	03-2023	R-1	R-3
153	01-2024	R-1	B-2
154	05-2024	B-1	B-2
155	16-2024	R-1 / I-2	R-1A
156	16-2024	I-2	B-2
157	22-2024	R-1	R-2
158	24-2024	A-1	R-1
159	03-2025	R-3	B-2
160	01-2026	I-2	B-4
161	05-2026	R-1	B-2
162	04-2026	I-2	B-4
163	15-2026	ANNEX	B-2

406.1 LAND USE DISTRICTS

Land use districts are areas of land use in which more specific land use categories are identified. There are sixteen (16) regular land use districts within the City of Berea, each of which is described below with the purpose it is designed to serve.

A Agricultural District: Established to preserve and protect the decreasing supply of agricultural land, to minimize urban-type development in rural areas, and to provide for green space in keeping with the objectives of the Comprehensive Plan.

R-1 Single Family Residential District: Allows for quiet, low-to-medium density single family dwellings in residential neighborhoods. This designation is designed to protect these neighborhoods from encroachment of non-residential or higher density residential uses.

R-1A Single Family Residential District, Inner City: Allows for attached and detached single family dwellings and supporting uses at a higher density than would be possible in other single family residential districts. Zero lot line houses and patio houses are permitted in this district.

R-2 Two Family Residential District: Allows for medium density, single & two-family residential uses, by permitting smaller lot sizes and the development of duplex dwelling units.

R-3 Multi-Family Residential District: Allows for the development of high density residential uses and to meet the demand for rental dwelling units.

MP Mobile/Manufactured Home Park & Community District: Allows for the regulation, location encouragement, stabilization, protection and development of well-planned mobile/manufactured home parks and communities.

B-1 Minor Business District: Allows for the development of neighborhood businesses that provide convenient type goods and services on smaller tracts of land, which tend to attract lower volumes of vehicular traffic, and are likely to be surrounded by medium to high density residential areas which generate pedestrian traffic.

B-2 Major Business District: Allows for the development of shopping-type commercial activities, which generate larger volumes of vehicular traffic. These larger tracts are readily accessible to the main traffic corridors and are highly visible to vehicular traffic.

B-3 Planned Shopping Center District: Encourages larger scale planned development of land for commercial purposes and the expansion of existing shopping centers.

B-4 Interchange Business District: Provides for planned commercial uses at limited access highway interchange areas, and is designed for the convenience of both the traveling public and local citizens in such a way as to minimize traffic congestion and maximize safety.

P-1 Professional District: Encourages the clustering of professional, research, medical and related uses. This district also encourages the renovation and preservation of existing older residential structures for offices which may retain a residential function as part of their professional use. These districts should abut an arterial or collector street. This district is also designed to act as a transitional use between more intensive non-residential uses and high density residential uses. This district will likely require a protective buffer between uses.

I-1 Manufacturing District: Meets the needs of smaller, free-standing manufacturers, largely of a light industrial nature. These businesses have access to major arterial roads or railroads, and need to be screened off to protect less-intensive land uses.

I-2 Industrial Park District: Accommodates a variety of manufacturers, from small-scale light industries to large-scale heavy industries. These companies occupy larger tracts of land that have been pre-planned to provide the necessary infrastructure and protection from surrounding land uses.

PSF Public and Semi-Public Facilities District: Established to provide suitable sites and surroundings for institutional, public and semi-public land uses. Included among permitted uses are parks, public schools, colleges, hospitals, police & fire facilities, swimming pools, golf courses and other related activities.

INS Institutional Zone: To preserve and provide for development of institutional uses within the City. Permitted uses:

1. Educational activities directly related to an institution offering full-time courses, leading to an accredited degree. Primarily for Berea College Campus.

2. NOT to be permitted in the INS ZONE: Proprietary-type functions which are customarily performed by private businesses or entities for profit, and are not directly related to the educational purposes of the institution.

3. Accessory uses: Activities incidental to the function of the institution, which are managed and operated by the institution, but not including proprietary-type functions.

4. Development: All proposed development within the INS District which alters the traffic patterns on existing City streets shall be presented to the Planning Commission for review. No building permit shall be issued until the development is approved by the Planning Commission.

PUD Planned Unit Development District: This Overlay District has been established to allow the mixing of uses and densities on larger tract developments and to allow higher densities than otherwise provided for, in established districts. See Section 409.31 for specific PUD requirements.

Scale: 1 IN : 1,000 FT

0 0.25 0.5 1 Miles

This is to certify that this is the Official Zoning Map for the City of Berea, Kentucky, referred to in Section 81.402 of the City of Berea, Kentucky, Code of Ordinances, and that this Official Zoning Map supersedes and replaces all prior zoning maps.

Bruce Fraley — Mayor, City of Berea — Date

Robin Adams — Clerk, City of Berea — Date

Last Updated: 11/03/2026

This map is compiled from information and copies of Ordinances from the minutes of the Berea City Council Meetings. All boundaries are reconstructed from Ordinance# 19/89, dated July 25, 1989 (Official Zoning Map For the City of Berea, 1989) or later.

The zone boundaries shown on this map are graphical representations only and should not be used for reference in the transfer of property.

Legend

101 Zoning Index Label

Zone

- B-1 Minor Business
- B-2 Major Buisness
- B-4 Interchange Business
- I-2 Industrial Park
- INS Institutional
- MP Mobile/Manufactured Home Park or Community
- P-1 Professional
- PSF Public & Semi-Public Facilities
- PUD Planned Unit Development
- R-1 Single Family Residential
- R-1A Inner City Single Family Residential
- R-2 Two-Family Residential
- R-3 Multi- Family Residential
- A Agricultural