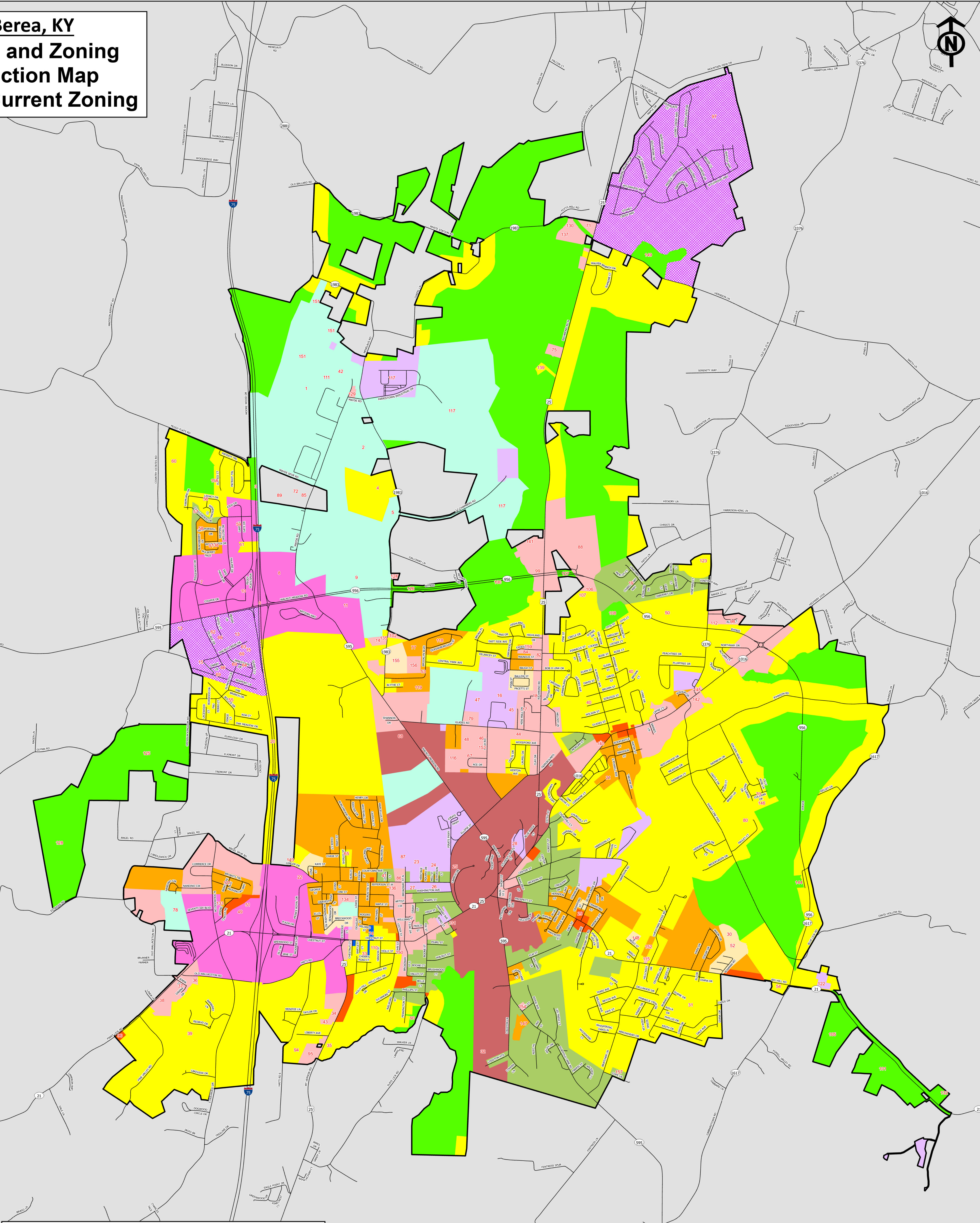


City of Berea, KY
Planning and Zoning
Jurisdiction Map
Showing Current Zoning



| Index | Ordinance | Zone From | Zone To |
|-------|-----------|------------------------|---------------|
| 1 | 15/91 | - | I |
| 2 | 19/93 | R-1 | I |
| 3 | 15/91 | - | I |
| 4 | 6/94 | - | R-1 |
| 5 | 5/95 | 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-2 |
| 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 | - | B-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 | 6/92 | R-2 | ONS |
| 27 | 5/93 | INS | PF |
| 28 | 11/95 | INS | PF |
| 29 | 9/91 | R-3 | B-1 |
| 30 | 15/94 | R-3 | MP |
| 31 | 5/96 | - | 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 | 5/97 | - | R-2 |
| 42 | 5/97 | - | I |
| 43 | 15/97 | R-1 | B-2 |
| 44 | 5/97 | R-2 | B-2 |
| 45 | 5/97 | 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 | 12/01 | AGRICULTURAL | R-2 |
| 72 | 3/02 | R-1 | B-1 |
| 73 | 4/02 | R-1 | R-3 |
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| 75 | 5/02 | A-1 | B-2 |
| 76 | 11/02 | R-3 | B-2 |
| 77 | 12/02 | I | R-3 |
| 78 | 1/03 | B-2 | B-2 |
| 79 | 10/03 | A-1 | R-1 |
| 80 | 11/03 | A-1 | R-1 |
| 81 | 18/03 | R-2 | B-2 |
| 82 | 04/04 | R-1 | 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 | PF |
| 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 | A-1 |
| 95 | 09/05 | ANNEX | B-2 |
| 96 | 15/05 | R-1 | B-1 |
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| 109 | 04/06 | B-2, R-1, A-1 | B-2 |
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| 111 | 19/06 | ANNEX | I-2 |
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| 114 | 11/06 | R-2 | B-2 |
| 115 | 10/06 | R-1 | B-2 |
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| 117 | 18/06 | 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 | US-2 | 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 | 17-2017 | A-1 | B-2 |
| 138 | 12-2017 | R-1T | R-3 |
| 139 | 14-2017 | - | A |
| 140 | 09-2018 | B-1 | B-2 |
| 141 | 01-2019 | A-1 | B-2 |
| 142 | 04-2019 | R-1 | B-2 |
| 143 | 05-2018 | - | 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-1 | 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 | R-1 | B-2 |
| 155 | 16-2024 | R-1 I-2 | R-1A |
| 156 | 16-2024 | I-2 | B-2 |
| 157 | 22-2024 | R-1 | B-2 |
| 158 | 24-2024 | A-1 | R-1 |
| 159 | 03-2025 | R-3 | B-2 |

99.1 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.

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-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.

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-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 higher density residential uses. This district will likely require a protective buffer between uses.

I-1 Industrial Park 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 separated 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, 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 related districts. See Section 400.31 for specific PUD requirements.

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

Berea City Clerk

Date

City of Berea, Kentucky

1880

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.

Scale: 1 IN = 1,250 FT

0 0.25 0.5 1 Miles

Last Updated: 03/07/2025

Legend

101 Zoning Index Label

Zone

- B-1 Minor Business
- B-2 Major Buissness
- 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 Agriculatural