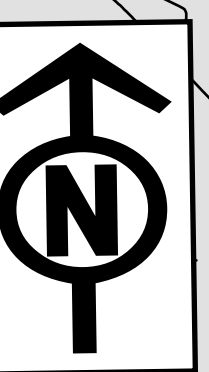


CITY OF BEREA, KY OFFICIAL PLANNING AND ZONING JURISDICTION MAP



INDEX	ORDINANCE	ZONE FROM	ZONE TO
1	1591	-	I
2	1993	R-1	I
3	1591	-	I
4	394	-	R-1
5	1995	R-1	I
6	1591	-	B-4
7	1597	R-1 & B-2	B-4
8	1591	-	B-4
9	1591	-	I
10	1591	-	B-4
11	1591	-	B-1
12	1591	-	B-2
13	1591	-	B-4
14	1398	R-1	I
15	1591	-	R-1
16	1692	R-1 & R-2	PF
17	1992	R-2	B-2
18	1494	MP	B-2
19	1696	-	R-2
20	1591	-	R-1
21	1995	R-1	R-3
22	1594	MP	R-3
23	193	R-2	R-3
24	990	R-2	R-3
25	1890	R-2	R-3
26	693	R-2	DNS
27	693	INS	PF
28	1195	INS	PF
29	991	R-3	B-1
30	1594	R-3	MP
31	296	-	R-1
32	1695	INS	R-2
33	2091	R-1	B-2
34	1792	R-1	B-2
35	2490	R-1	B-2
36	2292	R-1	B-2
37	1496	R-1	B-2
38	1496	R-1	B-2
39	2289	-	R-1
40	2192	R-3	R-1
41	297	I	R-2
42	397	-	I
43	1597	R-1	B-2
44	397	R-2	B-2
45	7	R-2	PF
46	1697	R-1	B-2
47	198	I	PF
48	1098	R-3	B-2
49	1398	R-3	B-1
50	1598	-	R-1
51	1798	R-3	B-1
52	2098	R-1	MP
53	2198	-	R-3
54	2198	-	R-3
55	2698	-	R-1
56	999	-	R-1
57	999	-	R-2
58	999	-	R-3
59	999	-	B-4
60	1099	-	R-1
61	1399	-	R-1
62	2099	R-1	B-4
63	2099	R-1	R-3
64	2099	R-1	R-2
65	2199	R-3	R-1
66	500	R-1	R-3
67	1100	R-3	B-2
68	1200	R-1 & INS	PF
69	1600	R-2, R-1, R-3, B-4, B2	R-3, R-1, B-4
70	701	AGRICULTURAL	R-1
71	1101	AGRICULTURAL	B-2
72	302	R-1	B-1
73	402	R-1	R-3
74	997	R-1	P-1
75	502	A-1	B-2
76	1102	R-3	B-2
77	1202	I	R-3
78	303	B-2	I
79	1003	I	B-2
80	1103	A-1	R-1
81	1803	R-2	B-2
82	0404	R-3	B-2
83	0504	R-1	P-1
84	0904	R-3	B-2
85	1404	R-1	B-1
86	1704	I	B-2
87	1704	I	PF
88	2004	ANNEX	B-2
89	2504	R-1	B-1
90	0105	R-1	A-1
91	0305	R-3	R-1T
92	0505	ANNEX	B-2
93	0805	ANNEX	R-1
94	0905	ANNEX	R-1
95	0905	ANNEX	B-2
96	1505	R-1	B-1
97	1905	ANNEX	R-1 (PUD)
98	2005	ANNEX	B-2
99	2105	ANNEX	B-2
100	2105	ANNEX	A-1
101	2205	ANNEX	A-1
102	2305	R-3	B-2
103	2405	R-3	B-2
104	2505	R-3	B-2
105	2605	ANNEX	A-1
106	2705	ANNEX	B-2
107	2705	ANNEX	R-1
108	2705	ANNEX	A-1
109	0406	B-2, R-1, A-1	B-2
110	0606	R-1	P-1
111	1906	ANNEX	I-2
112	1706	R-1	B-2
113	0706	R-3	R-1T
114	1106	R-2	B-2
115	1006	R-1	B-2
116	1506	R-3	B-2
117	1606	A-1	I-2, PSF
118	1207	I-2	R-3
119	1307	R-1	R-3
120	1407	R-1	B-2
121	1507	B-2	R-3
122	1907	R-1	PSF
123	1707	-	R-1
124	0808	-	B-2
125	2108	-	A-1
126	0509	-	A-1
127	0509	-	A-1
128	-	-	A-1
129	15-2014	R-1	B-2
130	25-2014	R-1	B-2
131	25-2014	-	INS
132	18-2015	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	11-2017	R-1T	R-3
139	14-2017	-	A-1
140	09-2018	B-4	B-2
141	01-2019	A-1	B-2
142	04-2019	R-1	B-2
143	16-2018	ANNEX	R-1
144	10-2018	R-1	A-1
145	01-2014	R-1	B-2
146	1415	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-2
155	15-2024	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

406 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 equal, low-to-medium density single family dwellings in residential neighborhoods. This designation is designed to protect these neighborhoods from nonresidential or nonresidential or higher density residential uses.

R-1A Inner City Single Family Residential District: 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.

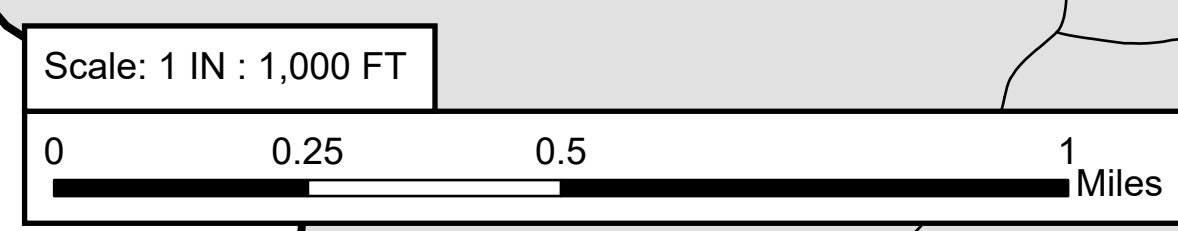
I-2 Industrial Park District: Provides for planned commercial uses at limited access highway interchange areas, and is designed for the convenience of both the traveling public and local citizens in such a way as to minimize traffic congestion and maximize safety.

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 be an arterial or collector street. This district is also designed to act as a transitional use between more intensive nonresidential uses and high density residential 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 pool, 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.



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: 04/08/2026



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 1889, 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 Business
- 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