

ARTICLE V

RESIDENTIAL ZONES

SECTION 5.0 PERMITTED USES: Uses permitted in each zone are specified within the text of each zone and are summarized within the use tables found within this section. The specific meaning for each use is summarized in Article II.

- A. **PERMITTED USES:** Uses identified with a “P” are permitted in the subject zone, subject to compliance with all other applicable standards of this zoning ordinance.
- B. **CONDITIONAL USES:** Uses identified with a “C” may be allowed if reviewed and approved in accordance with the Conditional Use procedures of Section 9.8, subject to compliance with all other applicable standards of this zoning ordinance.
- C. **PROHIBITED USES:** Uses identified with a hyphen (“-”) are prohibited uses. Uses that are not listed in the table are also prohibited.
- D. **USE SPECIFIC STANDARDS:** The Use-Specific Standards column of the Use Table identifies (by cross-reference) specific standards and conditions that apply to some uses.

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TABLE 5.1 USE TABLE - RESIDENTIAL ZONES

	R-RE	R-1A	R-1B	R-1C	R-1D	R-1E	R-1F	R-1G	R-2	R-3	R-4	Use Specific Standards
P = Permitted Use C = Conditional Use "-" = Not permitted												
RESIDENTIAL USE GROUP												
Household Living												
o Single-family residential dwelling (attached)	-	-	-	-	-	-	-	-	P	-	-	
o Single-family residential dwelling (detached)	P	P	P	P	P	P	P	P	-	-	P	
o Multi-family residential dwelling	-	-	-	-	-	-	-	-	P	P	P	
o Two-family residential dwelling	-	-	-	-	-	-	-	P	P	P	-	
o Planned Unit Development	P	P	P	P	P	P	P	P	P	P	P	
o Retirement Community	P	P	P	P	P	P	P	P	P	P	P	
o Conservation Subdivision	P	P	P	P	P	P	P	P	P	P	P	
o Mobile Home	-	-	-	-	-	-	-	-	-	-	-	
o Manufactured Home	-	-	-	-	-	-	-	-	-	-	-	
o Qualified Manufactured Home	P	P	P	P	P	P	P	P	-	-	-	Section 9.10
PUBLIC AND CIVIC USE GROUP												
§ Colleges and Universities	-	C	C	C	C	C	C	C	C	C	C	Provided they are adjacent to an arterial or collector street
§ Cultural Exhibits and Libraries	C	C	C	C	C	C	C	C	C	C	C	Provided they are adjacent to an arterial or collector street
§ Day Care or Day Care Center												
o Family Day-Care Home	C	C	C	C	C	C	C	C	C	C	C	
o Day Care, Type 2	C	C	C	C	C	C	C	C	C	C	C	
o Day Care, Type 1	C	C	C	C	C	C	C	C	C	C	C	
§ Hospital	-	C	C	C	C	C	C	C	C	C	C	Provided they are adjacent to an arterial or collector street
§ Recreation and Open Space												
o High-Intensity	C	C	C	C	C	C	C	C	C	C	C	
o Low-Intensity	C	C	C	C	C	C	C	C	C	C	C	
§ Religious Assembly	C	C	C	C	C	C	C	C	C	C	C	Provided they are adjacent to an arterial or collector street
§ Safety Services	C	C	C	C	C	C	C	C	C	C	C	Provided they are adjacent to an arterial or collector street
§ Schools	C	C	C	C	C	C	C	C	C	C	C	Provided they are adjacent to an arterial or collector street
COMMERCIAL USE GROUP												
§ Animal Services												
o Sales and Grooming	-	-	-	-	-	-	-	-	-	-	-	
o Veterinary Hospitals	-	-	-	-	-	-	-	-	-	-	-	
o Kennels and Shelters	-	-	-	-	-	-	-	-	-	-	-	
§ Funeral and Internment Services												
o Cemetery / Mausoleum / Columbarium	C	C	C	C	C	C	C	C	C	C	C	
o Undertaking	C	C	C	C	C	C	C	C	C	C	C	Provided they are adjacent to an arterial or collector street
§ Lodging												
o Bed and Breakfast	P	P	C	C	C	C	C	C	C	C	C	Per Section 9.12
OTHER USE GROUP												
§ Agriculture	-	-	-	-	-	-	-	-	-	-	-	

SECTION 5.1 R-RE (RESIDENTIAL RURAL ESTATE) ZONE

- A. **PURPOSE:** This zone is established to provide a low density residential environment whose dwelling types are typically found in the Non Urban Service Area.
- B. **PERMITTED USES:** See Table 5.1
- C. **ACCESSORY USES**
1. Customary accessory structures and uses
 2. Fences and/or walls, as regulated by Article XII of this ordinance
 3. Home occupations as regulated by Section 9.8 of this ordinance
 4. Signs, as regulated by Article XIII of this ordinance
 5. Accessory Dwelling Units, as regulated by Section 9.7 of this ordinance
- D. **CONDITIONAL USES:** The uses listed as conditional uses in Table 5.1, or any customary accessory structures and uses, subject to the approval of the Board of Adjustment, as set forth in Article XV of this ordinance
- E. **AREA AND HEIGHT REGULATIONS FOR PERMITTED USES AND CONDITIONALLY PERMITTED USES**
1. Minimum lot area - Three (3) acres
 2. Minimum lot width at building setback line - One hundred fifty (150) feet
 3. Minimum front yard depth - Seventy-five (75) feet
 4. Minimum side yard width - Seventy-five (75) feet
 5. Minimum rear yard depth - Fifty (50) feet
 6. Maximum building height - Thirty-five (35) feet
- F. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading shall be provided in accordance with Article XI of this ordinance.
 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
 3. No lighting shall be permitted which would glare from any use located within this zone onto any street or into any adjacent property.
 4. Where any yard of any conditionally permitted use in this zone abuts property in a residential zone, a minimum ten (10) foot wide screening area, as regulated by Section 10.5 of this ordinance, shall be provided.
 5. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
 6. New streets in this zone shall conform to the Rural Cross Section standards contained within the Kenton County Subdivision Regulations.

SECTION 5.2 R-1A (RESIDENTIAL ONE-A) ZONE

- A. **PURPOSE:** of a suburban character. This zone is established to provide a residential environment to be used as a transition between the Non-Urban Service Area and the Urban Service Area.
- B. **PERMITTED USES:** See Table 5.1
- C. **ACCESSORY USES**
1. Customary accessory structures and uses
 2. Fences and/or walls, as regulated by Article XII of this ordinance
 3. Home occupations, as regulated by Section 9.8 of this ordinance
 4. Signs, as regulated by Article XIII of this ordinance
 5. Accessory Dwelling Units, as regulated by Section 9.7 of this ordinance
- D. **CONDITIONAL USES:** The uses listed as conditional uses in Table 5.1, or any customary accessory structures or uses, subject to the approval of the Board of Adjustment, as set forth in Article XV of this ordinance
- E. **AREA AND HEIGHT REGULATIONS FOR PERMITTED USES**
1. Minimum lot area - One (1) acre
 2. Minimum lot width at building setback line - One hundred fifty (150) feet
 3. Minimum front yard depth - Forty (40) feet
 4. Minimum side yard width - Total: Thirty-eight (38) feet; One Side: Twelve (12) feet
 5. Minimum rear yard depth - Twenty-five (25) feet
 6. Maximum building height - Thirty-five (35) feet
- F. **AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES**
1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
 2. Minimum lot width at building setback line - One hundred fifty (150) feet
 3. Minimum front, side and rear yards depths - Fifty (50) feet
 4. Maximum building height - Thirty-five (35) feet
- G. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI of this ordinance.
 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
 3. No lighting shall be permitted which would glare from any use located within this zone onto any street, or into any adjacent property.

4. Where any yard of any conditionally permitted use in this zone abuts property in a residential zone, a ten (10) foot wide screening area, as regulated by Section 10.5 of this ordinance, shall be provided.
5. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
6. New streets in this zone shall conform to either the Rural or Suburban Cross Section standards contained within the Kenton County Subdivision Regulations.

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SECTION 5.3 R-1B (RESIDENTIAL ONE-B) ZONE

- A. **PURPOSE:** This zone is established to provide a residential environment whose dwelling types and densities are typical of a suburban character.
- B. **PERMITTED USES:** See Table 5.1
- C. **ACCESSORY USES**
1. Customary accessory structures and uses
 2. Fences and/or walls, as regulated by Article XII of this ordinance
 3. Home occupations, as regulated by Section 9.8 of this ordinance
 4. Signs, as regulated by Article XIII of this ordinance
 5. Accessory Dwelling Units, as regulated by Section 9.7 of this ordinance
- D. **CONDITIONAL USES:** The uses listed as conditional uses in Table 5.1, or any customary accessory structures or uses, subject to the approval of the Board of Adjustment, as set forth in Article XV of this ordinance
- E. **AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:**
1. Minimum lot area - One-half (1/2) acre
 2. Minimum lot width at building setback line - One hundred (100) feet
 3. Minimum front yard depth - Forty (40) feet
 4. Minimum side yard width - Total: Twenty-five (25) feet; One Side: Ten (10) feet
 5. Minimum rear yard depth - Twenty-five (25) feet
 6. Maximum building height - Thirty-five (35) feet
- F. **AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:**
1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
 2. Minimum lot width at building setback line - One hundred fifty (150) feet
 3. Minimum front, side and rear yards - Fifty (50) feet
 4. Maximum building height - Thirty-five (35) feet
- G. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI of this ordinance.
 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
 3. No lighting shall be permitted which would glare from any use located within this zone onto any street, or into any adjacent property.

4. Where any yard of any conditionally permitted use in this zone abuts property in a residential zone, a ten (10) foot wide screening area, as regulated by Section 10.5 of this ordinance, shall be provided.
5. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
6. New streets in this zone shall conform to the Suburban Cross Section standards contained within the Kenton County Subdivision Regulations.

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SECTION 5.4 R-1C (RESIDENTIAL ONE-C) ZONE

- A. **PURPOSE:** This zone is established to provide a residential environment whose dwelling types and densities are typical of a suburban character.
- B. **PERMITTED USES:** See Table 5.1
- C. **ACCESSORY USES**
1. Customary accessory structures and uses
 2. Fences and/or walls, as regulated by Article XII of this ordinance
 3. Home occupations, as regulated by Section 9.8 of this ordinance
 4. Signs, as regulated by Article XIII of this ordinance
 5. Accessory Dwelling Units, as regulated by Section 9.7 of this ordinance
- D. **CONDITIONAL USES:** The uses listed as conditional uses in Table 5.1, or any customary accessory structures or uses, subject to the approval by the Board of Adjustment, as set forth in Article XV of this ordinance
- E. **AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:**
1. Minimum lot area - Twelve thousand five hundred (12,500) square feet
 2. Minimum lot width at building setback line - Eighty (80) feet
 3. Minimum front yard depth - Thirty-five (35) feet
 4. Minimum side yard width - Total: Twenty (20) feet; One Side: Seven (7) feet
 5. Minimum rear yard depth - Twenty-five (25) feet
 6. Maximum building height - Thirty-five (35) feet
- F. **AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:**
1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
 2. Minimum lot width at building setback line - One hundred fifty (150) feet
 3. Minimum front, side and rear yards - Fifty (50) feet
 4. Maximum building height - Thirty-five (35) feet
- G. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI of this ordinance.
 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
 3. No lighting shall be permitted which would glare from any use located within this zone onto any street, or into any adjacent property.
 4. Where any yard of any conditionally permitted use in this zone abuts property in a residential zone, a minimum ten (10) foot wide screening area, as regulated by Section 10.5 of this ordinance, shall be provided.

5. All utilities must be underground in a new subdivision or development when transmission lines are extended or altered.
6. New streets in this zone shall conform to the Suburban Cross Section standards contained within the Kenton County Subdivision Regulations.

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SECTION 5.5 R-1D (RESIDENTIAL ONE-D) ZONE

- A. **PURPOSE:** This zone is established to provide a residential environment whose dwelling types and densities are typical of an urban or suburban character.
- B. **PERMITTED USES:** See Table 5.1
- C. **ACCESSORY USES**
1. Customary accessory structures and uses
 2. Fences and/or walls, as regulated by Article XII of this ordinance
 3. Home occupations, as regulated by Section 9.8 of this ordinance
 4. Signs, as regulated by Article XIII of this ordinance
 5. Accessory Dwelling Units, as regulated by Section 9.7 of this ordinance
- D. **CONDITIONAL USES:** The uses listed as conditional uses in Table 5.1, or any customary accessory structures or uses, subject to the approval by the Board of Adjustments, as set forth in Article XV of this ordinance
- E. **AREA AND HEIGHT REGULATIONS FOR PERMITTED USES**
1. Minimum lot area - Nine thousand (9,000) square feet
 2. Minimum lot width at building setback line - Seventy (70) feet
 3. Minimum front yard depth - Thirty (30) feet
 4. Minimum side yard width - Total: Eighteen (18) feet; One Side: Six (6) feet
 5. Minimum rear yard depth - Twenty-five (25) feet
 6. Maximum building height - Thirty-five (35) feet
- F. **AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES**
1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
 2. Minimum lot width at building setback line - One hundred fifty (150) feet
 3. Minimum front, side and rear yards - Fifty (50) feet
 4. Maximum building height - Thirty-five (35) feet
- G. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI of this ordinance.
 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
 3. No lighting shall be permitted which would glare from any use located within this zone onto any street, or into any adjacent property.
 4. Where any yard of any conditionally permitted use in this zone abuts property in a residential zone, a minimum ten (10) foot wide screening area, as regulated by Section 10.5 of this ordinance, shall be provided.

5. All utilities must be underground in a new subdivision or development when transmission lines are extended or altered.
6. New streets in this zone shall conform to either the Urban or Suburban Cross Section standards contained within the Kenton County Subdivision Regulations.

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SECTION 5.6 R-1E (RESIDENTIAL ONE-E) ZONE

- A. **PURPOSE:** This zone is established to provide a residential environment whose dwelling types and densities are typical of an urban character.
- B. **PERMITTED USES:** See Table 5.1
- C. **ACCESSORY USES**
1. Customary accessory structures and uses
 2. Fences and/or walls, as regulated by Article XII of this ordinance
 3. Home occupations, as regulated by Section 9.8 of this ordinance
 4. Signs, as regulated by Article XIII of this ordinance
 5. Accessory Dwelling Units, as regulated by Section 9.7 of this ordinance
- D. **CONDITIONAL USES:** The uses listed as conditional uses in Table 5.1, or any customary accessory structures or uses, subject to the approval by the Board of Adjustment, as set forth in Article XV of this ordinance
- E. **AREA AND HEIGHT REGULATIONS FOR PERMITTED USES**
1. Minimum lot area - Seven thousand five hundred (7,500) square feet
 2. Minimum lot width at building setback line - Sixty (60) feet
 3. Minimum front yard depth - Thirty (30) feet
 4. Minimum side yard width - Total: Fifteen (15) feet; One Side: Five (5) feet
 5. Minimum rear yard depth - Twenty-five (25) feet
 6. Maximum building height - Thirty-five (35) feet
- F. **AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES**
1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
 2. Minimum lot width at building setback line - One hundred fifty (150) feet
 3. Minimum front, side and rear yards - Fifty (50) feet
 4. Maximum building height - Thirty-five (35) feet
- G. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI of this ordinance.
 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
 3. No lighting shall be permitted which would glare from any use located within this zone onto any street, or into any adjacent property.
 4. Where any yard of any conditionally permitted use in this zone abuts property in a residential zone, a minimum ten (10) foot wide screening area, as regulated by Section 10.5 of this ordinance, shall be provided.

5. All utilities must be underground in a new subdivision or development when transmission lines are extended or altered.
6. New streets in this zone shall conform to the Urban Cross Section standards contained within the Kenton County Subdivision Regulations.

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SECTION 5.7 R-1F (RESIDENTIAL ONE-F) ZONE

- A. **PURPOSE:** This zone is established to provide a residential environment whose dwelling types and densities are typical of an urban character.
- B. **PERMITTED USES:** See Table 5.1
- C. **ACCESSORY USES**
1. Customary accessory structures and uses
 2. Fences and/or walls, as regulated by Article XII of this ordinance
 3. Home occupations, as regulated by Section 9.8 of this ordinance
 4. Signs, as regulated by Article XIII of this ordinance
 5. Accessory Dwelling Units, as regulated by Section 9.7 of this ordinance
- D. **CONDITIONAL USES:** The uses listed as conditional uses in Table 5.1, or any customary accessory structures or uses, subject to the approval by the Board of Adjustment, as set forth in Article XV of this ordinance
- E. **AREA AND HEIGHT REGULATIONS FOR PERMITTED USES**
1. Minimum lot area - Six thousand (6,000) square feet
 2. Minimum lot width at building setback line - Fifty (50) feet
 3. Minimum front yard depth - Twenty-five (25) feet
 4. Minimum side yard width - Two and one-half (2½) feet
 5. Minimum rear yard depth - Fifteen (15) feet
 6. Maximum building height - Thirty-five (35) feet
- F. **AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES**
1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
 2. Minimum lot width at building setback line - One hundred fifty (150) feet
 3. Minimum front, side and rear yards - Fifty (50) feet
 4. Maximum building height - Thirty-five (35) feet
- G. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI of this ordinance.
 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
 3. No lighting shall be permitted which would glare from any use located within this zone onto any street, or into any adjacent property.
 4. Where any yard of any conditionally permitted use in this zone abuts property in a residential zone, a minimum ten (10) foot wide screening area, as regulated by Section 10.5 of this ordinance, shall be provided.

5. All utilities must be underground in a new subdivision or development when transmission lines are extended or altered.
6. New streets in this zone shall conform to the Urban Cross Section standards contained within the Kenton County Subdivision Regulations.

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SECTION 5.8 R-1G (RESIDENTIAL ONE-G) ZONE

- A. **PURPOSE:** This zone is established to provide a residential environment whose dwelling types and densities are typical of an urban character.
- B. **PERMITTED USES:** See Table 5.1
- C. **ACCESSORY USES**
1. Customary accessory structures and uses
 2. Fences and/or walls, as regulated by Article XII of this ordinance
 3. Home occupations, as regulated by Section 9.8 of this ordinance
 4. Signs, as regulated by Article XIII of this ordinance
 5. Accessory Dwelling Units, as regulated by Section 9.7 of this ordinance
- D. **CONDITIONAL USES:** The uses listed as conditional uses in Table 5.1, or any customary accessory structures or uses, subject to the approval by the Board of Adjustment, as set forth in Article XV of this ordinance
- E. **AREA AND HEIGHT REGULATIONS FOR PERMITTED USES**
1. Minimum lot area - Six thousand (6,000) square feet
 2. Minimum lot width at building setback line - Fifty (50) feet
 3. Minimum front yard depth - Thirty (30) feet
 4. Minimum side yard width - Five (5) feet
 5. Minimum rear yard depth - Twenty-five (25) feet
 6. Maximum building height - Thirty-five (35) feet
- F. **AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES**
1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
 2. Minimum lot width at building setback line - One hundred fifty (150) feet
 3. Minimum front, side and rear yard depths - Fifty (50) feet
 4. Maximum building height - Thirty-five (35) feet
- G. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI of this ordinance.
 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
 3. No lighting shall be permitted which would glare from any use located within this zone onto any street, or into any adjacent property.
 4. Where any yard of any conditionally permitted use in this zone abuts property in a residential zone, a minimum ten (10) foot wide screening area, as regulated by Section 10.5 of this ordinance, shall be provided.

5. All utilities must be underground in a new subdivision or development when transmission lines are extended or altered.
6. New streets in this zone shall conform to the Urban Cross Section standards contained within the Kenton County Subdivision Regulations.

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SECTION 5.9 R-2 (RESIDENTIAL TWO) ZONE

- A. **PURPOSE:** This zone is established to provide a residential environment of attached dwelling units whose densities are typical of an urban character.
- B. **PERMITTED USES:** See Table 5.1
- C. **ACCESSORY USES**
1. Customary accessory structures and uses
 2. Fences and/or walls, as regulated by Article XII of this ordinance
 3. Signs, as regulated by Article XIII of this ordinance
- D. **CONDITIONAL USES:** The uses listed as conditional uses in Table 5.1, or any customary accessory structures or uses, subject to the approval of the Board of Adjustment, as set forth in Article XV of this ordinance
- E. **AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:**
1. Minimum lot area - Twenty thousand (20,000) square feet for the first four (4) dwelling units or less; four thousand (4,000) square feet shall be provided for every dwelling unit thereafter.
 2. Minimum lot width at building setback line - One hundred (100) feet
 3. Minimum front yard depth - Forty (40) feet
 4. Minimum side yard width - Fifteen (15) feet
 5. Minimum rear yard depth - Thirty (30) feet
 6. Maximum building height - Forty (40) feet
 7. Maximum density - Ten (10) dwelling units per net acre
 8. In the case of this zone, more than one principal structure, as defined herein, may be permitted on one lot
- F. **AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES**
1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
 2. Minimum lot width at building setback line - One hundred fifty (150) feet
 3. Minimum front, side and rear yards - Fifty (50) feet
 4. Maximum building height - Forty (40) feet
- G. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI of this ordinance.
 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
 3. No lighting shall be permitted which would glare from any use located within this zone onto any street, or into any adjacent property.

4. Where any yard of any conditionally permitted use in this zone abuts property in a residential zone, a minimum ten (10) foot screening area, as regulated by Section 10.5 of this ordinance, shall be provided.
5. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
6. A development plan, as regulated by Article XV of this ordinance, shall be required for any use permitted in this zone.
7. New streets in this zone shall conform to the Urban Cross Section standards contained within the Kenton County Subdivision Regulations.

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SECTION 5.10 R-3 (RESIDENTIAL THREE) ZONE

- A. **PURPOSE:** This zone is established to provide a residential environment of multiple dwelling units whose densities are typical of an urban character.
- B. **PERMITTED USES:** See Table 5.1
- C. **ACCESSORY USES**
1. Customary accessory structures and uses
 2. Fences and walls, as regulated by Article XII of this ordinance
 3. Signs, as regulated by Article XIII of this ordinance
- D. **CONDITIONAL USES:** The uses listed as conditional uses in Table 5.1, or any customary accessory structures or uses, subject to the approval of the Board of Adjustment, as set forth in Article XV of this ordinance
- E. **AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:**
1. Minimum lot area - Twenty thousand (20,000)
 2. Minimum lot width at building setback line - One hundred (100) feet
 3. Minimum front yard depth - Forty (40) feet
 4. Minimum side yard width - Fifteen (15) feet
 5. Minimum rear yard depth - Thirty (30) feet
 6. Maximum building height - Forty (40) feet
 7. Maximum density - Twenty (20) dwelling units per net acre
 8. In the case of this zone, more than one principal structure, as defined herein, may be permitted on one lot
- F. **AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES**
1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
 2. Minimum lot width at building setback line - One hundred fifty (150) feet
 3. Minimum front, side and rear yards - Fifty (50) feet
 4. Maximum building height - Forty (40) feet
- G. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI of this ordinance.
 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
 3. No lighting shall be permitted which would glare from any use located within this zone onto any street, or into any adjacent property.

4. Where any yard of any use permitted or conditionally permitted use in this zone abuts property in a single-family residential zone, a minimum ten (10) foot screening area, as regulated by Section 10.5 of this ordinance, shall be provided.
5. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
6. A development plan, as regulated by Article XV of this ordinance, shall be required for any use permitted in this zone
7. New streets in this zone shall conform to the Urban Cross Section standards contained within the Kenton County Subdivision Regulations.

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SECTION 5.11 R-4 (RESIDENTIAL FOUR) ZONE

- A. **PURPOSE:** This zone is established to provide a residential environment of multiple dwelling units whose densities are typical of an urban character.
- B. **PERMITTED USES:** See Table 5.1
- C. **ACCESSORY USES**
1. Customary accessory structures and uses
 2. Fences and/or walls, as regulated by Article XII of this ordinance
 3. Signs, as regulated by Article XIII of this ordinance
- D. **CONDITIONAL USES:** The uses listed as conditional uses in Table 5.1, or any customary accessory structures or uses, subject to the approval of the Board of Adjustment, as set forth in Article XV of this ordinance
- E. **AREA AND HEIGHT REGULATIONS FOR PERMITTED USES**
1. Minimum lot area - Five thousand (5,000) square feet
 2. Minimum lot area per dwelling unit
 - a. Two or more bedroom unit - Two thousand (2,000) square feet
 - b. One bedroom unit - One thousand (1,000) square feet
 3. Minimum lot width at building setback line - Fifty (50) feet
 4. Minimum front yard depth - Fifteen (15) feet
 5. Minimum side yard width - Total: Twelve (12) feet; One side - Five (5) feet
 6. Minimum rear yard depth - Fifteen (15) feet
 7. Maximum building height - Floors: Six (6) floors; Feet: Seventy (70) feet
 8. Maximum lot coverage - Interior lot: Forty percent (40%); Corner lot: Forty-five percent (45%)
 9. In the case of this zone, more than one principal structure, as defined herein, may be permitted on one lot
- F. **AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES**
1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
 2. Minimum lot width at building setback line - One hundred fifty (150) feet
 3. Minimum front, side, and rear yard depths - Fifty (50) feet
 4. Minimum building height - Forty (40) feet
- G. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI of this ordinance.

2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from any use located within this zone onto any street, or into any adjacent property.
4. Where any yard of any use permitted or conditionally permitted use in this zone abuts property in a single-family residential zone, a minimum ten (10) foot screening area, as regulated by Section 10.5 of this ordinance, shall be provided.
5. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
6. A development plan, as regulated by Article XV of this ordinance, shall be required for any use permitted in this zone.
7. New streets in this zone shall conform to the Urban Cross Section standards contained within the Kenton County Subdivision Regulations.

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