

ARTICLE VI

COMMERCIAL AND INDUSTRIAL ZONES

SECTION 6.0 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 VII.

- 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 6.1 USE TABLE - COMMERCIAL ZONES

	PO	PO-1	PO-2	OP	RC	NC	NSC	SC	LHS	HC	RCO	Use Specific Standards
	P = Permitted Use C = Conditional Use "-" = Not permitted											
RESIDENTIAL USE GROUP												
§ Household Living												
o Single-family	-	P	-	-	-	-	-	-	-	-	-	
PUBLIC AND CIVIC USE GROUP												
§ Colleges and Universities	-	-	-	-	-	-	-	-	P	-	-	
§ Cultural Exhibits and Libraries	-	-	-	-	-	P	P	P	P	-	-	
§ Day Care or Day Care Center												
o Day Care, Type 2	-	-	-	-	-	-	P	-	P	-	-	
o Day Care, Type 1	-	-	-	P	-	-	P	-	P	-	-	
§ Postal Service	P	-	P	-	P	P	P	P	-	-	-	
§ Recreation and Open Space												
o High-Intensity	-	-	-	P	-	-	P	-	P	-	P	
o Low-Intensity	-	-	-	P	-	-	P	-	P	-	P	
§ Religious Assembly	-	-	-	P	-	P	P	P	P	-	P	
§ Safety Services	P	P	P	-	P	P	P	P	P	P	-	
COMMERCIAL USE GROUP												
§ Animal Services												
o Sales and Grooming	-	-	-	-	-	P	P	P	-	-	-	Excluding boarding and outside runs
§ Business Equipment Sales and Service	P	-	P	P	-	-	-	P	-	-	-	
§ Business Support Services	P	-	P	P	-	-	-	P	-	-	-	
§ Convention Center, Training Facility	-	-	-	P	-	-	-	-	P	-	-	
§ Eating/Drinking Establishment												
o Restaurant	-	-	-	-	P	P	P	P	P	P	-	
o Tavern	-	-	-	-	P	P	P	P	P	-	-	
§ Entertainment												
o Small	-	-	-	-	-	P	P	P	P	-	-	
o Medium	-	-	-	-	-	P	P	P	P	-	-	
o Large	-	-	-	-	-	-	-	P	-	-	-	
§ Financial Services	P	-	P	P	P	P	P	P	P	P	-	
§ Food and Beverage Sales, Retail	-	-	-	-	P	P	P	P	-	-	-	
§ Gasoline Stations	-	-	-	-	-	P	P	P	-	P	-	
§ Lodging												
o Hotel/Motel	-	-	-	-	-	-	-	-	P	P	-	
o Bed and Breakfast	-	P	-	-	-	-	-	-	-	-	-	Section 9.12
§ Medical Service	P	-	P	P	-	-	-	-	-	-	-	
§ Office	P	P	P	P	P	P	P	P	P	-	-	
§ Personal Improvement Service	-	-	-	-	P	P	P	P	P	-	-	
§ Retail Sales and Service	-	-	-	-	P	P	P	P	-	P	-	
§ Vehicle Sales and Service												
o Auto Supply/Accessory Sales	-	-	-	-	-	-	-	P	-	-	-	
o Car Wash	-	-	-	-	-	-	-	P	P	-	-	
o New Vehicle/Equipment Sales, Light	-	-	-	-	-	-	-	-	-	P	-	
o Used Vehicle/Equipment Sales, Light	-	-	-	-	-	-	-	-	-	P	-	
o Vehicle Repair												
+ Minor Vehicle Servicing	-	-	-	-	-	-	-	-	P	P	-	
+ Minor Vehicle Repair	-	-	-	-	-	-	-	-	-	P	-	
+ Major Vehicle Repair	-	-	-	-	-	-	-	-	-	P	-	
OTHER USE GROUP												
§ Marine Related Use	-	-	-	-	-	-	-	-	-	-	P	
§ Parking, Non-Accessory	P		P		-	P	P	P	-	-	P	

TABLE 6.2 USE TABLE - INDUSTRIAL ZONES

	IP	I-1	I-2	I-3	Use Specific Standards
P = Permitted Use C = Conditional Use "- " = Not permitted					
PUBLIC AND CIVIC USE GROUP					
§ Safety Services	P	P	-	-	
§ Schools	P	P	-	-	
§ Utilities					
o Essential Services	-	P	P	-	
COMMERCIAL USE GROUP					
§ Office	P	-	-	-	Excluding outside storage
§ Office	-	P	P	-	Including outdoor storage
§ Vehicle Sales and Service					
o Vehicle/Equipment Sales, Heavy	-	-	P	-	Per requirements of Section 9.13
o Vehicle Repair					
+ Minor Vehicle Repair	P	P	-	-	Per requirements of Section 9.13
+Major Vehicle Repair	P	P	-	-	Per requirements of Section 9.13
INDUSTRIAL USE GROUP					
§ Junk/Salvage Yard	-	P	P	-	Per requirements of Section 9.13
§ Manufacturing, Production, and Industrial Service					
o Limited	P	P	-	P	Per requirements of Section 9.13
o General	-	-	P	P	Per requirements of Section 9.13
o Intensive	-	-	P	-	Per requirements of Section 9.13
§ Warehouse, Wholesaling, and Freight Movement	P	P	P	P	Per requirements of Section 9.13
§ Waste-Related Service					Per requirements of Section 9.13
o Sanitary Landfills	-	P	-	-	Per requirements of Section 9.13
OTHER USE GROUP					
§ Agriculture	-	-	-	-	
§ Marine Related Use	-	-	-	P	

SECTION 6.1 PO (PROFESSIONAL OFFICE) ZONE

- A. **PURPOSE:** This zone is established to provide for a low rise office environment accommodating individual office uses or small scale office developments.
- B. **PERMITTED USES:** See Table 6.1
- 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
 4. Uses as listed below, included within and entered from within, any office building as a convenience to the occupants thereof, their patients, clients, or customers provided that the accessory uses shall not exceed ten percent (10%) of the gross floor area of the permitted uses in the building and no exterior advertising displays for any accessory uses shall be visible from outside the building:
 - a. Barber shops
 - b. Beauty shops
 - c. Cleaning services, including laundries and dry cleaning
 - c. Coffee shops or refreshment stands
 - d. Communication facilities and towers
 - d. Day care centers
 - d. Eating establishments and taverns, excluding drive-ins
 - e. Medical or dental laboratories
 - f. News and confectionery stands
 - g. Prescription pharmacies
 - h. Recreational uses, including membership and health clubs
 5. Vehicle repair, maintenance, servicing, refueling, and parking when in connection with a motorized livery (limousine) service, when such service is located within an office park
- D. **AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:
1. Minimum building site area for Office Park development - 100 acres
 2. Minimum lot area - Twenty two thousand five hundred (22,500) square feet
 3. Minimum lot width at building setback line - One hundred (100) feet
 4. Minimum front yard depth - Thirty (30) feet
 5. Minimum side yard width - Fifteen (15) feet
 6. Minimum rear yard depth - Twenty-five (25) feet
 7. Maximum building height - Forty (40) feet
 8. In the case of this zone, more than one principal structure, as defined herein, may be constructed on one lot

E. OTHER DEVELOPMENT CONTROLS

1. Off - street parking and loading and/or unloading areas 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 private lighting shall be permitted which would glare from any use located within this zone onto any dedicated street or into any adjacent property.
4. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.
5. Where any side and/or rear yard of any use permitted within this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 10.5 of this ordinance.
6. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
7. A development plan, as regulated by Section 14.5 of this ordinance shall be required for any use permitted in this zone.
8. Where any office park development permitted in this zone abuts a residential zone, a minimum yard requirement of 100 feet for all yards which abut said zone shall be provided, twenty feet of which shall be maintained by a screening area, as regulated by Section 10.5 of this ordinance.
9. In the case of this zone, more than one principal building, as defined herein, may be permitted to be constructed within the minimum building site area.
10. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

SECTION 6.2 PO-1 (PROFESSIONAL OFFICE BUILDING ONE) ZONE

- A. **PURPOSE:** To allow appropriate non-residential uses to integrate with single-family dwellings, while preserving the residential character of the buildings in the zone, and not interfering with existing dwellings in adjacent zones.
- B. **PERMITTED USES:** See Table 6.1
- C. **ACCESSORY USES**
1. Customary accessory buildings 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. **AREA AND HEIGHT REGULATIONS:** No buildings shall be structurally altered or demolished hereafter, in such way that as observed by a reasonable person, it would contrast or conflict with the residential architectural style and accessory uses that now exist in this zone, however, all approved alterations shall be in accord with the following requirements:
1. Minimum Lot Area - Six thousand five hundred (6,500) square feet, except for bed and breakfast establishments which shall have a minimum lot area of ten thousand (10,000) square feet.
 2. Minimum Lot Width At Building Setback Line - Fifty (50) feet, except for bed and breakfast establishments which shall have a minimum lot width at building setback line of ninety (90) 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.
 7. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot.
- E. **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 this zone onto any dedicated street or into any adjacent property.
 4. Screening and landscaping shall be in compliance with Section 10.5 of this ordinance.
 5. A site plan, as regulated by Section 14.5 of this ordinance, shall be required for any use in this zone.

6. No use producing objectionable odors, noise, or dust shall be permitted within this zone.
7. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off-street parking and loading and/or unloading areas.
8. All utilities shall be underground when new development occurs.
9. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

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SECTION 6.3 PO-2 (PROFESSIONAL OFFICE-TWO) ZONE

- A. **PURPOSE:** This zone is established to provide for a high rise office environment accommodating large scale office developments.
- B. **PERMITTED USES:** See Table 6.1
- 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
 4. Except as herein provided, uses as listed below, as a convenience to the occupants thereof, their patients, clients, or customers, provided that the accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building(s) and no exterior advertising displays for any accessory uses shall be visible from outside the building:
 - a. Barber shops
 - b. Beauty shops
 - c. Cleaning services, including laundries and dry cleaning
 - d. Coffee shop or refreshment stands
 - e. Communication facilities and towers
 - f. Day care centers
 - g. Eating and drinking places, excluding drive-through and drive-in facilities
 - h. Medical or dental laboratories
 - i. News and confectionery stands
 - j. Prescription pharmacies
 - k. Recreational uses, including membership and health clubs
 5. Sit down restaurants, including drive-through facilities and taverns are permitted to locate outside an office building, within a free standing building, provided all the following conditions, and other applicable sections of this ordinance, are met:
 - a. The total development, including principal and accessory uses, comprises a minimum building site of three (3) acres.
 - b. A pedestrian and vehicular pedestrian plan, is submitted and approved by the zoning administrator. Said plan shall provide for the safe movement of vehicular and pedestrian traffic to and from and within the site
 - c. Such an accessory use shall be developed only in conjunction with a principally permitted use (except off-street parking lots and/or garages) and shall not exceed forty-nine percent (49%) of the gross floor area of the permitted use(s)

6. Vehicle repair, maintenance, servicing, refueling, and parking when in connection with a motorized livery (limousine) service, when such service is located within an office park.

D. AREA AND HEIGHT REGULATIONS

1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum lot width at building setback line - One hundred (100) feet
3. Minimum front yard depth - Thirty (30) feet for the first two (2) stories, plus ten (10) feet for each additional story up to and including ten (10) stories
4. Minimum side yard width - Fifteen (15) feet
5. Minimum rear yard depth - Twenty-five (25) feet.
6. In the case of this zone, more than one principal structure, as defined herein, may be constructed on one lot

E. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading areas 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 dedicated street or into any adjacent property.
4. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.
5. Where any side and/or rear yard of any use permitted within this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 10.5 of this ordinance. An additional ten (10) feet of setback shall be provided for each additional story over two (2) stories, up to and including ten (10) stories, an additional five (5) feet of setback shall be provided for each story in excess of ten (10) stories.
6. All utilities must be underground in a new subdivision or development when transmission lines are extended or altered.
7. All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking and loading and/or unloading areas.
8. A development plan, as regulated by Section 14.5 of this ordinance, shall be required for any use permitted in this zone.
9. Where any office park development permitted in this zone abuts a residential zone, a minimum yard requirement of 100 feet for all yards which abut said zone shall be provided, twenty feet of which shall be maintained by a screening area, as regulated by Section 10.5 of this ordinance.
10. In the case of this zone, more than one principal building, as defined herein, may be permitted to be constructed within the minimum building site area.

11. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

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SECTION 6.4 OP (OFFICE PARK) ZONE

- A. **PURPOSE:** The purposes of the Office Park (OP) Zone are to: allow professional, research, and similar uses within a planned and architecturally unified development, and supplement or serve adjacent areas without having an adverse impact on adjacent areas; but always with the intention of furthering the public health, safety, and general welfare.
- B. **APPLICATION AND PROCESSING:** Applications for development within an Office Park (OP) Zone shall be processed as follows:
1. Applications for a map amendment to zone an area OP shall follow the procedures set forth in Article XIV of this ordinance. In addition to the regulations set forth in Article XIV, of this ordinance, the application shall be accompanied by a development plan, as regulated by Section 14.5, A., of this ordinance, for the entire area under single ownership.
 2. When a site is proposed to be developed within an area which is currently zoned OP, a Stage I Development Plan for the entire area under single ownership, as regulated by Section 14.5, A., of this ordinance, shall be submitted for review by the planning commission. Development shall include: grading of any land; construction of any streets or other improvements; and the demolition, erection, physical expansion, or change of use of any structure. Development shall not include the normal maintenance (e.g., cleaning, painting, etc.) of any structure.
 - a. The planning commission shall hold a public hearing on the proposed Stage I Development Plan in accordance with the requirements of KRS Chapter 424, and review said Stage I Development Plan with regard to its compliance with the stated purpose of the Office Park (OP) Zone, the required elements of the Stage I Development Plan, applicable requirements of this section of the ordinance, and other applicable requirements of this ordinance. Upon holding such hearing, the planning commission shall make one of the following recommendations to the legislative body: approval, approval with conditions, or disapproval. The planning commission shall submit, along with their recommendations, a copy of the Stage I Development Plan and the bases for their recommendation.
 - b. The legislative body, shall, within ninety (90) days after the planning commission makes its recommendation, process the proposed Stage I Development Plan. Action to approve the Stage I Development Plan may incorporate any conditions imposed by the planning commission. However, should the action impose different conditions than were reviewed and considered by the planning commission, then said conditions shall be resubmitted to the planning commission for further review and recommendation, in accordance with Subsection B., 1., a., of this section.

A copy of the approved Stage I Development Plan shall be forwarded to the planning commission, or its duly authorized representative, for further processing, in accordance with the requirements for a Stage II Development Plan.

3. Stage II - A Stage II Development Plan, for the area proposed to be developed, shall be developed in conformance with the approved Stage I Development Plan and in accordance with the requirements of Section 14.5, B. of this ordinance, and submitted to the planning commission, or its duly authorized representative, for its review. Except for the manner of submission and processing, the subdivision regulations may be waived, where applicable, and the requirements of Section 14.5, B. of this ordinance shall be substituted therefore. Those requirements not specifically waived by the planning commission shall conform with the subdivision regulations.
 - a. The planning commission, or its duly authorized representative, shall review the submitted Stage II Development Plan with regard to its compliance with the required elements of Section 14.5, B. of this ordinance, its conformity with the approved Stage I Development Plan, applicable requirements of this section of the ordinance, and other applicable requirements of this ordinance. Minor adjustments from the approved Stage I Development Plan may be permitted, provided that the adjustments do not affect the spatial relationship of structures, change land uses, increase overall density, significantly alter circulation patterns (vehicular and pedestrian), decrease the amount and/or usability of open space or recreation areas, or conflict with other applicable requirements of this ordinance.

Upon approval of the Stage II Development Plan, by the planning commission, or its duly authorized representation, a copy of said plan shall be forwarded to the zoning administrator, who shall grant permits only in accordance with the approved Stage II Development Plan and other regulations as may be required by this ordinance.

C. PERMITTED USES: See Table 6.1

D. 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.
4. Uses as listed below, included within and entered from within any office building as a convenience to the occupants thereof, their patients, clients, or customers, providing that the accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays for any of the accessory uses shall be visible from outside the building:

- a. Pharmacies
 - b. Barber shops
 - c. Beauty shops
 - d. Eating and drinking places
 - e. Medical or dental laboratories
 - f. News stands
- E. **AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:
1. Minimum Lot Area - Two (2) acres.
 2. Minimum Lot Width At Building Setback Line - One hundred fifty (150) feet.
 3. Maximum Impervious Surface Ratio - Sixty (60) percent.
 4. Maximum Building Height - Forty (40) feet.
 5. In the case of this zone, more than one principal structure, as herein defined, may be permitted on one lot.
- F. **SETBACK REGULATIONS:** Requirements shall be as approved in the plan.
- G. **NATURAL RESOURCE PROTECTION REGULATIONS:** Natural resource protection regulations shall be planned and applied in accordance with Article X of this ordinance.
- H. **OTHER DEVELOPMENT CONTROLS:**
1. Development shall be consistent with any conceptual development plan/study which has been adopted/approved by the legislative body.
 2. Off-street parking and loading and/or unloading shall be provided in accordance with Article XI of this ordinance.
 3. No outdoor storage of any materials, supplies, or products shall be permitted in this zone.
 4. No lighting shall be permitted which would glare from any use located within this zone onto any street or into any adjacent property.
 5. Where any yard of any permitted use in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 10.5 of this ordinance.
 6. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
 7. Mechanical equipment, whether ground or roof mounted, shall be screened from view.
 8. Sidewalks shall be required when any new development occurs.
 9. Interior landscaping shall be provided as follows:
 - a. A minimum 5% of the vehicular use area shall be landscaped.
 - b. Such landscaped areas shall be a minimum of 65 square feet in area.

- c. Vegetation shall not be located closer than 30 inches to any pavement.
 10. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.
- I. CRITERIA: Evaluation of the proposed OP Zone and/or development plan shall be based upon the following criteria:
 1. Design
 - a. Agreement with the various elements of the Area-Wide Comprehensive Plan, and where applicable, any other adopted plan.
 - b. Extent to which the proposed development plan is consistent with the purpose of the Office Park (OP) Zone.
 - c. Adequacy of the proposed site, considering such factors as the sufficiency of the size of the site to comply with the established criteria, the configuration of the site, and the extent to which the site is formed by logical boundaries (e.g., topography, natural features, streets, relationship of adjacent uses, etc.).
 - d. Nature and extent of the proposed uses in relation to the unique characteristics of the site.
 - e. Extent to which the design of the proposed development responds to the natural and man - made features of the site.
 - f. Building locations should be planned to accomplish a desirable transition with open spaces, pedestrian areas, and off - street parking areas.
 - g. Extent to which the scale of each building relates to the natural environment.
 - h. The primary activity area of a building should be oriented toward a natural site amenity.
 - i. The location of buildings should be designed to provide for an orderly rhythm by avoiding long, unbroken building facades.
 - j. Heights of structures should be compatible with the height of existing structures adjacent to the site.
 2. Circulation
 - a. Amount of traffic that would be generated by the proposed development and the ability of the existing street system to adequately handle said traffic. Where deficiencies exist, proposed traffic improvements that would correct such deficiencies may be considered.
 - b. Extent to which the design of the internal street system provides for the efficient and safe movement of traffic within and adjacent to the site.
 - c. The circulation system should follow the natural terrain of the site.
 - d. The circulation system should provide for the continuation of existing streets and provide for the connection of proposed streets to adjoining properties.

- e. Extent to which the complete separation of pedestrian and vehicular circulation systems is achieved.
- f. Pedestrian street crossings should provide for safe crossings where there is good sight distance along the street or at a grade separated crossing.

3. Open Space

- a. Existing trees, streams, natural features, and scenic views should be preserved and maintained where feasible and practicable.
- b. Extent to which an overall landscaping plan is developed and achieved to compliment the overall project.
- c. Landscaping should be an integral part in the design of off - street parking areas to soften the impact of hard surfaced areas on adjacent areas.
- d. Open spaces should not be isolated from one another by unrelated physical obstructions, but rather, should be linked together by open space corridors having a reasonable width.
- e. Open spaces and landscaping along the perimeter of the site shall be compatible with adjoining uses and zones.

4. Utilities

- a. Extent to which all necessary public utilities and facilities are available to service the proposed development, including police and fire protection, water and sewer services, and other services normally provided within the area. Where deficiencies exist, improvements that would correct such deficiencies may be considered.

5. Signage

- a. Signage should be designed to protect and enhance the visual amenities of the site.
- b. A sign package should be developed for the entire development that forms an integral part of the total design of the site.
- c. All signs should be of a complimentary scale and proportion in design and in visual relationship to the site and buildings.
- d. Extent to which signs define and enhance the architectural elements of a building or site.
- e. Extent to which signage is consolidated and coordinated with the overall site design.

- J. AMENDMENTS: Any amendments to plans, except for the minor adjustments which may be permitted by the city's chief administrative official, or his/her duly authorized representative, shall be made in accordance with the procedure required by Subsection B., 2. or B., 3., above, subject to the same limitations and requirements as those under which such plans were originally approved.

- K. EXPIRATION: Development plans within the Office Park (OP) Zone shall be subject to the time constraints noted below. Upon expiration of said time constraints, and any extensions thereto, the legislative body may initiate a request for a public hearing by the planning commission, in accordance with the requirements of KRS Chapter 100, for the purpose of determining: (1) whether said Office Park (OP) Zone should revert to its original zoning designation; or (2) that the approved Development Plan should be voided. A public hearing may be initiated if the following condition applies:
1. Substantial construction has not been initiated within a period of twelve (12) consecutive months from the date of approval of the Stage II Development Plan, provided that an extension may be permitted upon approval of the legislative body, or its duly authorized representative, if sufficient proof can be demonstrated that the construction was delayed due to circumstances beyond the applicant's control, and that prevailing conditions have not changed appreciably to render the approved Stage II Development Plan obsolete. Substantial construction shall be deemed to mean the placing of footers and/or foundation.

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SECTION 6.5 RC (RURAL COMMERCIAL) ZONE

- A. **PURPOSE:** This zone is established to primarily provide for individual retail uses which are oriented towards serving the needs of the rural community.
- B. **PERMITTED USES:** See Table 6.1
- 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. **AREA AND HEIGHT REGULATIONS:**
1. Minimum lot area - Ten thousand (10,000) square feet
 2. Minimum lot width at building setback line - Seventy (70) feet
 3. Minimum front yard depth - Fifty (50) feet
 4. Minimum side yard width - No restrictions except when adjacent to a street or other deeded right-of-way, then the required width shall be the same as required for a minimum front yard depth in this zone. In the event a side yard is provided, it shall never be less than fifteen (15) feet
 5. Minimum rear yard depth - Fifteen (15) feet
 6. Maximum building height - Forty (40) feet
 7. In the case of this zone, more than one principal structure, as defined herein, may be constructed on one lot.
- E. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading areas 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 residential zone.
 4. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
 5. Where any side and/or rear yard of any use permitted in this zone abuts a side and/or rear yard which abuts a residential zone, a minimum yard requirement of fifty (50) feet shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 10.5 of this ordinance.
 6. A development plan, as regulated by Section 14.5 of this ordinance, shall be required for any use permitted in this zone.
 7. New street construction within this zone shall utilize either the Rural or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

SECTION 6.6 NC (NEIGHBORHOOD COMMERCIAL) ZONE

- A. **PURPOSE:** This zone is established to primarily provide for individual retail, service, automotive, and other uses which are oriented towards serving the daily needs of local residents.
- B. **PERMITTED USES:** See Table 6.1
- C. **ACCESSORY USES**
1. Customary accessory uses
 2. Fences and walls, as regulated by Article XII of this ordinance
 3. Signs, as regulated by Article XIII of this ordinance
- D. **AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:
1. Minimum lot area - Ten thousand (10,000) square feet
 2. Minimum lot width at building setback line - Seventy (70) feet
 3. Minimum front yard depth - Fifty (50) feet
 4. Minimum side yard width - No restrictions, except when adjacent to a street, road, highway, or other right-of-way, when the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the building code, shall be required. In the event a side yard is provided, it shall never be less than fifteen (15) feet
 5. Minimum rear yard depth - Fifteen (15) feet
 6. Maximum building height - Forty (40) feet
 7. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot
- E. **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 this zone onto any street, or into any residential zone.
 4. Screening and landscaping shall be provided, as regulated by Section 10.5 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
 5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
 6. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off-street parking and loading and/or unloading areas.

7. A site plan, as regulated by Section 14.5 of this ordinance, shall be required for any use permitted in this zone.
8. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

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SECTION 6.7 NSC (NEIGHBORHOOD SHOPPING CENTER) ZONE

- A. **PURPOSE:** This zone is established to provide for retail, service, and other uses, within a planned and coordinated development, which is oriented towards serving the residents of the neighborhood.
- B. **PERMITTED USES:** See Table 6.1
- 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. **AREA AND HEIGHT REGULATIONS**
1. Minimum building site area - Five (5) acres
 2. Maximum building site area - Ten (10) acres
 2. Minimum yard requirements - Fifty (50) feet for each front, side and rear yards
 3. Maximum building height - Forty (40) feet
 4. In the case of this zone, more than one principal structure, as defined herein, may be constructed within the minimum building site area.
- E. **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. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
 5. Where any yard of any use permitted in this zone abuts a residential zone, a ten (10) foot wide screening area, as regulated by Section 10.5 of this ordinance, shall be provided.
 6. All utilities must be underground in a new subdivision of development when transmission lines have to be extended or altered
 7. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off-street parking and loading and/or unloading areas and the outdoor play areas of child care centers.
 8. A development plan, as regulated by Section 14.5 of this ordinance, shall be required for any use permitted in this zone. Such site plan shall include the layout of the entire area of the proposed shopping center and shall take into consideration internal and external pedestrian and vehicle access and the functional relationships of uses within the shopping center.

9. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

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SECTION 6.8 SC (SHOPPING CENTER) ZONE

- A. **PURPOSE:** This zone is established to provide for retail, service, and other uses, within a planned and coordinated development, oriented towards serving a regional market
- B. **PERMITTED USES:** See Table 6.1
- 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
 4. Recycling collection centers
- D. **AREA AND HEIGHT REGULATIONS:**
1. Minimum building site area - Ten (10) acres.
 2. Minimum yard requirements - Fifty (50) feet for each front, side, and rear yards
 3. Maximum building height - Forty (40) feet
 4. In the case of this zone, more than one principal structure, as defined herein, may be constructed within the minimum building site area.
- E. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading areas 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 residential zone.
 4. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
 5. Where any yard of any use permitted in this zone abuts a residential zone, a ten (10) foot wide screening area, as regulated by Section 10.5 of this ordinance, shall be provided.
 6. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
 7. All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking and loading and/or unloading areas and the outdoor play areas of day care centers. The display of merchandise is permitted on sidewalks only subject to the following restrictions:
 - a. Only merchandise for sale, including plants and gardening materials is to be displayed

- b. Displays are limited to the area directly in front of a commercial establishment offering the items for sale
 - c. Displays may not be located within six (6) feet of the edge of the sidewalk nearest the curb, and shall allow for six (6) feet of clear width on the sidewalk in any case
 - d. Displays shall not block ingress or egress to any entrances or exits or adjoining buildings or properties
 - e. No stacks of any material or pallets shall be higher than five (5) feet
 - f. No such displays shall engage the use of electricity nor shall such displays be animated or use lights or noise making devices
 - g. Cooking or grilling is not permitted anywhere on sidewalks nor in the parking areas
8. A development plan, as regulated by Section 14.5 of this ordinance, shall be required for any use permitted in this zone. Such development plan shall include the layout of the entire area of the proposed shopping center and shall take into consideration internal and external pedestrian and vehicle access and the functional relationship of uses within the shopping center.
 9. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

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SECTION 6.9 LHS (LIMITED HIGHWAY SERVICE) ZONE

- A. **PURPOSE:** This zone is established to provide for limited retail, service, office and other uses which have a regional market area or which require accessibility to the regional transportation system.
- B. **PERMITTED USES:** See Table 6.1
- 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
 4. Uses as listed below, included within and entered from within, any motel or hotel, as a convenience to the occupants thereof, and their customers, provided that the accessory uses shall not exceed ten percent (10%) of the gross floor area of the permitted uses in the building and no exterior advertising displays for any accessory uses shall be visible from outside the building:
 - a. Barber shops and beauty shops
 - b. Liquor stores
 - c. News and confectionery stands
 - d. Recreational facilities
 5. Convenience food sales, provided in conjunction with a service station and serving primarily as a convenience to the customers thereof. The area utilized for the sale of food items, and the required off-street parking facilities, shall be subordinate in area to the service station. The area for the service station, for comparative purposes, shall be limited to gas pumps, required parking facilities, and storage and circulation areas.
- D. **AREA AND HEIGHT REGULATIONS**
1. Minimum lot area - Ten thousand (10,000) square feet
 2. Minimum lot width at building setback line - Seventy (70) feet
 3. Minimum front yard depth - Fifty (50) feet
 4. Minimum side yard width - No restrictions, except when adjacent to a dedicated street, road, highway, or other right-of-way then the required width shall be the same as required for a minimum front yard depth in this zone. In the event a side yard is provided, it shall never be less than fifteen (15) feet
 5. Minimum rear yard depth - Fifteen (15) feet
 6. Maximum building height - Forty (40) feet
 7. In the case of this zone, more than one principal structure as defined herein, may be constructed on one lot
- E. **OTHER DEVELOPMENT CONTROLS:**

1. Off-street parking and loading and/or unloading areas 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 dedicated street, or into any adjacent property.
4. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.
5. Where any side and/or rear yard of any use permitted within this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for shall be provided, ten (10) feet of which shall be maintained by a screening are, as regulated by Section 10.5 of this ordinance.
6. All utilities must be underground in any new subdivision or development when transmission lines have to be extended or altered.
7. A development plan, as regulated by Section 14.5 of this ordinance shall be required for any use permitted in this zone.
8. Off-street parking and loading and/or unloading areas may be located in front and side yard areas in this zone, provided that no off-street parking areas shall be closer than fifteen (15) feet to the street, road, highway, or right-of-way line or boundary line of any adjacent district. This fifteen (15) foot area shall remain open and unobstructed, except by items specifically permitted in yard areas in this ordinance.
9. Eating establishments with a drive-thru facility, are subject to the following conditions:
 - a. The hours of operation of the drive-thru service shall be limited to seven (7:00) A.M. to eleven (11:00) P.M.;
 - b. The sound pressure level from any speaker or order station may not exceed 55 decibels, as provided for in Section 9.13;
 - c. The speaker or order station shall not be located on any wall or in any yard of a building adjacent to any area which is either zoned for or developed in residential use, or located within one hundred (100) feet of such use.
10. Dumpster units and mechanical devices such as air conditioners, heating units, and heat exchanges, shall be screened from residential areas. Noise, which emanates from mechanical devices, shall not exceed 55 decibels, as provided for within Article IX of this ordinance.
11. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

SECTION 6.10 HC (HIGHWAY COMMERCIAL) ZONE

- A. **PURPOSE:** This zone is established to provide for retail, service, and other uses which are oriented towards serving the traveling/transient public or which require immediate access to the regional transportation system.
- B. **PERMITTED USES:** See Table 6.1
- 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
 4. Uses as listed below, included within and entered from within, any motel or hotel, as a convenience to the occupants thereof, and their customers, providing that the accessory uses shall not exceed ten (10%) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays for any accessory uses shall be visible from outside the building:
 - a. Barber shops
 - b. Beauty shops
 - c. News and confectionery stands
 - d. Restaurants
- D. **AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:
1. Minimum lot area - Ten thousand (10,000) square feet
 2. Minimum lot width at building setback line - Seventy (70) feet
 3. Minimum front yard depth - Fifty (50) feet
 4. Minimum side yard width no restrictions, except when adjacent to a dedicated street, road, highway, or other right-of-way, then the required width shall be the same as required for a minimum front yard depth in this zone. In the event a side yard is provided, it shall never be less than fifteen (15) feet
 5. Minimum rear yard depth - Fifteen (15) feet
 6. Maximum building height - Forty (40) feet
 7. In the case of this zone, more than one principal structure, as defined herein, may be constructed on one lot
- E. **OTHER DEVELOPMENT CONTROLS:**
1. Off-street parking and loading and/or unloading areas 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. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
5. Where any side and/or rear yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 10.5 of this ordinance.
6. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
7. A development plan, as regulated by Section 14.5 of this ordinance, shall be required for any permitted use in this zone.
8. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

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SECTION 6.11 RCO (RIVERFRONT COMMERCIAL) ZONE

- A. **PURPOSE:** This zone is established to provide for a primarily commercial environment accommodating those uses which are oriented towards river functions and activities.
- B. **PERMITTED USES:** See Table 6.1
- C. **AREA AND HEIGHT REGULATIONS**
1. Minimum lot area - None
 2. Minimum lot width at building setback line - None
 3. Minimum front yard depth - None, except where abutting a public street, then the required depth shall be twenty-five (25) feet
 4. Minimum side yard width - None
 5. Minimum rear yard depth - None
 6. Maximum building height
 - a. Permanent structures - Thirty-five (35) feet
 - b. Floating structures - Fifty-five (55) feet
 7. In the case of this zone, more than one principal structure, as defined herein, may be constructed on one lot
- D. **OTHER DEVELOPMENT CONTROLS**
1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Article XI of this ordinance.
 2. No outdoor storage of any material (useable or waste) shall be permitted in this zone except within enclosed containers.
 3. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
 4. All facilities located in or adjacent to navigable waters shall be approved by the Corps of Engineers, Department of the Army, and the Division of Water, Kentucky Department for Natural Resources and Environmental Protection prior to the issuance of a zoning permit.
 5. A development plan, as regulated by Section 14.5 of this ordinance, shall be required for any use permitted in this zone.
 6. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

SECTION 6.12 IP (INDUSTRIAL PARK) ZONE

- A. **PURPOSE:** This zone is established to provide for manufacturing, warehousing, and related industrial uses, within a planned and coordinated development.
- B. **PERMITTED USES:** See Table 6.2
- C. **ACCESSORY USES**
1. Customary accessory structures and uses, including operations required to maintain or support any permitted use in this zone on the same lot as the permitted use, such as maintenance shops, power plants, and machine shops
 2. Uses, as listed below, located and entered from within any permitted use in this zone as a convenience to the occupants thereof, and their customers, provided such accessory uses shall not exceed ten percent (10%) of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:
 - a. Cafeterias
 - b. Coffee shops or refreshment stands
 - c. Soda or dairy bars
 3. Fences and/or walls, as regulated by Article XII of this ordinance
 4. Signs, as regulated by Article XIII of this ordinance
- D. **AREA AND HEIGHT REGULATIONS**
1. Minimum tract for industrial development - Twenty-five (25) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted provided the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout
 2. Minimum lot area within minimum tract - One (1) acre
 3. Minimum lot width at building setback line - One hundred fifty (150) feet
 4. Minimum front yard depth
 - a. When abutting an arterial, as identified in the adopted comprehensive plan - Seventy-five (75) feet
 - b. On internal roads - Fifty (50) feet
 5. Minimum side yard width
 - a. In internal parts of the park - Twenty-five (25) feet
 - b. Where the side yard is adjacent to an arterial, as identified in the adopted comprehensive plan - Seventy-five (75) feet

6. Minimum rear yard depth - Fifty (50) feet. No rear yard shall be required where a rail spur line forms the rear property line
7. Maximum building height - Forty (40) feet
8. In the case of this zone, more than one principal structure, as defined herein, may be permitted on one lot.

E. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading areas 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 side and/or rear yard of any permitted use in this zone abuts property in a residential zone, a minimum yard requirement of seventy-five (75) feet shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 10.5 of this ordinance.
5. A development plan, as regulated by Section 14.5 of this ordinance, shall be required for any use permitted in this zone.
6. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

SECTION 6.13 I-1 (INDUSTRIAL-ONE) ZONE

- A. **PURPOSE:** This zone is established to provide for light manufacturing, warehousing, and other industrial uses.
- B. **PERMITTED USES:** See Table 6.2
- C. **ACCESSORY USES**
1. Customary accessory structures and uses, including operations required to maintain or support any permitted use in this zone on the same lot as the permitted use, such as maintenance shops, power plants, and machine shops
 2. Fences and/or walls, as regulated by Article XII of this ordinance
 3. Signs, as regulated by Article XIII of this ordinance
 4. Uses, as listed below, located and entered from within any permitted use in this zone as a convenience to the occupants thereof, and their customers, provided such accessory uses shall not exceed ten percent (10%) of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:
 - a. Cafeterias
 - b. Coffee shops or refreshment stands
 - c. Soda or dairy bars
- D. **AREA AND HEIGHT REGULATIONS**
1. Minimum tract for industrial development - Twenty-five (25) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout
 2. Minimum lot area within minimum tract - One (1) acre
 3. Minimum lot width at building setback line - One hundred fifty (150) feet
 4. Minimum front yard depth - Fifty (50) feet
 5. Minimum side yard width - Twenty-five (25) feet; Fifty (50) feet is required where a side yard abuts a street, road, highway, or deeded right-of-way
 6. Minimum rear yard depth - Fifty (50) feet. No rear yard shall be required where a rail spur line forms the rear property line
 7. Maximum building height - Forty (40) feet
 8. In the case of this zone, more than one principal structure, as defined herein, may be permitted on one lot
- E. **OTHER DEVELOPMENT CONTROLS**

1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Article XI of this ordinance.
2. No lighting shall be permitted which would glare from any use located within this zone onto any street or into any adjacent property.
3. Where any side and/or rear yard of any permitted use in this zone abuts property in a residential zone, a minimum requirement of seventy-five (75) feet shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 10.5 of this ordinance.
4. A development plan, as regulated by Section 14.5 of this ordinance, shall be required for any permitted use in this zone.
5. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

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SECTION 6.14 I-2 (INDUSTRIAL-TWO) ZONE

- A. **PURPOSE:** This zone is established for heavy manufacturing, warehousing, and other industrial uses.
- B. **PERMITTED USES:** See Table 6.2
- C. **ACCESSORY USES**
1. Customary accessory structures and uses including operations required to maintain or support any permitted use in this zone on the same lot as the permitted use, such as maintenance shops, power plants, laboratories, offices, and machine shops
 2. Fences and/or walls, as regulated by Article XII of this ordinance
 3. Signs, as regulated by Article XIII of this ordinance
 4. Uses, as listed below, located and entered from within any permitted use in this zone as a convenience to the occupants thereof, and their customers, provided such accessory uses shall not exceed ten percent (10%) of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:
 - a. Cafeterias
 - b. Coffee shops or refreshment stands
 - c. Soda or dairy bars
- D. **CONDITIONAL USES:** The uses listed as conditional uses in Table 6.2, or any customary accessory structures or uses, subject to the approval by the board of adjustments, as set forth in Section 14.12 of this ordinance:
- E. **AREA AND HEIGHT REGULATIONS**
1. Minimum tract for industrial development - Twenty-five (25) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout
 2. Minimum lot area within minimum tract - One (1) acre
 3. Minimum lot width at building setback line - One hundred fifty (150) feet
 4. Minimum front yard depth
 - a. When abutting an arterial, as identified in the adopted comprehensive plan - Seventy-five (75) feet
 - b. On internal roads - Fifty (50) feet
 5. Minimum side yard width

- a. In internal parts of the park - Twenty-five (25) feet
 - b. Where the side yard is adjacent to an arterial, as identified in the adopted comprehensive plan - Seventy-five (75) feet
6. Minimum rear yard depth - Fifty (50) feet. No rear yard shall be required where a rail spur line forms the rear property line
 7. Maximum building height - Forty (40) feet
 8. In the case of this zone, more than one principal structure, as defined herein, may be permitted on one lot

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Article XI of this ordinance.
2. No lighting shall be permitted which would glare from any use located within this zone onto any street or into any adjacent residential zone.
3. Where any side and/or rear yard of any permitted use or conditionally permitted use in this zone abuts property in a residential zone, a minimum requirement of seventy-five (75) feet shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 10.5 of this ordinance.
4. A development plan, as regulated by Section 14.5 of this ordinance, shall be required for any permitted use in this zone
5. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

SECTION 6.15 I-3 (INDUSTRIAL-THREE) ZONE

- A. **PURPOSE:** This zone is established to provide for industrial uses in urban service areas which depend on the use of the adjacent river for access to barge traffic as part of a transportation mode of exchange and/or distribution.
- B. **PERMITTED USES:** See Table 6.2
- C. **ACCESSORY USES**
1. Customary accessory structures and uses including operations required to maintain or support any permitted use in this zone on the same lot as the permitted use, such as maintenance shops, power plants, laboratories, offices, and machine shops
 2. Fences and/or walls, as regulated by Article XII of this ordinance
 3. Signs, as regulated by Article XIII of this ordinance
 4. Uses, as listed below, located and entered from within any permitted use in this zone as a convenience to the occupants thereof, and their customers, provided such accessory uses shall not exceed ten percent (10%) of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:
 - a. Cafeterias
 - b. Coffee shops or refreshment stands
 - c. Soda or dairy bars
- D. **AREA AND HEIGHT REGULATIONS**
1. Minimum tract for industrial development - Twenty-five (25) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout
 2. Minimum lot area within minimum tract - One (1) acre
 3. Minimum lot width at building setback line - One hundred fifty (150) feet
 4. Minimum front yard depth - Fifty (50) feet
 5. Minimum side yard width - Fifteen (15) feet; Forty (40) feet is required where a side yard abuts a street, road, highway, or deeded right-of-way
 6. Minimum rear yard depth - Twenty-five (25) feet. No rear yard shall be is required where a rail spur line forms the rear property line
 7. Maximum building height - Fifty (50) feet
 8. In the case of this zone, more than one principal structure, as defined herein, may be permitted on one lot
- E. **OTHER DEVELOPMENT CONTROLS**

1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Article XI of this ordinance
2. No lighting shall be permitted which would glare from any use located within this zone onto any street, or into any adjacent residential zone.
3. Where any side and/or rear yard of any permitted use in this zone abuts property in a residential zone, a minimum requirement of seventy-five (75) feet shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 10.5 of this ordinance.
4. A development plan, as regulated by Section 14.5 of this ordinance, shall be required for any permitted use in this zone.
5. Where an industrial use exists prior to the area being zoned I-3, and listed as a permitted use herein, but does not plan to use the adjacent river as a mode of transportation for its operation, such use may be permitted to expand, subject to the approval of the planning commission, or its duly authorized representative, provided such expansion is made in a manner that is coordinated with the use of the zone for river oriented industries and is in accordance with other requirements of this zone
6. New street construction within this zone shall utilize either the Urban or Suburban Street Cross Sections contained within the Kenton County Subdivision Regulations.

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