

**THE 2020 SOURCEBOOK:  
MODEL ZONING PROVISIONS FOR KENTON COUNTY**

**TABLE OF CONTENTS**

**SHADED SECTIONS ARE CURRENTLY PENDING:**

	PAGE
<b>ARTICLE I – INTRODUCTION/LEGAL FRAMEWORK</b>	
SECTION 1.0 INTRODUCTION	
SECTION 1.1 AUTHORITY	1-1
SECTION 1.2 SHORT TITLE	1-1
SECTION 1.3 GREATER RESTRICTION	1-1
SECTION 1.4 PERMIT OR LICENSE IN VIOLATION	1-1
SECTION 1.5 SEVERABILITY CLAUSE	1-1
SECTION 1.6 SCHEDULE OF FEES	1-1
<b>ARTICLE II – USE GROUPS AND DEFINITIONS</b>	
SECTION 2.0 WORDS AND PHRASES	2-1
SECTION 2.1 MEANINGS	2-1
SECTION 2.2 USE GROUPS AND CATEGORIES	2-1
SECTION 2.3 RESIDENTIAL USE GROUP	2-2
SECTION 2.4 PUBLIC AND CIVIC USE GROUP	2-5
SECTION 2.5 COMMERCIAL USE GROUP	2-8
SECTION 2.6 INDUSTRIAL USE GROUP	2-15
SECTION 2.7 OTHER USE GROUP	2-17
SECTION 2.8 GENERAL TERMINOLOGY	2-18
<b>ARTICLE III – ESTABLISHMENT OF ZONES</b>	
SECTION 3.0 ZONES	3-1
SECTION 3.1 OFFICIAL ZONING MAP	3-2
SECTION 3.2 CHANGES ON ZONING MAP	3-2
SECTION 3.3 REPLACEMENT OF OFFICIAL ZONING MAP	3-2
SECTION 3.4 INTERPRETATION OF ZONE BOUNDARIES	3-2
<b>ARTICLE IV – GENERAL REGULATIONS</b>	
SECTION 4.0 PURPOSE	4-1
SECTION 4.1 REDUCTION IN BUILDING SITE AREA	4-1
SECTION 4.2 FRONTAGE ON CORNER LOTS AND DOUBLE FRONTAGE LOTS	4-1
SECTION 4.3 APPLICATION OF ZONING REGULATIONS	4-1
SECTION 4.4 EXCEPTIONS AND MODIFICATIONS	4-2
SECTION 4.5 TRAFFIC STUDY REGULATIONS	4-5
SECTION 4.6 LIGHTING REGULATIONS	4-12
SECTION 4.7 REGULATIONS CONCERNING DESIGN AND CONSTRUCTION OF IMPROVEMENTS	4-14
<b>ARTICLE V – RESIDENTIAL ZONES</b>	
SECTION 5.0 PERMITTED USES	5-1
SECTION 5.1 R-RE (RESIDENTIAL RURAL ESTATE) ZONE	5-3
SECTION 5.2 R-1A (RESIDENTIAL ONE-A) ZONE	5-4
SECTION 5.3 R-1B (RESIDENTIAL ONE-B) ZONE	5-6

SECTION 5.4	R-1C (RESIDENTIAL ONE-C) ZONE	5-8
SECTION 5.5	R-1D (RESIDENTIAL ONE-D) ZONE	5-10
SECTION 5.6	R-1E (RESIDENTIAL ONE-E) ZONE	5-12
SECTION 5.7	R-1F (RESIDENTIAL ONE-F) ZONE	5-14
SECTION 5.8	R-1G (RESIDENTIAL ONE-G) ZONE	5-16
SECTION 5.9	R-2 (RESIDENTIAL TWO) ZONE	5-18
SECTION 5.10	R-3 (RESIDENTIAL THREE) ZONE	5-20
SECTION 5.11	R-4 (RESIDENTIAL FOUR) ZONE	5-22

#### **ARTICLE VI – COMMERCIAL AND INDUSTRIAL ZONES**

SECTION 6.0	LIST OF ZONES	6-1
SECTION 6.1	PO (PROFESSIONAL OFFICE) ZONE	6-4
SECTION 6.2	PO-1 (PROFESSIONAL OFFICE BUILDING ONE) ZONE	6-6
SECTION 6.3	PO-2 (PROFESSIONAL OFFICE-TWO) ZONE	6-8
SECTION 6.4	OP (OFFICE PARK) ZONE	6-11
SECTION 6.5	RC (RURAL COMMERCIAL) ZONE	6-17
SECTION 6.6	NC (NEIGHBORHOOD COMMERCIAL) ZONE	6-18
SECTION 6.7	NSC (NEIGHBORHOOD SHOPPING CENTER) ZONE	6-20
SECTION 6.8	SC (SHOPPING CENTER) ZONE	6-22
SECTION 6.9	LHS (LIMITED HIGHWAY SERVICE) ZONE	6-24
SECTION 6.10	HC (HIGHWAY COMMERCIAL) ZONE	6-26
SECTION 6.11	RCO (RIVERFRONT COMMERCIAL) ZONE	6-28
SECTION 6.12	IP (INDUSTRIAL PARK) ZONE	6-29
SECTION 6.13	I-1 (INDUSTRIAL-ONE) ZONE	6-31
SECTION 6.14	I-2 (RURAL INDUSTRIAL) ZONE	6-33
SECTION 6.15	I-3 (INDUSTRIAL RIVER) ZONE	6-35

#### **ARTICLE VII – SPECIAL DEVELOPMENT ZONES**

SECTION 7.0	GENERAL	7-1
SECTION 7.1	A-1 (AGRICULTURAL-ONE) ZONE	7-1
SECTION 7.2	INST (INSTITUTIONAL) ZONE	7-4
SECTION 7.3	ECP (ECO COMMERCE PARK) ZONE	7-10
SECTION 7.4	TC (TOWN CENTER) ZONE	7-20

#### **ARTICLE VIII – OVERLAY ZONES**

SECTION 8.0	GENERAL	8-1
SECTION 8.1	MHP (MANUFACTURED HOME PARK) OVERLAY ZONE	8-1
SECTION 8.2	MUC (MIXED USE CORRIDOR) OVERLAY ZONE	8-7

#### **ARTICLE IX – SPECIFIC USE REGULATIONS**

SECTION 9.0	SPECIFIC USE REGULATIONS	9-1
SECTION 9.1	PLANNED UNIT DEVELOPMENT (PUD) REGULATIONS	9-1
SECTION 9.2	RETIREMENT COMMUNITY DEVELOPMENT REGULATIONS	9-6
SECTION 9.3	DEVELOPMENT REGULATIONS FOR CONSERVATION SUBDIVISIONS	9-9
SECTION 9.4	REGULATIONS OF SEXUALLY ORIENTED BUSINESSES – ALTERNATIVE 1	9-14
SECTION 9.5	REGULATIONS OF SEXUALLY ORIENTED BUSINESSES – ALTERNATIVE 2	9-35
SECTION 9.7	ACCESSORY DWELLING UNIT REGULATIONS	9-50
SECTION 9.8	SPECIAL REQUIREMENTS GOVERNING HOME	

	OCCUPATIONS	9-52
SECTION 9.9	GENERAL MANUFACTURED HOME REGULATIONS	9-53
SECTION 9.10	COMPATIBILITY STANDARDS FOR QUALIFIED MANUFACTURED HOMES	9-53
SECTION 9.11	LAND USED FOR AGRICULTURAL PURPOSES	9-55
SECTION 9.12	REGULATIONS FOR BED AND BREAKFAST ESTABLISHMENTS	9-55
SECTION 9.13	PERFORMANCE STANDARDS FOR INDUSTRIAL ZONES	9-56
SECTION 9.14	OUTDOOR SWIMMING POOL REGULATIONS	9-61
SECTION 9.15	REGULATIONS FOR LARGE RETAIL ESTABLISHMENTS	9-63
<b>ARTICLE X – NATURAL RESOURCE PROTECTION REGULATIONS</b>		
SECTION 10.0	NATURAL RESOURCE PROTECTION REGULATIONS	10-1
SECTION 10.1	EXCAVATION, MOVEMENT OF SOIL, TREE REMOVAL, AND EROSION AND SEDIMENTATION CONTROL	10-1
SECTION 10.2	HILLSIDE PROTECTION REGULATIONS	10-2
SECTION 10.3	FLOOD PROTECTION DEVELOPMENT CONTROLS	10-5
SECTION 10.4	RIPARIAN PROTECTION REGULATIONS	10-10
SECTION 10.5	TREE PROTECTION AND LANDSCAPE REGULATIONS	10-10
SECTION 10.6	BEST MANAGEMENT PRACTICES FOR STORMWATER	10-28
<b>ARTICLE XI – OFF-STREET PARKING, LOADING/UNLOADING REGULATIONS</b>		
SECTION 11.0	OFF-STREET PARKING REQUIREMENTS	11-1
SECTION 11.1	DESIGN AND LAYOUT OF OFF-STREET PARKING SPACES	11-6
SECTION 11.2	SPECIFIC OFF-STREET PARKING REQUIREMENTS	11-8
SECTION 11.3	ACCESS CONTROL REGULATIONS	11-14
SECTION 11.4	OFF-STREET LOADING/UNLOADING REGULATIONS	11-20
SECTION 11.5	DESIGN AND LAYOUT OF OFF-STREET LOADING/ UNLOADING AREAS	11-23
<b>ARTICLE XII – FENCES, WALLS AND OBSTRUCTION TO VIEW REGULATIONS</b>		
SECTION 12.0	VISION CLEARANCE AT CORNERS AND RAILROAD CROSSINGS	12-1
SECTION 12.1	CLASSIFICATION OF FENCES AND WALLS	12-1
SECTION 12.2	AGRICULTURAL AND RESIDENTIAL ZONES	12-2
SECTION 12.3	SPECIAL DEVELOPMENT ZONES	12-3
SECTION 12.4	COMMERCIAL AND INDUSTRIAL ZONES	12-3
SECTION 12.5	FENCES ON FLAG LOTS	12-3
SECTION 12.6	MEASUREMENT OF FENCES AND/OR WALL HEIGHTS AND/OR LOCATIONS	12-4
SECTION 12.7	RETAINING WALLS	12-4
SECTION 12.8	ELECTRIFIED FENCES	12-5
SECTION 12.9	PERMIT REQUIREMENTS FOR FENCES	12-5
SECTION 12.10	STRUCTURAL ELEMENTS OF FENCES	12-5
SECTION 12.11	DILAPIDATED FENCES	12-5
<b>ARTICLE XIII – SIGN REGULATIONS – (SEPARATE DOCUMENT ON FILE IN CP)</b>		
<b>ARTICLE XIV – DEVELOPMENT REVIEW AND ADMINISTRATION PROCEDURES</b>		
SECTION 14.0	APPLICABILITY AND GENERAL PROVISIONS	14-1
SECTION 14.1	NOTICE OF PUBLIC HEARINGS	14-3

SECTION 14.2	COMPREHENSIVE PLAN AMENDMENTS	14-7
SECTION 14.3	ZONING TEXT AMENDMENTS	14-8
SECTION 14.4	ZONING MAP AMENDMENTS (ZONE CHANGES)	14-8
SECTION 14.5	DEVELOPMENT PLAN REQUIREMENTS – STAGE I AND II	14-11
SECTION 14.6	ZONING PERMITS	14-14
SECTION 14.7	INTERPRETATION OF ZONING REGULATIONS	14-16
SECTION 14.8	BUILDING PERMITS	14-16
SECTION 14.9	CERTIFICATES OF OCCUPANCY	14-18
SECTION 14.10	BOARD OF ADJUSTMENT	14-20
SECTION 14.11	VARIANCES	14-22
SECTION 14.12	CONDITIONAL USE PERMITS	14-24
SECTION 14.13	NONCONFORMING USES, STRUCTURES, LOTS AND SIGNS	14-26
SECTION 14.14	APPEALS OF ADMINISTRATIVE DECISIONS	14-32
SECTION 14.15	APPEALS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, OR LEGISLATIVE BODY DECISIONS	14-33
<b>ARTICLE XV – PENALTIES AND ENFORCEMENT</b>		
SECTION 15.0	GENERAL	15-1
SECTION 15.1	ZONING VIOLATIONS	15-1
SECTION 15.2	LEGAL RELIEF OF A ZONING VIOLATION	15-4
SECTION 15.3	APPEALS OF ACTION FROM THE CODE ENFORCEMENT BOARD	15-7
SECTION 15.4	PENALTIES FOR VIOLATIONS	15-7