APPENDIX A

ZONES AS REGULATED BY THE
KENTON COUNTY FISCAL COURT

SECTION 10.3 R-1A (RESIDENTIAL ONE-A) ZONE

A.   PERMITTED USES

    1.   Single-family residential dwellings (detached)

B.   ACCESSORY USES

    1.   Customary accessory buildings and uses
    2.   Fences and walls, as regulated by Article XIII
    3.   Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance
    4.   Signs, as regulated by Article XIV of this ordinance

C.   CONDITIONAL USES: The following uses, or any customary accessory buildings or uses, subject to the approval of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance:

    1.   Cemeteries
    2.   Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
    3.   Fire and police stations, providing they are located adjacent to an arterial street
    4.   Funeral homes, provided they are located adjacent to an arterial street
    5.   Governmental offices
    6.   Institutions for higher education, providing they are located adjacent to an arterial street
    7.   Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
    8.   Nursery schools
    9.   Public and parochial schools
    10.   Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries
    11.   Recreational uses other than those publicly owned and/or operated, as follows:

a.   Golf courses
b.   Country clubs
c.   Swimming pools

D.   AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No buildings shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1.   Minimum lot width at building setback line - One hundred (100) feet
2.   Minimum front yard depth - Forty (40) feet
3.   Minimum side yard width - Total: Thirty-eight (38) feet; One Side: Twelve (12) feet
4.   Minimum rear yard depth - Twenty-five (25) feet
5.   Maximum building height - Thirty-five (35) feet

E.   AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

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 (on each side of lot), and rear yards - Fifty (50) feet
4.   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 Articles XI and XII.
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 adjacent property.
4.   Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.

SECTION 10.5 R-1C (RESIDENTIAL ONE-C) ZONE

A.   PERMITTED USES

    1.   Single-family residential dwellings (detached)

B.   ACCESSORY USES

    1.   Customary accessory buildings and uses
    2.   Fences and walls, as regulated by Article XIII
    3.   Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance
    4.   Signs, as regulated by Article XIV of this ordinance

C.   CONDITIONAL USES: The following uses, or any customary accessory buildings or uses, subject to the approval of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance:

    1.   Cemeteries
    2.   Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
    3.   Fire and police stations, providing they are located adjacent to an arterial street
    4.   Funeral homes, provided they are located adjacent to an arterial street
    5.   Governmental offices
    6.   Institutions for higher education, providing they are located adjacent to an arterial street
    7.   Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
    8.   Nursery schools;
    9.   Public and parochial schools;
    10.   Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries;
    11.   Recreational uses other than those publicly owned and/or operated, as follows:

        a.   Golf courses;
        b.   Country clubs;
        c.   Swimming pools;

D.   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

E.   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 (on each side of lot), and rear yards - Fifty (50) feet
4.   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 Articles XI and XII.
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 adjacent property.
4.   Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.