
ARTICLE X
ZONES

SECTION 10.0 CO (CONSERVATION) ZONE

A. PERMITTED USES

1. Agricultural uses, but not including the feeding of garbage to animals
2. Publicly owned and/or operated parks and/or recreation areas, including public swimming pools
3. Recreational uses, other than those publicly owned and/or operated such as golf courses and country clubs, including commercial swimming pools

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of such use shall have been applied for and approved of by the board of adjustment, as set forth in Section 9.14 of this ordinance:

1. Golf driving ranges
2. Riding academies and stables
2. The following uses are permitted providing that the development of all facilities 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. Such statements of approval or denial shall be submitted to the board of adjustment at the time of submittal for a conditional zoning certificate:

a. Boat harbors and marinas;

The following uses shall be permitted as accessory uses in connection with any boat harbor or marina provided they are primarily intended to serve only persons using the boat harbor or marina. Advertising of any included or accessory uses shall be

within the building and shall not be visible from outside the building.

- (1) Boat fueling, service, and repairs
- (2) Sale of boat supplies
- (3) Grocery store
- (4) Restaurant
- (5) Club house and lockers

- b. Public boat landing or launching facilities
- c. Dockage facilities
- d. Off-street parking facilities and temporary parking of boat trailers including facilities for temporary parking of boat trailers.

D. AREA AND HEIGHT REGULATIONS: Requirements shall be as determined and approved by the planning commission.

E. OTHER DEVELOPMENT CONTROLS

1. All "Uses Permitted", and "Conditional Uses", permitted in this zone shall require a certificate of approval from the city engineer, certifying his approval of the type and manner of construction to be built (insuring that such construction shall not cause flood hazard, soil erosion, adverse changes in natural drainage courses, or unnecessary destruction of natural features), which completed certificate shall be submitted to the appropriate officer or board, as herein required, at time of request.
2. Dwelling units are not permitted in this zone.
3. Off-street parking and loading and/or unloading shall be provided in accordance with Article XI and XII of this ordinance.
4. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
5. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or into any residential zone.
6. Where any yard of any use permitted abuts a residential zone, a minimum yard requirement of one hundred (100) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
7. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.
8. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.