Table Of Contents i

TABLE OF CONTENTS

ARTICLE/SECTION	<u>NAME</u>	PAGE
ARTICLE I	A ZONING ORDINANCE	1-1
ARTICLE II Section 2.0 Section 2.1	AUTHORITY AND PURPOSE Authority Purpose	2-1 2-1
ARTICLE III Section 3.0	SHORT TITLE Short Title	3-1
ARTICLE IV Section 4.0 Section 4.1	INTERPRETATION Greater Restriction Permit Or License In Violation	4-1 4-1
ARTICLE V Section 5.0	CONFLICT Conflict	5-1
ARTICLE VI Section 6.0	SEVERABILITY CLAUSE Severability Clause	6-1
ARTICLE VII Section 7.0	DEFINITIONS Words And Phrases	7-1
ARTICLE VIII Section 8.0 Section 8.1 Section 8.2 Section 8.3 Section 8.4 Section 8.5	ESTABLISHMENT OF ZONES Zones Official Zoning Map Or Maps Changes On Zoning Map Or Maps Replacement Of Official Zoning Map Or Maps Rules For Interpretation Of Zone Boundaries Areas Not Included Within Zones	8-1 8-1 8-2 8-2 8-3
ARTICLE IX Section 9.0 Section 9.1 Section 9.2 Section 9.3 Section 9.4	GENERAL REGULATIONS Purpose Reduction In Building Site Area Interference With Traffic Signals Vision Clearance At Corners, Curb Cuts, And Railroad Crossings Frontage On Corner Lots And Double Frontage Lots	9-1 9-1 9-1 9-1

Table Of Contents ii

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
Section 9.5	Utilities Location	9-1
Section 9.6	Railroad Rights-Of-Way Location	9-2
Section 9.7	Excavation Or Movement Of Soil	9-2
Section 9.8	Unsightly Or Unsanitary Storage	9-2
Section 9.9	Junkyard Location	9-3
Section 9.10	Application Of Zoning Regulations	9-3
Section 9.11	Special Requirements Governing	
	Home Occupations	9-5
Section 9.12	Nonconforming Lots, Nonconforming	
	Uses, Nonconforming Structures,	
	Repairs And Maintenance, And	
	Nonconforming Signs	9-6
Section 9.13	Exceptions And Modifications	9-9
Section 9.14	Conditional Uses	9-10
Section 9.15	Building Regulations	9-13
Section 9.16	Move And Set	9-13
Section 9.17	Screening Area	9-15
Section 9.18	Outdoor Swimming Pools	9-15
Section 9.19	Site Plan Requirements	9-17
Section 9.20	Regulations Concerning Air Rights	9-19
Section 9.21	Regulations Concerning Design	
	And Construction Of Improvements	9-19
Section 9.22	Regulations Pertaining To Parking	
	Or Storing Of Trailers, Mobile	
	Homes, Campers, Inoperable	
	Vehicles, And Other Such Type	
	Equipment	9-20
Section 9.23	Hillside Development Controls	9-20
Section 9.24	Flood Protection Development	
	Controls	9-21
Section 9.25	Phased Zoning Regulations	9-47
Section 9.26	Land Used For Agricultural Purposes	9-48
Section 9.27	Filing Of Certificate Of Land	
	Use Restrictions	9-48
Section 9.28	Regulations Of Sexually Oriented	
	Businesses	9-48
ARTICLE X	ZONES	
Section 10.0	CO (Conservation) Zone	10-1
Section 10.1	R-1A (Residential One-A) Zone	10-3

Table Of Contents iii

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
Section 10.2 Section 10.3 Section 10.4 Section 10.5 Section 10.6	R-1C (Residential One-C) Zone R-1G (Residential One-G) Zone R-1H (Residential One-H) Zone R-4 (Residential Four) Zone PUD (Planned Unit Development)	10-5 10-7 10-9 10-11
Section 10.7 Section 10.8 Section 10.9	Overlay Zone NC (Neighborhood Commercial) Zone IP (Industrial Park) Zone I-4 (Industrial Four River) Zone	10-13 10-23 10-26 10-29
ARTICLE XI Section 11.0 Section 11.1	OFF-STREET PARKING REGULATIONS General Requirements Specific Off-Street Parking Requirements	11-1 11-13
ARTICLE XII	OFF-STREET LOADING AND/OR UNLOADING REGULATIONS	
Section 12.0	Off-Street Loading And/Or Unloading Regulations	12-1
Section 12.1	Off-Street Loading And/Or Unloading – Use And Bulk Regulations	12-1
ARTICLE XIII	FENCES, WALLS, AND OBSTRUCTION TO VIEW REGULATIONS	
Section 13.0	Vision Clearance At Corners And Railroad Crossings	13-1
Section 13.1	Classification Of Fences And Walls	13-1
Section 13.2	Conservation Zone	13-1
Section 13.3	Residential Zones	13-2
Section 13.4	Commercial And Industrial Zones	13-2
Section 13.5	Measurement Of All Fence And/Or	
	Wall Heights And/Or Locations	13-3
Section 13.6	Height Of Any Barbed Wire Or Sharp	
0 4 40 =	Pointed Fences	13-3
Section 13.7	Height Of Fences Atop Retaining Walls	13-3
ARTICLE XIV	SIGN REGULATIONS	
Section 14.1	Short Title	14-1
Section 14.2	Purpose And Interests Served	14-1
Section 14.3	Temporary Signs	14-1
Section 14.4	Scope, Authority And Applicability	14-2

Table Of Contents iv

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
Section 14.5	Prohibited Sign Types	14-6
Section 14.6	Installation, Design And Construction	
	Standards	14-6
Section 14.7	Signs Allowed In Conservation, Agricultural	
0 1 140	And Rural Districts (CO Zone)	14-9
Section 14.8	Signs Allowed In Single-Family And	
	Two-Family Residential Districts (R-1A,	14-11
Section 14.9	R-1C, R-1G, R-1H Zones) Signs Allowed In Multi-Family Residential	14-11
3601011 14.9	Districts (R-4 Zone)	14-13
Section 14.10	Signs Allowed In General Business And	14-13
0000011 1 1.10	Commercial Districts	14-16
Section 14.11	Signs Allowed In Industrial Districts (IP	
	and I-4 Zones)	14-19
Section 14.12	Master Signage Plans	14-21
Section 14.13	Permit Requirements And Procedures	14-25
Section 14.14	Appeals	14-28
Section 14.15	Definitions And Measurements	14-29
Section 14.16	Policies And Rules Of Construction	14-32
ARTICLE XV	PERFORMANCE STANDARDS FOR INDUSTRIAL ZONES	
Section 15.0	Application Of Performance Standards	15-1
Section 15.1	Time Schedule For Compliance	
	Of Performance Standards	15-1
Section 15.2	Effects Of Concurrent Operations	15-1
ARTICLE XVI	ADMINISTRATION	
Section 16.0	Enforcing Officer	16-1
Section 16.1	Zoning Permits	16-1
Section 16.2	Building Permits	16-4
Section 16.3	Certificate Of Occupancy	16-5
Section 16.4	Certificate Of Occupancy For	40.0
0 40 5	Existing Building	16-6
Section 16.5	Certificate Of Occupancy For	
	Lawful Nonconforming Uses	46.6
Section 16.6	And Structures	16-6 16-6
Section 16.6 Section 16.7	Denial Of Certificate Of Occupancy Certificate Of Occupancy Records	16-6
Section 16.7 Section 16.8	Complaints Regarding Violations	16-6
Occupit 10.0	Complaints Regarding Violations	10-0

Table Of Contents v

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
Section 16.9 Section 16.10	Penalties Intent Concerning Determinations Involved In Administration And	16-7
Section 16.11	Enforcement Of Performance Standards Duties Of Zoning Administrator	16-7
000001110.11	Regarding Performance Standards	16-7
ARTICLE XVII	AMENDMENT PROCEDURE	
Section 17.0 Section 17.1	Amendment Procedure Planning And Development Services Of Kenton County Staff Review And	17-1
Section 17.2	Recommendation Required Prior To Or At The Scheduled Public Hearing Actions Of Local Governmental Units To Be Furnished To Planning And Development	17-8
	Services Of Kenton County	17-8
ARTICLE XVIII	BOARD OF ADJUSTMENT	
Section 18.0	Establishment Of Board Of Adjustment; Membership; Appointment; Terms; Vacancies; Oaths; Compensation;	
0 11 10 1	Removal; Officers	18-1
Section 18.1	Meetings Of Boards; Quorum; Minutes; By Laws; Finances; Subpoena Power;	40.0
Section 18.2	Administration Of Oaths Procedure For All Appeals To Board	18-2 18-3
Section 18.3	Appeals From Planning Commission Or	100
	Board Of Adjustment Or Legislative Body	18-3
Section 18.4	Stay Of Proceedings	18-4
Section 18.5	Powers Of Board Of Adjustment	18-5
Section 18.6	Variances; Change From One Nonconforming Use To Another; Conditions	
	Governing Applications; Procedures	18-5
Section 18.7	Conditional Use Permits	18-8
Section 18.8	Decisions Of The Board Of Adjustment	18-9
Section 18.9	Actions Of Board Of Adjustment To Be Furnished To Planning And Development	
	Services Of Kenton County	18-9

Table Of Contents vi

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
ARTICLE XIX Section 19.0	FEES, CHARGES, AND EXPENSES Schedule Of Fees, Charges, And Expenses	19-1
APPENDIX A	ZONES REGULATED BY KENTON COUNTY	A-1
APPENDIX B	SUMMARY OF AMENDMENTS	B-1