

APPENDIX B

ZONES AS REGULATED BY THE CAMPBELL COUNTY FISCAL COURT

SECTION 10.2 R-RE RESIDENTIAL RURAL ESTATE ZONE

A. USES PERMITTED

1. Single-family dwellings

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII of this ordinance
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
5. Living quarters for domestic servants, if attached to the main structure
6. The keeping of not more than two (2) roomers or boarders
7. Privately owned swimming pools
8. Public utility stations, after approval of the commission

C. CONDITIONAL USES: No Building or occupancy permit shall be issued for any of the following uses or any customary accessory buildings and uses be permitted until and unless the location of said use shall have been applied for and approved of by Board of Adjustment, as set forth in Section 9.14.

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Institutions for higher education, providing they are located adjacent to an arterial street
4. Institutions for human medical care - hospitals, clinic sanitariums, convalescent home, nursing homes, and homes for the aged, providing they are located on arterial streets
5. Nursery schools
6. Police and fire stations, provided they are located adjacent to an arterial street
7. Public and parochial schools
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools, riding stables, saddle clubs, and libraries

9. Recreational uses, other than those publicly owned and/or operated as follows:
 - a. golf courses
 - b. country clubs
 - c. semi-public swimming pools
 - d. tennis courts/clubs
 - e. fishing lakes and clubs
 - f. gun clubs and ranges
 - g. riding stables and saddle clubs

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

1. Minimum Lot Area - One (1) acre
2. Minimum Lot Width - One hundred (100) feet
3. Minimum Front Yard Depth - Fifty (50) feet
4. Minimum Side Yard Width On Each Side Of Lot - Total: Twenty-eight (28) feet; One Side: Ten (10) feet
5. Minimum Rear Yard Depth - Twenty-five (25) feet
6. Maximum Building Height - Thirty-five (35) feet

E. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. 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.
3. All buildings for the storage of animals and/or manure shall be located a minimum of two hundred (200) feet from all front, side, and rear property lines.

SECTION 10.3 R-1A RESIDENTIAL ONE - A ZONE

A. PERMITTED USES

1. Single - family dwellings

B. ACCESSORY USES

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

C. CONDITIONAL USES: No Building or occupancy permit shall be issued for any of the following uses or any customary accessory buildings and uses be permitted until and unless the location of said use shall have been applied for and approved of by Board of Adjustment, as set forth in Section 9.14.

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. 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
5. Nursery schools
6. Public and parochial schools
7. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
8. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses
 - b. Country clubs
 - c. Semi - public 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 Area - One (1) acre
2. Minimum Lot Width - One hundred (100) feet.
3. Minimum Front Yard Depth - Fifty (50) feet
4. Minimum Side Yard Width On Each Side Of Lot - Total: Twenty-five (25) feet; One side: Ten (10) 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: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area - One (1) acre
2. Minimum Lot Width - One hundred (100) feet.
3. Minimum Front Yard Depth - Fifty (50) feet
4. Minimum Side And Rear Yard Depths - Twenty - five (25) feet
5. 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, road, 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 dwellings, with a central sewage system, in the county; or within the city limits

B. ACCESSORY USES

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

C. CONDITIONAL USES: No Building or occupancy permit shall be issued for any of the following uses or any customary accessory buildings and uses be permitted until and unless the location of said use shall have been applied for and approved of by Board of Adjustment, as set forth in Section 9.14.

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
4. 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
5. Nursery schools
6. Public and parochial schools
7. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
8. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses
 - b. Country clubs
 - c. Semi-public 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 Area - Twelve thousand five hundred (12,500) square feet
2. Minimum Lot Width - Seventy (70) feet
3. Minimum Front Yard Depth - Thirty-five (35) feet
4. Minimum Side Yard Width On Each Side Of Lot - 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: 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 - One hundred (100) feet
3. Minimum Front Yard Depth - Fifty (50) feet
4. Minimum Side And Rear Yard Depths 0 Twenty-five (25) feet
5. 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.

SECTION 10.6 R-1CC (RESIDENTIAL ONE-CC) ZONE:

A. PERMITTED USES:

1. Single-family residential dwellings (detached).
2. Two-Family residential dwellings.

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.
4. Home occupations, subject to the restrictions and limitations established in Section 9.11 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 accessory buildings for the purpose of recognized religious worship providing they are located adjacent to an arterial or collector or local street.
3. Fire and police stations, providing they are located adjacent to an arterial street.
4. Governmental offices.
5. Institutions for higher education, providing they are located adjacent to an arterial street.
6. 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.
7. Nursery schools
8. Public and parochial schools
9. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
10. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses
 - b. Country clubs
 - c. Swimming pools
11. Funeral homes, provided they are located adjacent to an arterial street.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:

1. Minimum Lot Area
 - a. Single Family - Twelve thousand five hundred (12,500) square feet
 - b. Two-Family - Eighteen thousand seven hundred fifty (18,750) square feet
2. Minimum Lot Width at Building Setback Line
 - a. Single Family - Seventy (70) feet
 - b. Two-Family - Eighty (80) feet
3. Minimum Front Yard Depth - Thirty-five (35) feet
4. Minimum Side Yard Width
 - a. Total - 20 feet
 - b. One Side - 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 Yard Depths - 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 10.12 R-3 RESIDENTIAL THREE ZONE:

A. USES PERMITTED:

1. Multi-family dwellings.
2. Two family dwellings.

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.
4. Public Utility Stations, after the approval of the Commission.

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 said 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. Cemeteries.
2. Churches and other accessory buildings for the purpose of recognized religious worship providing they are located adjacent to an arterial or collector or local street.
3. 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.
4. Nursery school.
5. Public and parochial schools.
6. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools, and libraries.
7. Recreational uses other than those publicly owned and/or operated as follows:
 - a. golf courses
 - b. country clubs
 - c. semi-public swimming pools
8. Police and Fire Stations.
9. Clubs, fraternities, and sororities.

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 Area
 - a. Two-Family - Twenty two thousand (22,000) square feet; two thousand (2,000) square feet for each additional dwelling unit
 - b. Multi-Family - Twenty two thousand five hundred (22,500) square feet for the first four (4) dwelling units; two thousand (2,000) square feet for each additional dwelling unit
2. Minimum Lot Width - One hundred (100) feet
3. Minimum Front Yard Depth - Forty (40) feet
4. Minimum Side Yard Width - Ten (10) feet
5. Minimum Rear Yard Depth - Thirty (30) feet
6. Maximum Building Height - Forty (40) 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 - One hundred (100) feet
3. Minimum Front Yard Depth - Fifty (50) feet
4. Minimum Side Yard Width - Twenty-five (25) feet
5. Minimum Rear Yard Depth - Twenty-five (25) feet
6. Maximum Building Height - Same as for a conforming lot

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading or unloading shall be provided in accordance with Articles XI and XII 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, road, highway, deeded right-of-way or into any adjacent property.
4. Where any yard of any use permitted in this zone abuts property in a single family zone, a ten (10) foot wide screening area as regulated by Section 9.17 of this Ordinance shall be required.
5. A site plan, as regulated by Section 9.19 of this Ordinance, shall be required for any use permitted in this zone, except when development is proposed under the Planned Unit Development regulations as regulated by Section 9.19 of this Ordinance.

SECTION 10.18 HC HIGHWAY COMMERCIAL ZONE

- A. USES PERMITTED: The following retail sales and service businesses:
1. Automobile, motorcycle, and truck sales, new or used
 2. Automotive service and repairs, providing that all business activities shall be conducted within a completely enclosed building
 3. Banks and other financial institutions including savings, loan, and finance companies, with drive-in windows
 4. Boat and other marine equipment sales and service, new and used
 5. Bowling alleys
 6. Car wash
 7. Eating and drinking places, including drive-ins
 8. Flea market
 9. Floor covering warehouse and retail sales
 10. Food stores/retail sales
 11. Hotels and motels
 12. Kennels
 13. Mobile home and trailer sales, rental and service (new and used)
 14. Off-street parking lots and garages
 15. Police and fire stations
 16. Service station
 17. Skating rinks, golf driving ranges, miniature and par-3 golf courses
 18. Single and two-family residential uses, provided that such uses occupy the second or third floor or attached to the rear of a commercial use. In the case of this use, more than one principal use may be constructed on one lot
 18. Theater, drive-in
 19. Veterinary clinics and animal hospitals
- 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
 4. Swimming pools, indoor and outdoor, in connection with motel or hotels
 5. Uses as listed below, included within and entered from within, any motel or hotel building, 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

C. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Lot Area - One (1) acre
2. Minimum Lot Width - One hundred (100) feet
3. Minimum Front Yard Depth - Fifty (50) feet
4. Minimum Side Yard Width On Each Side Of Lot - 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. 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 - Twenty-five (25) feet
6. Maximum Building Height - Forty (40) feet

D. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII 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, road, highway, deeded right-of-way, or into any adjacent property.
4. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) 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.
5. A site plan, as regulated by Section 9.19 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 five hundred (500) feet from the boundary of any residential zone.
7. 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 or the 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.