

ARTICLE X

ZONES

SECTION 10.0 R-RE RESIDENTIAL RURAL ESTATE ZONE

- A. PURPOSE: This zone is established to provide a residential environment to be used as a transition between urban and non-urban areas.
- B. PERMITTED USES
1. Single-family residential dwellings (detached)
 2. Qualified manufactured homes, subject to the compatibility standards established in Section 9.29 of this ordinance
- C. ACCESSORY USES
1. Customary accessory structures and uses
 2. Fences and/or walls, as regulated by Article XIII of this ordinance
 3. Home occupations, as regulated by Section 9.9 of this ordinance
 4. Signs, as regulated by Article XIV of this ordinance
- D. CONDITIONAL USES: The following uses, or any customary accessory structures and uses, subject to the approval by the board of adjustment, as set forth in Sections 9.12 and 18.7 of this ordinance:
1. Cemeteries
 2. Child care centers
 3. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
 4. Fire and police stations, providing they are located adjacent to an arterial street
 5. Governmental buildings
 6. Institutions for higher education, providing they are located adjacent to an arterial street
 7. Institutions for human medical care - clinics, congregate housing, and hospitals, providing they are located adjacent to an arterial street
 8. Libraries
 9. Nursery school
 10. Parks and/or recreation areas which are owned and/or operated publicly or by a non-profit organization
 11. Parochial, private, and public schools, providing they are located adjacent to an arterial street

12. Professional offices within a structure: (a) which is at least one hundred fifty (150) years old; and (b) is recognized as a Kentucky Landmark by the Kentucky Heritage Council, and providing the site is adjacent to an arterial or collector street.

E. AREA AND HEIGHT REGULATIONS FOR PERMITTED AND CONDITIONALLY PERMITTED USES

1. Minimum Lot Area - Three (3) acres
2. Minimum Lot Width At Building Setback Line - Three hundred (300) feet
3. Minimum Front Yard Depth - Seventy-five (75) feet
4. Minimum Side Yard Width - Seventy-five (75) feet
5. Minimum Rear Yard Depth - Twenty-five (25) feet
6. Maximum Building Height - Thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading areas 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 any use located within this zone onto any street or into any adjacent property.
4. Where any yard of any conditionally permitted use in this zone abuts property in a residential zone, a minimum ten (10) foot wide screening area, as regulated by Section 9.15 of this ordinance, shall be provided.
5. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.