

## TABLE OF CONTENTS

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
ARTICLE I	A ZONING ORDINANCE	1-1
ARTICLE II	AUTHORITY AND PURPOSE	
Section 2.0	Authority	2-1
Section 2.1	Purpose	2-1
ARTICLE III	SHORT TITLE	
Section 3.0	Short Title	3-1
ARTICLE IV	INTERPRETATION	
Section 4.0	Greater Restriction	4-1
Section 4.1	Permit Or License In Violation	4-1
ARTICLE V	CONFLICT	
Section 5.0	Conflict	5-1
ARTICLE VI	SEVERABILITY CLAUSE	
Section 6.0	Severability Clause	6-1
ARTICLE VII	DEFINITIONS	
Section 7.0	Words And Phrases	7-1
ARTICLE VIII	ESTABLISHMENT OF ZONES	
Section 8.0	Zones	8-1
Section 8.1	Official Zoning Map	8-1
Section 8.2	Changes On Zoning Map Or Maps	8-1
Section 8.3	Replacement Of Official Zoning Map Or Maps	8-2
Section 8.4	Rules For Interpretation Of Zone Boundaries	8-2
Section 8.5	Areas Not Included Within Zones	8-3
ARTICLE IX	GENERAL REGULATIONS	
Section 9.0	Purpose	9-1
Section 9.1	Reduction In Building Site Area	9-1
Section 9.2	Interference With Traffic Signals	9-1
Section 9.3	Vision Clearance At Corners, Curb Cuts, And Railroad Crossings	9-1
Section 9.4	Frontage On Corner Lots And Double Frontage Lots	9-1
Section 9.5	Utilities Location	9-1

## TABLE OF CONTENTS (continued)

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
Section 9.6	Railroad Rights-Of-Way Location	9-2
Section 9.7	Excavation, Movement Of Soil, Tree Removal, And Erosion And Sedimentation Control	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 Buildings And Uses	9-10
Section 9.15	Building Regulations	9-13
Section 9.16	Move And Set	9-14
Section 9.17	Landscape Regulations	9-15
Section 9.18	Swimming Pools and Outdoor Entertainment Buildings	9-33
Section 9.19	Site Plan Requirements	9-37
Section 9.20	Regulations Concerning Air Rights	9-39
Section 9.21	Regulations Concerning Design And Construction Of Improvements	9-39
Section 9.22	Regulations Pertaining To Parking Or Storing Of Trailers, Mobile Homes, Campers, Inoperable Vehicles, And Other Such Type Equipment	9-39
Section 9.23	Hillside Development Controls	9-40
Section 9.24	Land Used For Agricultural Purposes	9-42
Section 9.25	Filing Of Certificate Of Land Use Restrictions	9-42
Section 9.26	Regulations Of Sexually Oriented Businesses	9-42
Section 9.27	Flood Protection Development Controls	9-65
<b>ARTICLE X</b>	<b>ZONES</b>	
Section 10.0	CO (Conservation) Zone	10-1
Section 10.1	R-1Bc (Residential One-Bc) Zone	10-3
Section 10.2	R-1C (Residential One-C) Zone	10-5
Section 10.3	R-1D (Residential One-D) Zone	10-7

**TABLE OF CONTENTS (continued)**

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
Section 10.4	R-1E (Residential One-E) Zone	10-9
Section 10.5	R-2a (Residential Two-a) Zone	10-11
Section 10.6	R-2b (Residential Two-b) Zone	10-13
Section 10.7	R-PUD (Residential Planned Unit Development) Zone	10-20
Section 10.8	SC (Shopping Center) Zone	10-31
Section 10.9	PO-1 (Low Rise Office Park) Zone	10-34
Section 10.10	PO-2 (High Rise Office Park) Zone	10-37
Section 10.11	HLC (Historical Commercial) Zone	10-40
Section 10.12	IP (Industrial Park) Zone	10-49
Section 10.13	INST (Institutional) Zone	10-51
Section 10.14	RP-1 (Research Park) Zone	10-54
Section 10.15	R-1Bd (Residential One-Bd) Zone	10-62
Section 10.16	Mixed-Use (MX) Zones	10-64
<b>ARTICLE XI</b>	<b>OFF-STREET PARKING REGULATIONS</b>	
Section 11.0	General Requirements	11-1
Section 11.1	Specific Off-Street Parking Requirements	11-14
<b>ARTICLE XII</b>	<b>OFF-STREET LOADING AND/OR UNLOADING REGULATIONS</b>	
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
<b>ARTICLE XIII</b>	<b>FENCES, WALLS, AND OBSTRUCTION TO VIEW REGULATIONS</b>	
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 Zones	13-1
Section 13.3	Residential Zones	13-1
Section 13.4	Commercial And Industrial Zones	13-2
Section 13.5	Structural Elements Of Fences	13-2
Section 13.6	Measurement Of All Fence And/Or Wall Heights And/Or Locations	13-2
Section 13.7	Height Of Any Barbed Wire Or Sharp Pointed Fences	13-3

## TABLE OF CONTENTS (continued)

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
Section 13.8	Height Of Fences Atop Retaining Walls	13-3
Section 13.9	Application For A Fence Permit	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	14-3
Section 14.4	Scope, Authority and Applicability	14-4
Section 14.5	Prohibited Sign Types	14-7
Section 14.6	Installation, Design and Construction Standards	14-8
Section 14.7	Signs Allowed In Conservation, Agricultural and Rural Districts	14-10
Section 14.8	Signs Allowed In Single-Family and Two-Family Residential Districts	14-13
Section 14.9	Signs Allowed In Multi-Family Residential Districts	14-16
Section 14.10	Signs Allowed In Institutional Districts	14-19
Section 14.11	Signs Allowed In Office Districts	14-21
Section 14.12	Signs Allowed In General Business and Commercial Districts	14-23
Section 14.13	Signs Allowed In Industrial Districts	14-27
Section 14.14	Master Signage Plans	14-29
Section 14.15	Permit Requirements and Procedures	14-34
Section 14.16	Appeals	14-37
Section 14.17	Definitions and Measurements	14-38
Section 14.18	Policies and Rules of Construction	14-42
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

**TABLE OF CONTENTS (continued)**

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
Section 16.3	Certificate Of Occupancy	16-5
Section 16.4	Certificate Of Occupancy For Existing Building	16-6
Section 16.5	Certificate Of Occupancy For Lawful Nonconforming Uses And Structures	16-6
Section 16.6	Denial Of Certificate Of Occupancy	16-6
Section 16.7	Certificate Of Occupancy Records	16-6
Section 16.8	Complaints Regarding Violations	16-6
Section 16.9	Penalties	16-7
Section 16.10	Intent Concerning Determinations Involved In Administration And Enforcement Of Performance Standards	16-7
Section 16.11	Duties Of Zoning Administrator Regarding Performance Standards	16-7
ARTICLE XVII	AMENDMENT PROCEDURE	
Section 17.0	Amendment Procedure	17-1
Section 17.1	Planning And Development Services Of Kenton County Staff Review And Recommendation Required Prior To Or At The Scheduled Public Hearing	17-7
Section 17.2	Actions Of Local Governmental Units To Be Furnished To Planning And Development Services Of Kenton County	17-7
ARTICLE XVIII	BOARD OF ADJUSTMENT	
Section 18.0	Establishment Of Board Of Adjustment; Membership; Appointment; Terms; Vacancies; Oaths; Compensation; Removal; Officers	18-1
Section 18.1	Meetings Of Boards; Quorum; Minutes; By Laws; Finances; Subpoena Power; Administration Of Oaths	18-2
Section 18.2	Procedure For All Appeals To Board	18-3

## TABLE OF CONTENTS (continued)

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
Section 18.3	Appeals From Planning Commission Or Board Of Adjustment Or Legislative Body	18-3
Section 18.4	Stay Of Proceedings	18-4
Section 18.5	Powers Of Board Of Adjustment	18-4
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 Of Development Services Of Kenton County	18-9
ARTICLE XIX	FEES, CHARGES, AND EXPENSES	
Section 19.0	Schedule Of Fees, Charges, And Expenses	19-1
APPENDIX A	TABLE A-1 AND A-2	A-1
APPENDIX B	ZONES AS REGULATED BY THE KENTON COUNTY FISCAL COURT	B-1
APPENDIX C	SUMMARY OF AMENDMENTS	C-1