

## 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	8-2
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 9.4A	Double Frontage Lots	9-1
Section 9.4B	Frontage On Corner 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	9-4
Section 9.9	Junkyard Location	9-4
Section 9.10	Application Of Zoning Regulations	9-4
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	9-7
Section 9.13	Exceptions And Modifications	9-10
Section 9.14	Conditional Uses	9-12
Section 9.15	Building Regulations And Water And Sanitary Sewer Service	9-12
Section 9.16	Move And Set	9-12
Section 9.17	Landscape Regulations	9-14
Section 9.18	Outdoor Swimming Pools	9-32
Section 9.19	Site Plan Requirements	9-33
Section 9.20	Plan Requirements - Stages I, II, And Record Plat	9-34
Section 9.21	Regulations Concerning Air Rights	9-38
Section 9.22	Regulations Concerning Design And Construction Of Improvements	9-38
Section 9.23	Regulations Pertaining To Parking Or Storing Of Trailers, Mobile Homes, Campers, Inoperable Vehicles, And Other Such Type Equipment	9-38
Section 9.24	Flood Protection Development Controls	9-39
Section 9.25	Phased Zoning Regulations	9-76
Section 9.26	Hillside Development Controls	9-77
Section 9.27	Land Used For Agricultural Purposes	9-78
Section 9.28	General Mobile Home Regulations	9-78
Section 9.29	Sanitary Landfill Regulations	9-79
Section 9.30	Garage Sales	9-79
Section 9.31	Filing Of Certificate Of Land Use Restriction	9-79

**TABLE OF CONTENTS (continued)**

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
Section 9.32	Conceptual Plans	9-79
Section 9.33	Regulations Concerning Television And Radio Stations	9-80
Section 9.34	Compatibility Standards For Qualified Manufactured Housing	9-81
Section 9.35	Regulations Of Sexually Oriented Businesses	9-83
<b>ARTICLE X</b>	<b>ZONES</b>	
Section 10.1	CO (Conservation) Zone	10-1
Section 10.2	R-1B (Residential One-B) Zone	10-3
Section 10.3	R-1C (Residential One-C) Zone	10-5
Section 10.4	R-1D (Residential One-D) Zone	10-8
Section 10.5	R-1E (Residential One-E) Zone	10-10
Section 10.6	R-1F (Residential One-F) Zone	10-12
Section 10.7	R-1G (Residential One-G) Zone	10-14
Section 10.8	R-1M (P) (Residential-Mobile Home Park Phased) Zone	10-16
Section 10.9	R-2 (Residential Two) Zone	10-18
Section 10.10	R-3 (Residential Three) Zone	10-21
Section 10.11	PUD (Planned Unit Development) Overlay Zone	10-24
Section 10.12	RCD (Residential Cluster Development) Overlay Zone	10-29
Section 10.13	PO (Professional Office Building) Zone	10-34
Section 10.13A	PO-1 (Professional Office - One) Zone	10-36
Section 10.14	NSC (Neighborhood Shopping Center) Zone	10-38
Section 10.15	SC (Shopping Center) Zone	10-41
Section 10.16	NC (Neighborhood Commercial) Zone	10-44
Section 10.17	NC-2 (Neighborhood Commercial Two) Zone	10-48
Section 10.18	HC (Highway Commercial) Zone	10-52
Section 10.19	HC-2 (Highway Commercial Two) Zone	10-54
Section 10.20	HC-3 (Highway Commercial Three) Zone	10-57
Section 10.21	INST (Institutional) Zone	10-59
Section 10.22	IP-1 (Industrial Park One) Zone	10-61
Section 10.23	IP-2 (Industrial Park Two) Zone	10-65
Section 10.24	IP-3 (Industrial Park Three) Zone	10-67
Section 10.25	BP-1 (Business Park One) Zone	10-70

## TABLE OF CONTENTS (continued)

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
Section 10.26	CS (Commonwealth Station) Zone	10-74
Section 10.27	AP (Area Protection) Overlay Zone	10-115
Section 10.28	RP (Renaissance Protection) Overlay Zone	10-122
Section 10.29	IP-4 (Industrial Park Four) Zone	10-124
Section 10.30	REC (Recreational) Zone	10-127
ARTICLE XI	OFF-STREET PARKING AND ACCESS CONTROL REGULATIONS	
Section 11.0	General Requirements	11-1
Section 11.1	Design And Layout Of Off-Street Parking Areas	11-5
Section 11.2	Specific Off-Street Parking Requirements	11-7
Section 11.3	Access Control Regulations	11-13
ARTICLE XII	OFF-STREET LOADING AND/OR UNLOADING REGULATIONS	
Section 12.0	General Requirements	12-1
Section 12.1	Design And Layout Of Off-Street Loading And/Or Unloading Areas	12-3
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	General Regulations	13-1
Section 13.3	Conservation Zone	13-1
Section 13.4	Residential Zones	13-2
Section 13.5	Mixed Use Zones	13-3
Section 13.6	Commercial And Industrial Zones	13-3
Section 13.7	Measurement Of All Fence And/Or Wall Heights And/Or Locations	13-3
Section 13.8	Height Of Any Barbed Wire Or Sharp Pointed Fences	13-4
Section 13.9	Height Of Fences Atop Retaining Walls	13-4
Section 13.10	Electrified Fences	13-4
Section 13.11	Permit Required For Erection Of Fences	13-4
Section 13.12	Structural Elements Of Fences	13-4

## TABLE OF CONTENTS (continued)

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
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
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, Recreation, And Rural Districts	14-9
Section 14.8	Signs Allowed In Single-Family And Two-Family Residential Districts	14-11
Section 14.9	Signs Allowed In Multi-Family Residential Districts	14-13
Section 14.10	Signs Allowed In Institutional Districts	14-16
Section 14.11	Signs Allowed In Office Districts	14-18
Section 14.12	Signs Allowed In General Business And Commercial Districts	14-20
Section 14.13	Signs Allowed In Industrial Districts	14-25
Section 14.14	Master Signage Plans	14-28
Section 14.15	Permit Requirements And Procedures	14-32
Section 14.16	Appeals	14-35
Section 14.17	Definitions And Measurements	14-36
Section 14.18	Policies And Rules Of Construction	14-39
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	Performance Standards	15-1
ARTICLE XVI	ADMINISTRATION	
Section 16.0	Enforcing Officer	16-1
Section 16.1	Zoning Permits	16-1
Section 16.2	Building Permits	16-3
Section 16.3	Certificate Of Occupancy	16-6
Section 16.4	Certificate Of Occupancy For Existing Building	16-6
Section 16.5	Denial Of Certificate Of Occupancy	16-6

**TABLE OF CONTENTS (continued)**

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
Section 16.6	Certificate Of Occupancy Records	16-6
Section 16.7	Complaints Regarding Violations	16-6
Section 16.8	Penalties	16-6
Section 16.9	Intent Concerning Determinations Involved In Administration And Enforcement Of Performance Standards	16-7
Section 16.10	Duties Of Zoning Administrator Regarding Performance Standards	16-8
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	17-6
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
ARTICLE XIX	SCHEDULE OF FEES	
Section 19.0	Schedule Of Fees	19-1
APPENDIX A	SPECIFICATIONS FOR PAVING OF OFF-STREET PARKING AND LOADING AND/OR UNLOADING AREAS	A-1
APPENDIX B	SUMMARY OF AMENDMENTS	B-1
APPENDIX C	COMMONWEALTH STATION REPORT	C-1