

SECTION 10.1 A-1 (AGRICULTURAL-ONE) ZONE**A. PERMITTED USES:**

1. Agricultural uses;
2. Single-family residential dwellings (detached);
3. Mobile homes, subject to the requirements of Section 9.26 of this ordinance;
4. Roadside stands for the sale of products that are raised, produced, and processed on the premises, provided that no roadside stands of any type for the sale or display of agricultural products shall be permitted within fifty (50) feet from any road or highway;
5. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises;
6. Stables and riding academies.
7. Bed and breakfast establishments
8. Qualified manufactured homes, subject to the compatibility standards established in Section 9.32 of this ordinance
9. Owner-Occupied Short-Term Rentals, subject to additional development controls in Section 10.1, F., 6.

B. ACCESSORY USES:

1. Customary accessory buildings and uses;
2. Fences and walls, as regulated by Article XIII;
3. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance;
4. Signs, as regulated by Article XIV.
5. Farmers Markets, subject to the following restrictions:
 - a. An accessory use permit is completed and recorded on file at the office of the NKAPC.
 - b. At least 75% of the products sold are Farm Products or Value-Added Farm products, as defined in Article 7, which have been produced, processed, or grown within the boundaries of the Commonwealth of Kentucky.
 - c. At least 75% of the vendors regularly participating during the market's hours of operation are Producers, as defined in Article 7, or family members or employees of Producers.
 - d. The owner of the premises on which the farmers market is located shall be a producer.
 - e. All Farmers' Markets and their vendors shall comply with all applicable federal, state, and local laws and regulations pertaining to the operation, use, and enjoyment of the market premises.
 - f. Minimum Lot Size: Three (3) Acres

- g. Minimum Front Yard Setback: Forty (40) Feet
 - h. Minimum Side (on each side of lot), and Rear Yard Setback: Fifty (50) Feet
 - i. Minimum Setback from nearest residence: Two-Hundred (200) Feet
 - j. Parking: No parking shall be allowed in or on any right-of-way or within any site triangle as defined in Section 9.17.,G.,2.
 - k. Site Distance for Access Points shall be regulated in Section 11.3.,E.
 - l. Location of Access points shall be as regulated in Section 11.3.,F.
 - m. Signage shall be allowed subject to the following restrictions:
 - 1. Maximum Signage Area: 32 square feet
 - 2. Maximum Sign Height: 12 feet
 - 3. No sign shall be located within any site triangle as defined in Section 9.17.,G.,2.
 - 4. No sign shall interfere with any vehicular traffic movement nor shall any sign affect the general health, safety, or welfare of the public within or moving through the surrounding areas.
 - 5. Illuminated signage shall be prohibited
6. Agri-Tourism, subject to the following restrictions:
- a. An accessory use permit is completed and recorded on file at the office of the NKAPC.
 - b. Parking: No parking shall be allowed in or on any right-of-way or within any site triangle as defined in Section 9.17.,G.,2.
 - c. Site Distance for Access Points shall be regulated in Section 11.3.,E.
 - d. Location of Access points shall be as regulated in Section 11.3.,F.
 - e. Signage shall be allowed subject to the following restrictions:
 - 1. Maximum Signage Area: 32 square feet
 - 2. Maximum Sign Height: 12 feet
 - 3. No sign shall be located within any site triangle as defined in Section 9.17.,G.,2.
 - 4. No sign shall interfere with any vehicular traffic movement nor shall any sign affect the general health, safety, or welfare of the public within or moving through the surrounding areas.
 - 5. Illuminated signage shall be prohibited
- C. CONDITIONAL USES: The following uses or any customary accessory buildings and uses, subject to the approval by the board of adjustments, as set forth in Sections 9.14 and 18.7 of this ordinance:

1. Cemeteries;
 2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial or collector street;
 3. Governmental offices;
 4. Nursery schools;
 5. Police and fire stations, provided they are located adjacent to an arterial or collector street;
 6. Public and parochial schools;
 7. Veterinarians' offices for large and small animals, including outside runs;
 8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries;
 9. Recreational uses, other than those publicly owned and/or operated, as follows:
 - a. Golf courses;
 - b. Country clubs;
 - c. Swimming pools;
 - d. Tennis courts/clubs;
 - e. Fishing lakes;
 - f. Gun clubs and ranges;
 10. Sanitary landfills, as regulated by Section 9.27 of this ordinance;
 11. Funeral homes, providing they are located adjacent to an arterial street.
 12. Non-Owner Occupied Short Term Rentals, subject to additional development controls in Section 10.1, F., 6.
- 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 at Building Setback Line - One hundred (100) feet.
 3. Minimum Front Yard Depth - Forty (40) feet.
 4. Minimum Side Yard Width - Total: Thirty-eight (38) feet; One Side: Twelve (12) 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 at Building Setback Line - One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot), and Rear Yards - 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. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
5. The following shall apply to bed and breakfast establishments:
 - a. The owner shall live in the dwelling unit and operate the bed and breakfast establishment.
 - b. Food service may be provided for resident guests only.
 - c. No exterior alterations and/or additions shall be permitted for the purpose of increasing the number of guest rooms.
 - d. Interior alterations should maintain the unique characteristics of the structure, if possible.
 - e. One parking space per guest room and two parking spaces for the owner shall be provided on site. Parking shall be limited to the side and rear yards, screened from adjacent properties with a six (6) foot high masonry or wood fence, or dense vegetation.
 - f. A site plan, as regulated by Section 9.19 of this ordinance, shall be required.
6. The following shall apply to owner-occupied and non-owner occupied short-term rentals:
 - a. PURPOSE: The purpose of the short-term rental regulations is to provide regulations and guidance for short-term rental usage in unincorporated Kenton County. Short-term rentals are intended to be temporary lodging which allows property owners to leverage the agricultural community and natural resources of the area, maintain rural character and encourage Agri-tourism and tourism.
 - b. Must obtain any required building permit, zoning permit, and occupational license.
 - c. Site Distance for Access Points shall be regulated by Article XI.

- d. The maximum length of each stay shall be 29 days.
- e. No lease shall be rented less than 1 night's stay.
- f. There shall be no external evidence of a short-term rental. The street address must clearly be visible from the right-of-way.
- g. Short-term rentals shall not adversely affect the character of the neighborhood nor shall the use generate noise, vibration, glare, odors, or other effects that unreasonably interfere with any person's enjoyment of his or her property.
- h. Short-term rentals are permitted in the primary structure and/or one accessory structure. Owner Occupied Short-term rentals shall be clearly incidental and commonly associated with the operation of the primary residential household living use.
- i. Short-Term rentals shall not be located in mobile homes, recreational vehicles, travel trailers, tents, campgrounds, sheds, garages, or barns or any other structure typically not used as a residence.
- j. Short-term rentals must provide one (1) parking space for each sleeping room or suite and one (1) for the caretaker of the property.