

SECTION 10.21 RC (RURAL COMMERCIAL) ZONE

- A. **PURPOSE:** The purpose of the RC Zone is to provide retail and professional services to the local or neighborhood residents living in rural areas of Kenton County. Rural businesses are intended to be smaller in size, intensity and scale than commercial uses found in other commercial zoning districts. Development within the RC Zone is intended to maintain the rural character of South Kenton County.

B. **PERMITTED USES**

The following uses are permitted to be within buildings that are no greater than five thousand (5,000) square feet:

1. Auto repair shops (can include gasoline pumps)
2. Automotive motorcycle, and truck sales, new and used
3. Automotive parts and accessories stores
4. Bakeries
5. Banks, including drive-through
6. Barber and beauty shops
7. Clinics - medical or dental
8. Contractors' offices, with accessory storage buildings, and accessory storage yards not to exceed fifty (50) percent of the total floor area of the principle use.
9. Convenience stores, with gasoline pumps
10. Drug stores
11. Food stores
12. Hardware stores
13. Kennels
14. Offices
15. Paint and wallpaper stores
16. Plumbing and lighting fixtures and appliances
17. Restaurants and taverns (excluding drive-ins and drive-throughs)
18. Veterinary offices, large or small animals
19. Day care and nursery schools

The following uses are permitted to be within buildings that are no greater than fifteen thousand (15,000) square feet:

1. Farm equipment, sales and service. Used equipment must be screened
2. Grain, feed and seed stores, including sale of plants, fertilizers, garden supplies, etc.
3. Building materials and lumber yards

C.

D. 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. Single-family residential dwelling within a building containing a permitted commercial use
5. Building materials and lumber yards may have an additional fifteen thousand (15,000) square feet of inventory storage

E. 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. Any permitted use that exceeds the gross floor area requirements, subject to the following restrictions:
 - a. The proposed use or expansion must be consistent with the intent and purpose of the RC Zone as outlined in Section 10.21.A.
 - b. The proposed expansion meets all other requirements of the Kenton County Zoning Ordinance.

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

1. Minimum lot area - Twenty-two thousand (22,000) square feet
2. Minimum lot width at building setback line - Seventy (70) feet
3. Minimum front yard depth - Fifty (50) feet
4. Minimum side yard width – Total: Fifteen (15) feet: One Side: Minimum Five (5) feet. When adjacent to a street or other deeded right-of-way, then the required width shall be the same as required for a minimum front yard depth in this zone.
5. Minimum rear yard depth – Fifteen (15) feet
6. Maximum building height –Thirty-five (35) feet
7. In the case of this zone, no more than one principal building, as defined herein, may be constructed on one lot.

G. OTHER DEVELOPMENT CONTROLS

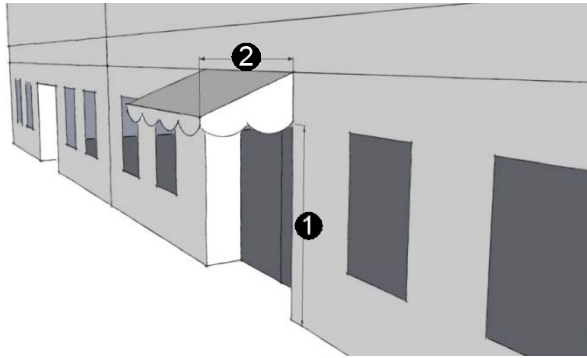
1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of waste material except that which is generated on site shall be permitted in this zone. Any such waste must be stored within enclosed containers.

3. No lighting shall be permitted which would glare from this zone onto any dedicated street, or into any residential zone or agricultural zone. Lighting requirements shall meet the following:
 - a. All lighting shall be fully-shielded from above, with no light being emitted above the horizontal plane.
 - b. Where lighting abuts a residential use or zoned property or an agricultural use or zoned property, the maximum illumination at the property line shall not exceed one half (0.5) foot candles.
 - c. Where lighting abuts a non-residential use or zoned property, the maximum illumination at the property line shall not exceed 1 foot candle.
 - d. Free standing lights shall not exceed fifteen (15) feet in height including base and/or pedestal.
 - e. Lights illuminating signs shall be fully shielded from above to direct the light downward.
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. No use shall produce objectionable odors, light, noise, or dust that are observable beyond the parcel boundary.
6. All business activities, including storage of useable materials, permitted in this zone shall be conducted either within a completely enclosed building or within an area in the side or rear yard that is screened from view in accordance with Section 9.17 of this ordinance, with the exception of off-street parking and loading and/or unloading areas, the outside play areas associated with day cares and nursery schools, and display of new equipment for sale. Used equipment must be screened.
7. A site plan, as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.
8. Signs are subject to the regulations provided in accordance with Article XIV of this ordinance with the following provisions:
 - a. Signs shall be designed and constructed using the same materials and colors as used on the building.
 - b. Neon-tubed signs and internally-illuminated signs are not permitted.
9. Aluminum, vinyl, concrete block, T 111 (plywood siding), plywood, EIFS (exterior insulation finishing board) and similar materials are not permitted on the front façade.
10. Mansard roofs and corrugate metal roofs are not permitted. Metal standing seam roofs are permitted.
11. Mechanical equipment on roofs must be screened from view.

H. BUILDING DESIGN REGULATIONS

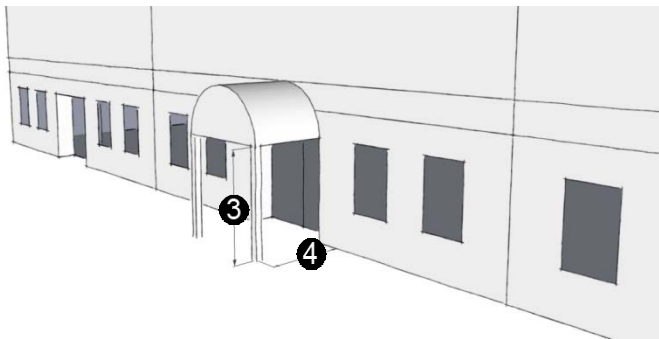
These standards only apply to new buildings.

1. An entry feature such as an awning, canopy, corner entry, or porch, up to a thirty (30) percent building articulation is required. Permitted entry features may include the following:



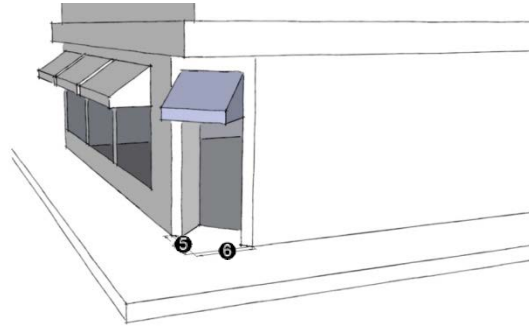
- a. Awning – A wall-mounted structure providing shade and cover from the weather for a sidewalk, supported entirely by the attached building.

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| ① | Minimum height: | eight (8) feet |
| ② | Minimum depth: | four (4) feet |



- b. Canopy – A wall mounted structure providing shade and cover from the weather for a sidewalk, supported by columns or posts that are embedded in the ground.

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| ③ | Minimum height: | eight (8) feet |
| ④ | Minimum depth: | six (6) feet |



- c. Corner Entry – An angled street-facing entrance that is located at the corner of the building.

- ⑤ Minimum width: four (4) feet
⑥ Minimum depth: four (4) feet



- d. Porch – A one or two-story structure attached to a building to shelter an entrance or to serve as a semi-enclosed space, roofed and open-sided.

- ⑦ Minimum width: eight (8) feet
⑧ Minimum depth: six (6) feet

2. Buildings shall face the street. Buildings on a corner lot are permitted to face the corner.