Table Of Contents i

TABLE OF CONTENTS

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
ARTICLE I	A ZONING ORDINANCE	1-1
ARTICLE II Section 2.0 Section 2.1	AUTHORITY AND PURPOSE Authority Purpose	2-1 2-1
ARTICLE III Section 3.0	SHORT TITLE Short Title	3-1
ARTICLE IV Section 4.0 Section 4.1	INTERPRETATION Greater Restriction Permit Or License In Violation	4-1 4-1
ARTICLE V Section 5.0	CONFLICT Conflict	5-1
ARTICLE VI Section 6.0	SEVERABILITY CLAUSE Severability Clause	6-1
ARTICLE VII Section 7.0	DEFINITIONS Words And Phrases	7-1
ARTICLE VIII Section 8.0 Section 8.1 Section 8.2 Section 8.3 Section 8.4 Section 8.5	ESTABLISHMENT OF ZONES Zones Official Zoning Map Changes On Zoning Map Replacement Of Official Zoning Map Rules For Interpretation Of Zone Boundaries Areas Not Included Within Zones	8-1 8-1 8-2 8-2 8-2 8-3
ARTICLE IX Section 9.0 Section 9.1 Section 9.2 Section 9.3 Section 9.4 Section 9.5	GENERAL REGULATIONS Purpose Reduction In Building Site Area Interference With Traffic Signals Vision Clearance At Corners, Curb Cuts, And Railroad Crossings Frontage On Corner Lots And Double Frontage Lots Utilities Location	9-1 9-1 9-1 9-1 9-1
Section 9.6	Railroad Rights-Of-Way Location	9-2

Table Of Contents ii

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
Section 9.7	Excavation, Movement Of Soil, Tree Removal, And Erosion And	
	Sedimentation Control	9-2
Section 9.8	Unsightly Or Unsanitary Storage	9-3
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	9-10
Section 9.14	Conditional Uses	9-11
Section 9.15	Building Regulations And Water	
	And Sanitary Sewer Service	9-14
Section 9.16	Move And Set	9-16
Section 9.17	Landscape Regulations	9-18
Section 9.18	Outdoor Swimming Pools	9-35
Section 9.19	Site Plan Requirements	9-36
Section 9.20	Plan Requirements - Stages I, II,	
	And Record Plat	9-37
Section 9.21	Regulations Concerning Air Rights	9-41
Section 9.22	Regulations Concerning Design	
	And Construction Of Improvements	9-42
Section 9.23	Regulations Pertaining To Parking	
	Or Storing Of Trailers, Mobile	
	Homes, Campers, Inoperable	
	Vehicles, And Other Such Type	0.40
0	Equipment	9-42
Section 9.24	Hillside Development Controls	9-42
Section 9.25	Flood Protection Development	0.44
Caption 0.00	Controls	9-44
Section 9.26	General Mobile Home Regulations	9-81
Section 9.27	Sanitary Landfill Regulations	9-82
Section 9.28	Land Used For Agricultural Purposes	9-82
Section 9.29	Phased Zoning Regulations	9-83
Section 9.30	Filing Of Certificate Of Land	0.04
Section 9.31	Use Restriction	9-84
Section 9.31	Regulations Concerning Television	0.04
	And Radio Stations	9-84

Table Of Contents iii

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
Section 9.32	Compatibility Standards For Qualified Manufactured Housing	9-85
Section 9.33	Regulations Of Sexually Oriented	0.07
Section 9.34	Businesses Development Regulations For	9-87
3.54	Conservation Subdivisions	9-110
Section 9.35	Natural Resource Protection	0 110
	Regulations	9-118
ARTICLE X	ZONES	
Section 10.0	CO (Conservation) Zone	10-1
Section 10.1	A-1 (Agricultural One) Zone	10-3
Section 10.2	R-RE (Residential Rural Estate) Zone	10-8
Section 10.3	R-1A (Residential One-A) Zone	10-11
Section 10.4	R-1B (Residential One-B) Zone	10-13
Section 10.4A	R-1BB (Residential One-BB) Zone	10-15
Section 10.5	R-1C (Residential One-C) Zone	10-17
Section 10.6	R-1D (Residential One-D) Zone	10-19
Section 10.7	R-1DD (Residential One-DD) Zone	10-21
Section 10.8	R-1E (Residential One-E) Zone	10-23
Section 10.9	R-1EE (Residential One-EE) Zone	10-25
Section 10.10	R-1F (Residential One-F) Zone	10-27
Section 10.10A	R-1G (Residential One-G) Zone	10-29
Section 10.11	R-2 (Residential Two) Zone	10-31
Section 10.12	R-3 (Residential Three) Zone	10-33
Section 10.13	PUD (Planned Unit Development)	
	Overlay Zone	10-35
Section 10.14	RCD (Residential Cluster	
	Development) Overlay Zone	10-40
Section 10.15	MHP (Mobile Home Park)	
	Overlay Zone	10-45
Section 10.16	HC (Highway Commercial) Zone	10-49
Section 10.17	NC (Neighborhood Commercial)	
	Zone	10-51
Section 10.18	NSC (Neighborhood Shopping	
	Center) Zone	10-54
Section 10.19	PO (Professional Office Building)	
	Zone	10-57
Section 10.20	SC (Shopping Center) Zone	10-59
Section 10.21	RC (Rural Commercial) Zone	10-62
Section 10.22	IP (Industrial Park) Zone	10-67

Table Of Contents iv

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
Section 10.23 Section 10.24 Section 10.25 Section 10.26	I-1 (Industrial One) Zone I-2 (Industrial Two) Zone I-4 (Industrial Four River) Zone I-5 (Industrial River) Zone	10-70 10-73 10-77 10-80
Section 10.27 Section 10.28 Section 10.29 Section 10.30	I-6 (Rural Industrial) Zone MLU (Mixed Land Use) Zone A-2 (Agricultural Two) Zone ECP (Eco Commerce Park) Zone	10-84 10-87 10-95 10-100
ARTICLE XI	OFF-STREET PARKING AND ACCESS	
Section 11.0 Section 11.1	CONTROL REGULATIONS General Requirements Design And Layout Of Off-Street	11-1
Section 11.2	Parking Areas Specific Off-Street Parking	11-5
Section 11.3	Requirements Access Control Regulations	11-7 11-13
ARTICLE XII	OFF-STREET LOADING AND/OR UNLOADING REGULATIONS	
Section 12.0 Section 12.1	General Requirements Design And Layout Of Off-Street Loading And/Or Unloading Areas	12-1 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	Conservation And Agricultural Zones	13-1
Section 13.3	Residential Zones	13-1
Section 13.4	Commercial And Industrial Zones	13-2
Section 13.5	Measurement Of All Fence And/Or Wall Heights And/Or Locations	13-3
Section 13.6	Height Of Any Barbed Wire Or Sharp	
Section 13.7	Pointed Fences Height Of Fences Atop Retaining	13-3
<u> </u>	Walls	13-3
Section 13.8	Electrified Fences	13-3

Table Of Contents v

ARTICLE/SECTION	<u>NAME</u>	PAGE
Section 13.9	Permit Required For Erection Of Fences	13-3
Section 13.10	Structural Elements Of Fences	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	14-11
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 Office Districts	14-19
Section 14.11	Signs Allowed In General Business	
	And Commercial Districts	14-21
Section 14.12	Signs Allowed In Industrial Districts	14-26
Section 14.13	Master Signage Plans	14-29
Section 14.14	Permit Requirements And	
	Procedures	14-33
Section 14.15	Appeals	14-36
Section 14.16	Definitions And Measurements	14-37
Section 14.17	Policies And Rules Of Construction	14-40
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

Table Of Contents vi

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
Section 16.3	Certificate Of Occupancy	16-5
Section 16.4	Certificate Of Occupancy For	
	Existing Building	16-5
Section 16.5	Certificate Of Occupancy For	
	Lawful Nonconforming Uses	
	And Structures	16-5
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	16-6
Section 16.10	Intent Concerning Determinations	
	Involved In Administration And	
	Enforcement Of Performance	
	Standards	16-6
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	
Section 18.0	Adjustment; Membership;	
	Appointment; Terms; Vacancies;	
	Oaths; Compensation; Removal;	
	Officers	18-1
Section 18.1	Meetings Of Boards; Quorum;	10-1
Section 16.1	Minutes; By Laws; Finances;	
	Subpoena Power; Administration	
	Of Oaths	18-2
Section 18.2	Procedure For All Appeals To	10-2
0 0 00011 10.2	Board	18-3
	Doard	10-3

Table Of Contents vii

ARTICLE/SECTION	<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	18-5
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	
	Furnished To Planning And	
	Development Services Of Kenton	
	County	18-9
Section 18.10	Public Hearing Notice	18.10
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