
SECTION 10.8 R-2 (RESIDENTIAL TWO) ZONE

- A. **PURPOSE:** The purposes of this zone are to: promote flexibility in design and permit planned diversification in the relationships between the location and types of uses and structures; promote the advantages of modern large scale site planning for community development through the efficient use of land, facilitating a more economic arrangement of buildings, circulation systems, land uses, and utilities; preserve, to the greatest extent possible, existing landscape features and amenities, and to utilize such features in an harmonious fashion; provide for more usable and suitably located recreation facilities, and other public and common facilities than would otherwise be provided under conventional land development procedures, but always with the intention of furthering the public health, safety, and general welfare.
- B. **APPLICATION AND PROCESSING:** The purpose of these procedures is to permit an initial review of and a public hearing upon the proposal by the Planning Commission at an early opportunity, while the details of the plan remain flexible. Applications shall be processed as follows:
1. **Stage I Development Plan -** Except as provided for in Section 17.0, I., of this ordinance, applications for a map amendment to zone an area R-2 shall be accompanied by a Stage I Development Plan, as regulated by Section 9.18, A., of this ordinance, along with supporting information/ documentation pertaining to each of the criteria items identified in Subsection M., below. If an area, however, is currently zone R-2, the submission of the Stage I Development Plan, for review by the planning commission and the legislative body, shall not be required until the area is proposed to be developed. Development shall include the demolition, erection, physical expansion, or change of use of any structure. Development shall not include the normal maintenance (e.g., cleaning, painting, etc.) of any structure.
 - a. The planning commission shall hold a public hearing on the proposed application in accordance with the requirements of KRS Chapter 424, and review said application with regard to its compliance with the stated purposes of the R-2 Zone, the required elements of the Stage I Development Plan, and other applicable requirements of this section. Upon holding such hearing, the planning commission shall make one of the following recommendations to the legislative body: approval, approval with conditions, or disapproval. The planning commission shall submit, along with their recommendations, a copy of the Stage I Development Plan and the bases for their recommendation.

- b. The legislative body shall, within ninety (90) days after receiving the recommendations of the planning commission, review said recommendations and take action to approve or disapprove said application. Such action may incorporate any conditions imposed by the planning commission. However, should the legislative body take action to impose different conditions that were reviewed and considered by the planning commission, then said conditions shall be resubmitted to the planning commission for further review and recommendation, in accordance with Subsection B., 1., a., above. Approval of the R-2 Zone shall require that development be in conformance with the approved Stage I Development Plan.

The legislative body shall forward a copy of the approved Stage I Development Plan to the planning commission, or its duly authorized representative, for further processing, in accordance with the requirements for Stage II Development Plan and Record Plat.

2. Stage II Development Plan and Record Plat - A Stage II Development Plan and Record Plat shall be developed in conformance with the approved Stage I Development Plan and in accordance with the requirements of Section 9.18, B. of this ordinance, and submitted to the planning commission, or its duly authorized representative, for its review and approval. Except for the manner of submission and processing, the subdivision regulations may be waived, where applicable, and the requirements of Section 9.18, C. of this ordinance shall be substituted therefore. Those requirements not specifically waived by the planning commission shall conform with the subdivision regulations.
 - a. The planning commission, or its duly authorized representative, shall review the submitted Stage II Development Plan with regard to its compliance with the required elements of Section 9.18, C. of this ordinance, other applicable elements of this ordinance, other applicable regulations, and its conformity with the approved Stage I Development Plan. Minor adjustments from the approved Stage I Development Plan may be permitted, provided that the adjustments do not effect the special relationship of structures, change land uses, increase overall density, significantly alter circulation patterns (vehicular and pedestrian), decrease the amount and/or usability of open space or recreation areas, or conflict with other applicable requirements of this ordinance.

Following its review of the Stage II Development Plan, the planning commission, or its duly authorized representative, shall make one of the following recommendations to the legislative body: approval,

approval with conditions, or disapproval. The planning commission shall submit, along with their recommendations, a copy of the Stage II Development Plan and the bases for their recommendation.

- b. The legislative body shall, within ninety (90) days after receiving the recommendations of the planning commission, or its duly authorized representative, review said recommendations and take action to approve or disapprove said application. Such action may incorporate any conditions imposed by the planning commission, or its duly authorized representative. However, should the legislative body take action to impose different conditions than were reviewed and considered by the planning commission, or its duly authorized representative, then said conditions shall be resubmitted to the planning commission, or its duly authorized representative, for further review and recommendation, in accordance with Subsection B., 2., a., above.

The legislative body shall forward a copy of the approved Stage II Development Plan to the planning commission, or its duly authorized representative, for further processing.

- c. Upon approval of the Stage II Development Plan, by the legislative body, a copy of said plan shall be forwarded to the zoning administrator, who shall grant permits only in accordance with the approved Stage II Development Plan and other regulations, as may be required by this ordinance.
- d. Upon approval of the Stage II Development Plan, by the legislative body, the planning commission, or its duly authorized representative, shall review the submitted Record Plat, if applicable, with regard to its compliance with the required elements of the subdivision regulations, and its conformance with the approved Stage II Development Plan.

Upon approval of the Record Plat, by the planning commission, or its duly authorized representative, copies of said plat, certified by the planning commission, and suitable for recording, shall be forwarded to the office of the County Clerk to be recorded.

C. PERMITTED USES AND DENSITIES:

- 1. Attached single - family residential dwellings, two - family residential dwellings, and multi - family residential dwellings may be permitted within a R-2 Zone. In the case of this zone, more than one principal building, as defined herein, may be permitted on one lot.

2. The maximum density of the R-2 Zone shall be 13.0 dwelling units per net acre. This density shall be applied to the total project area excluding that land devoted to nonresidential uses and streets (public and private).
3. Municipally owned or operated parks, playgrounds, or other community facilities

D. ACCESSORY USES:

1. Inground swimming pools, tennis courts, decks/patios, and gazebos.
2. Fences and walls, as regulated by Article XIII of this ordinance.
3. Signs, as regulated by Article XIV of this ordinance.
4. Home occupations, subject to the restrictions and limitations established in Section 9.9 of this ordinance.
5. Children swing sets
6. Customary accessory structures and uses (above ground swimming pools, detached garages, and detached storage facilities are prohibited)

E. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said uses shall have been applied for in Section 9.14 of this ordinance.

1. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street.
2. Fire and police stations, providing they are located adjacent to an arterial street.
3. Public and parochial schools.

F. AREA REQUIREMENTS

1. No R-2 Zone shall be permitted on less than four (4) acres of land. However, an area of less than four (4) acres may be zoned R-2, provided it is adjacent to an area with an existing approved Stage I Development Plan and is currently zoned R-2.
2. The minimum area for submission of a Stage I Development Plan, within an existing R-2 Zone, shall be not less than two (2) acres. However, a Stage I Development Plan may be submitted for an area of less than two (2) acres, provided it is adjacent to an area with an existing approved Stage I Development Plan and is in agreement with all other requirements of the R-2 Zone.

G. HEIGHT, YARD AND SETBACK REQUIREMENTS: Requirements shall be as approved in the plan.

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- H. OFF - STREET PARKING AND LOADING AND/OR UNLOADING: Off - street parking and, when applicable, loading and/or unloading facilities, shall be provided in accordance with Articles XI and XII of this ordinance.
- I. FENCES, WALLS, AND SIGNS: The location, height, and type of all fences, walls, and signs, shall be as approved in the plan.
- J. EROSION AND SEDIMENTATION CONTROL: Effective erosion and sedimentation controls shall be planned and applied in accordance with Section 9.6 of this ordinance.
- K. COMMON OPEN SPACE/RECREATION AREA: At least twenty percent (20%) of the total acreage of the proposed R-2 Zone shall be retained as common open space/recreation area, and dedicated to a public and/or private entity for operation and maintenance. Such open space/recreation areas shall be physically situated so as to be readily accessible, available to, and usable by all activities within the zone. Common open space/recreation areas shall be that part of the total project exclusive of buildings, streets, parking areas, single - family residential lots, commercial areas, and access drives.
- L. SCREENING: Shall be as approved in the plan.
- M. CRITERIA: Evaluation of the proposed development plan shall be based upon the following criteria:
1. Agreement with the various elements of the Kenton County Comprehensive Plan and where applicable, any Officially adopted Neighborhood Concept Plan by the planning commission or the legislative body, or other adopted plan.
 2. Extent to which the proposed development plan is consistent with the purpose of the R-2 Zone.
 3. Adequacy of the proposed site, considering such factors as the sufficiency of the size of the site to comply with the established criteria, the configuration of the site, and the extent to which the site is formed by the logical boundaries (based on topography, natural features, streets, relationship of adjacent uses, etc.).
 4. Nature and extent of the proposed uses in relation to the unique characteristics of the site; the current or anticipated need for such use(s) and the specific size and locale of the market area from which the specific uses of the site will draw or serve.

5. Extent to which the proposed design, as indicated in the Stage I Development Plan, is compatible and coordinated with existing and/or proposed development contiguous to the site. Compatibility and coordination with existing and/or proposed development shall be reviewed in terms of intensity of land use type in relation to the general character of the surrounding areas, including coordination of vehicular and pedestrian circulation; the scale (e.g., height and mass of structures) of the proposed development; location of open spaces and size of setbacks; provisions of screening areas or utilization of natural features; the transition of land use types based on the proposed design; and the impact of the proposed development on adjacent uses, such as noise, visual impact, hours or operation, traffic circulation, etc.
 6. Amount of traffic that would be generated by the proposed operation and the ability of the existing highway system to adequately handle said traffic. Where deficiencies exist, proposed traffic improvements that would correct such deficiencies may be considered.
 7. Extent to which the design of the internal street system provides for the efficient and safe movement of traffic within and adjacent to the site.
 8. Extent to which all necessary public utilities and facilities are available to service the development including police and fire protection, water and sewer services, and other services normally provided within the area. Where deficiencies exist, improvements that would correct such deficiencies may be considered.
- N. AMENDMENTS: Any amendments to plans, except for the minor adjustments which may be permitted by the planning commission, or its duly authorized representative, and the legislative body, shall be made in accordance with the procedure required by Subsection B., subject to the same limitations and requirements as those under which plans were originally approved.
- O. EXPIRATION: Development plans within the R-2 Zone shall be subject to the time constraints, as noted below. Upon expiration of said time period, and any extensions thereto, the legislative body may initiate a request for a public hearing by the planning commission, in accordance with the requirements of KRS Chapter 100, for the purpose of determining whether said R-2 Zone should revert to its original zoning designation. A public hearing may be initiated if either of the following conditions apply:
1. Stage II Development Plan has not been approved by the legislative body, within a period of twenty - four (24) consecutive months from the date of the approved Stage I Development Plan and map amendment by the legislative body; provided that an extension may be permitted upon

approval of the legislative body, or their duly authorized representative, if sufficient proof can be demonstrated that prevailing conditions have not changed appreciably to render the approved Stage I Development Plan obsolete.

2. Substantial construction has not been initiated within a period of twelve (12) consecutive months from the date of approval of the Stage II Development Plan by the legislative body, provided that an extension may be permitted upon approval of the legislative body, or its duly authorized representative, if sufficient proof can be demonstrated that the construction was delayed due to circumstances beyond the applicant's control, and that prevailing conditions have not changed appreciably to render the approved Stage II Development Plan obsolete. The amount of construction constituting initiating substantial construction shall be as approved in the approved Stage II Development Plan.

P. OTHER DEVELOPMENT CONTROLS:

1. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
2. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
3. Where any yard of any use permitted or conditionally permitted in this zone abuts property in a single - family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.15 of this ordinance, shall be required.