

TABLE OF CONTENTS

<u>ARTICLE</u>	<u>SECTION</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	8-1
Section 8.3	Replacement Of Official Zoning Map	8-1
Section 8.4	Rules For Interpretation Of Zone Boundaries	8-1
Section 8.5	Areas Not Included Within Zones	8-2
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 Control Devices	9-1
Section 9.3	Vision Clearance At Corners, Curb Cuts, And Railroad Crossings	9-1
Section 9.4	Frontage On Corner Lots And Double Frontage Lots	9-1
Section 9.5	Utilities Location	9-1

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>	<u>SECTION</u>	<u>PAGE</u>
Section 9.6	Excavation, Movement Of Soil, Tree Removal, And Erosion And Sedimentation Control	9-2
Section 9.7	Unsightly Or Unsanitary Storage	9-3
Section 9.8	Application Of Zoning Regulations	9-3
Section 9.9	Special Requirements Governing Home Occupations	9-5
Section 9.10	Nonconforming Lots, Nonconforming Uses, Nonconforming Structures, Repairs And Maintenance, And Nonconforming Signs	9-6
Section 9.11	Exceptions And Modifications	9-10
Section 9.12	Conditional Uses	9-12
Section 9.13	Building Regulations And Water And Sanitary Sewer Service	9-15
Section 9.14	Move And Set	9-15
Section 9.15	Screening Area	9-17
Section 9.16	Outdoor Swimming Pools	9-19
Section 9.17	Development Plan Requirements	9-20
Section 9.18	Development Plan Requirements - Stages I, II, And Record Plat	9-20
Section 9.19	Regulations Concerning Air Rights	9-25
Section 9.20	Regulations Concerning Design And Construction Of Improvements	9-25
Section 9.21	Regulations Pertaining To Parking Or Storing Of Trailers, Recreational Vehicles, Campers, Inoperable Vehicles, And Other Such Type Equipment	9-25
Section 9.22	Hillside Development Controls	9-26
Section 9.23	Land Used For Agricultural Purposes	9-27
Section 9.24	Control Of Obstacles In Public Rights - Of - Way	9-28
Section 9.25	Filing Of Certificate Of Land Use Restrictions	9-28
Section 9.26	Regulations Concerning Television And Radio Stations	9-28
Section 9.27	Regulations Of Sexually Oriented Businesses	9-29
ARTICLE X	ZONES	
Section 10.0	R-1BC (Residential One - BC) Zone	10-1
Section 10.1	R-1C (Residential One - C) Zone	10-3
Section 10.2	R-1D (Residential One - D) Zone	10-5
Section 10.3	R-1E (Residential One - E) Zone	10-7

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>	<u>SECTION</u>	<u>PAGE</u>
Section 10.4	R-1EE (Residential One - EE) Zone	10-9
Section 10.5	R-1G (Residential One - G) Zone	10-11
Section 10.6	R-3 (Residential Three) Zone	10-13
Section 10.7	RCD (Residential Cluster Development) Zone	10-15
Section 10.8	R-2 (Residential Two) Zone	10-21
 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	11-4
Section 11.2	Specific Off - Street Parking Requirements	11-6
Section 11.3	Access Control Regulations	11-8
 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	13-1
Section 13.1	Classification Of Fences And Walls	13-1
Section 13.2	Residential Zones	13-1
Section 13.3	Fence and Wall Regulations	13-2
Section 13.4	Measurement Of All Fence And/Or Wall Heights And/Or Locations	13-2
Section 13.5	Height Of Fences Atop Retaining Walls	13-2
Section 13.6	Electrified Fences	13-2
Section 13.7	Permit Required For Erection Of Fences	13-2
Section 13.8	Structural Elements Of Fences	13-3
Section 13.9	Dilapidated 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	Scope, Authority and Applicability	14-3
Section 14.4	Prohibited Sign Types	14-6

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>	<u>SECTION</u>	<u>PAGE</u>
Section 14.5	Installation, Design and Construction Standards	14-7
Section 14.6	Signs Allowed in Single-Family and Two-Family Residential Districts (R-1BC, R-1C, R-1D, R-1E, R-1EE, R-1G, and RCD Zones)	14-9
Section 14.7	Signs Allowed in Multi-Family Residential Districts (R-2 and R-3 Zones)	14-12
Section 14.8	Permit Requirements and Procedures	14-15
Section 14.9	Appeals	14-18
Section 14.10	Definitions and Measurements	14-19
Section 14.11	Policies and Rules of Construction	14-23
ARTICLE XV	PERFORMANCE STANDARDS FOR INDUSTRIAL ZONES	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	16-5
Section 16.4	Certificate Of Occupancy For Existing Building	16-6
Section 16.5	Certificate Of Occupancy For Lawful Nonconforming Uses And Structures	16-6
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	16-7
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	

TABLE OF CONTENTS (continued)

<u>ARTICLE</u>	<u>SECTION</u>	<u>PAGE</u>
Section 18.0	Establishment Of Board Of Adjustment; Membership; Appointment; Terms; Vacancies; Oaths; Compensation; Removal; Officers	18-1
Section 18.1	Meetings Of Boards; Quorum; Minutes; Bylaws; Finances; Subpoena Power; Administration Of Oaths	18-2
Section 18.2	Procedure For All Appeals To Board	18-3
Section 18.3	Appeals From Planning Commission, Board Of Adjustment, Or Legislative Body	18-3
Section 18.4	Stay Of Proceedings	18-4
Section 18.5	Powers Of Board Of Adjustment	18-4
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 Be Furnished To Planning And Development Services Of Kenton County	18-9
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	ZONE REGULATIONS SUMMARY FOR PERMITTED USES	B-1
APPENDIX C	SUMMARY OF AMENDMENTS	C-1