

SECTION 10.3 R-1J (RESIDENTIAL ONE-J) ZONE**A. PERMITTED USES**

1. Single-family residential dwellings (attached and detached)

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 of this ordinance

C. 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. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Fire and police stations, providing they are located adjacent to an arterial street
4. Funeral homes, provided they are located adjacent to an arterial street
5. Governmental offices
6. Institutions for higher education, providing they are located adjacent to an arterial street
7. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
8. Nursery schools
9. Public and parochial schools
10. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries
11. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses
 - b. Country clubs
 - c. Swimming pools

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES

1. Minimum lot area - Three thousand (3,000) square feet
2. Minimum lot width at building setback line - Thirty-five (35) feet

3. Minimum front yard depth - Twenty-five (25) feet
4. Minimum side yard width - Two and one-half (2-1/2) feet
5. Minimum rear yard depth - Fifteen (15) feet
6. Maximum building height - Thirty-five (35) feet, except for attached single-family which shall be a maximum of forty-five (45) feet

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES

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. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.
5. Attached single-family dwellings
 - a. Each dwelling unit shall be located on its own lot or established as a condominium created under KRS Chapter 381. Exceptions to area and yard regulations may be permitted as regulated in Section 9.13 of this ordinance;
 - b. No more than two adjacent dwelling units may have the same front façade setback. Variations in front façade setback shall be a minimum of three feet;
 - c. No more than six (6) dwelling units may be attached in one structure; and
 - d. Individual units shall not be stacked and shall only be attached side by side.