
ARTICLE X

ZONES

SECTION 10.1 CONSERVATION (CO) ZONE

A. PERMITTED USES:

1. Agricultural uses;
2. Publicly owned and/or operated parks and/or recreation areas;
3. Private recreational uses other than those publicly owned and/or operated such as golf courses, country clubs, and camping areas.

B. ACCESSORY USES:

1. Customary accessory buildings and uses;
2. Fences and walls, as regulated by Article XIII;
3. Signs, as regulated by Article XIV.

C. CONDITIONAL USES: The following uses and their customary accessory buildings or uses subject to the approval of the board of adjustments, as set forth in Sections 9.13 and 18.6 of this ordinance:

1. Riding academies and stables;
2. The following uses are permitted providing that the development of all facilities in or adjacent to navigable waters shall be approved by the Corps of Engineers, Department of the Army, and the Division of Water, Kentucky Department for Natural Resources and Environmental Protection. Such statements of approval or denial shall be submitted to the board of adjustments at the time of submittal for a conditional zoning certificate:

a. Boat harbors and marinas;

The following uses shall be permitted as accessory uses in connection with any boat harbor or marina provided they are primarily intended to serve only persons using the boat harbor or marina:

- (1) Boat fueling, service, and repairs;
- (2) Sale of boat supplies;
- (3) Grocery store;
- (4) Restaurant;

b. Boat landing, docking, and launching facilities;

- c. Off-street parking facilities including facilities for temporary parking of boat trailers.

D. AREA AND HEIGHT REGULATIONS:

- 1. Minimum lot area - One (1) acre.
- 2. Minimum lot width - One hundred fifty (150) feet.
- 3. Minimum front yard depth - Fifty (50) feet.
- 4. Minimum side yard width - Twenty-five (25) feet.
- 5. Minimum rear yard depth - Fifty (50) feet.
- 6. Maximum building height - Twenty-five (25) feet.

E. OTHER DEVELOPMENT CONTROLS:

- 1. A site plan, as regulated by Section 9.18 of this ordinance shall be required for any "permitted use" or "conditional use" in this zone.
- 2. Any activity that may be located in the floodplain of any water course shall be in accordance with the requirements of Section 9.24.
- 3. Dwellings, including cabins, rooming houses, and mobile homes are not permitted in this zone.
- 4. Temporary cabin units, tents, and recreational vehicles, as defined in KRS 219.320(8) shall be permitted; however, no such units shall be used for year-round habitation.
- 5. Off-street parking shall be provided for any use within this zone, according to the provisions of Article XI.
- 6. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
- 7. No motor vehicle which is inoperable, or mobile home or trailer shall be stored or used for storage in this zone.
- 8. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.

SECTION 10.2 A-1 (AGRICULTURAL-ONE) ZONE**A. PERMITTED USES:**

1. Agricultural uses;
2. Single-family residential dwellings (detached);
3. Mobile homes, subject to the requirements of Section 9.25 of this ordinance;
4. Sale of products that are raised, produced, and processed on the premises, provided that no roadside stands of any type for the sale or display of agricultural products shall be permitted within fifty (50) feet from any road or highway;
5. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises;
6. Stables and riding academies.

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 9.10 of this ordinance;
4. Signs, as regulated by Article XIV.

C. CONDITIONAL USES: The following uses or any customary accessory buildings and uses, subject to the approval by the board of adjustments, as set forth in Sections 9.13 and 18.6 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. Governmental offices;
4. Nursery schools;
5. Police and fire stations, provided they are located adjacent to an arterial street;
6. Public and parochial schools;
7. Veterinarians' offices for large and small animals, including outside runs;
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries;
9. Recreational uses, other than those publicly owned and/or operated, as follows:
 - a. Golf courses;
 - b. Country clubs;

- c. Swimming pools;
 - d. Tennis courts/clubs;
 - e. Fishing lakes;
 - f. Gun clubs and ranges;
10. Funeral homes, providing they are located adjacent to an arterial street.
11. General stores

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:

- 1. Minimum Lot Area - One (1) acre.
- 2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
- 3. Minimum Front Yard Depth - Fifty (50) feet.
- 4. Minimum Side Yard Width on Each Side of Lot - Twenty-four (24) feet
- 5. Minimum Rear Yard Depth - Twenty-five (25) feet.
- 6. Maximum Building Height - Thirty-five (35) 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 Yard Depth - Fifty (50) feet.
- 4. Minimum Side Yard Width on Each Side of Lot - Fifty (50) feet.
- 5. Minimum Rear Yard Depth - Fifty (50) feet.
- 6. 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 lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.
- 3. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
- 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 9.16 of this ordinance shall be required.

SECTION 10.3 R-RE (RESIDENTIAL RURAL ESTATE) ZONE**A. PERMITTED USES:**

1. Single-family residential dwellings (detached);
2. Agricultural uses;
3. Sale of products that are raised, produced, and processed on the premises, provided that no roadside stands of any type for the sale or display of agricultural products shall be permitted within fifty (50) feet from any street;
4. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises provided that the storage of manure shall not be permitted nearer than one hundred (100) feet from the front of a street, road, highway, or right-of-way line, or not nearer than fifty (50) feet from a side lot line;
5. Stables and riding academies, both public and private.

B. ACCESSORY USES:

1. Customary accessory buildings and uses;
2. Fences and walls, as regulated by Article XIII;
3. Home occupations regulated in Section 9.10;
4. Signs, as regulated by Article XIV.

C. CONDITIONAL USES: The following uses or any customary accessory buildings and uses, subject to the approval of the board of adjustments, as set forth in Sections 9.13 and 18.6 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. Governmental offices;
4. Nursery schools;
5. Police and fire stations, provided they are located adjacent to an arterial street;
6. Public and parochial schools;
7. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries;
8. Recreational uses, other than those publicly owned and/or operated as follows:
 - a. Golf courses;
 - b. Country clubs;
 - c. Swimming pools;

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- d. Tennis courts/clubs;
 - e. Fishing lakes and clubs;
 - f. Gun clubs and ranges;
9. Funeral homes, provided they are located adjacent to an arterial street;
- D. AREA AND HEIGHT REGULATIONS FOR PERMITTED AND CONDITIONAL USES:
- 1. Minimum Lot Area - One (1) acre.
 - 2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
 - 3. Minimum Front Yard Depth - Forty (40) feet.
 - 4. Minimum Side Yard Width on Each Side of Lot - Twenty-four (24) feet
 - 5. Minimum Rear Yard Depth - Twenty-five (25) feet.
 - 6. Maximum Building Height - Thirty-five (35) feet.
- E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:
- 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 lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.
 - 3. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
 - 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 9.16 of this ordinance shall be required.