

## 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.