Table Of Contents i

### **TABLE OF CONTENTS**

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
ARTICLE I	A ZONING ORDINANCE	1-1
ARTICLE II Section 2.0 Section 2.1	AUTHORITY AND PURPOSE Authority Purpose	2-1 2-1
ARTICLE III Section 3.0	SHORT TITLE Short Title	3-1
ARTICLE IV Section 4.0 Section 4.1	INTERPRETATION Greater Restriction Permit Or License In Violation	4-1 4-1
ARTICLE V Section 5.0	CONFLICT Conflict	5-1
ARTICLE VI Section 6.0	SEVERABILITY CLAUSE Severability Clause	6-1
ARTICLE VII Section 7.0	DEFINITIONS Words And Phrases	7-1
ARTICLE VIII Section 8.0 Section 8.1 Section 8.2 Section 8.3 Section 8.4 Section 8.5	ESTABLISHMENT OF ZONES Zones Official Zoning Map Or Maps Changes On Zoning Map Or Maps Replacement Of Official Zoning Map Or Maps Rules For Interpretation Of Zone Boundaries Areas Not Included Within Zones	8-1 8-1 8-1 8-2 8-2 8-3
ARTICLE IX Section 9.0 Section 9.1 Section 9.2 Section 9.3 Section 9.4 Section 9.5	GENERAL REGULATIONS Purpose Reduction In Building Site Area Interference With Traffic Signals Vision Clearance At Corners, Curb Cuts, And Railroad Crossings Frontage On Corner Lots And Double Frontage Lots Utilities Location	9-1 9-1 9-1 9-1 9-1

Table Of Contents ii

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
Section 9.6	Railroad Rights-Of-Way Location	9-2
Section 9.7	Excavation Or Movement Of Soil	9-2
Section 9.8	Unsightly Or Unsanitary Storage	9-2
Section 9.9	Junkyard Location	9-3
Section 9.10	Application Of Zoning Regulations	9-3
Section 9.11	Special Requirements Governing	
	Home Occupations	9-5
Section 9.12	Nonconforming Lots, Nonconforming	
	Uses, Nonconforming Structures,	
	Repairs And Maintenance, And	
	Nonconforming Signs	9-6
Section 9.13	Exceptions And Modifications	9-10
Section 9.14	Conditional Buildings And Uses	9-12
Section 9.15	Building Regulations	9-14
Section 9.16	Move And Set	9-16
Section 9.17	Landscape Regulations	9-18
Section 9.18	Outdoor Swimming Pools	9-35
Section 9.19	Site Plan Requirements	9-36
Section 9.20	Regulations Concerning Air Rights	9-39
Section 9.21	Regulations Concerning Design	
	And Construction Of Improvements	9-39
Section 9.22	Regulations Pertaining To Parking	
	Or Storing Of Trailers, Mobile	
	Homes, Campers, Inoperable	
	Vehicles, And Other Such Type	
	Equipment	9-39
Section 9.23	Hillside Development Controls	9-39
Section 9.24	Flood Protection Development	
	Controls	9-41
Section 9.25	Land Used For Agricultural Purposes	9-78
Section 9.26	Filing Of Certificate Of Land	
	Use Restrictions	9-78
Section 9.27	Regulations Concerning Television	
	And Radio Stations	9-79
Section 9.28	Regulations Of Sexually Oriented	
	Businesses	9-80
Section 9.29	Downtown Taylor Mill (DTM) Design And	
	Development Standards	9-103
Section 9.30	Prohibition of Short-Term Rentals	9-120

Table Of Contents iii

ARTICLE X ZONES Section 10.0 CO (Conservation) Zone	0-1
Section 10.0 CO (Conservation) Zone	
	0-3
Section 10.1 R-RE (Residential Rural Estate And	0-3
<b>6</b> ,	
,	0-5
,	0-7
,	)-10
,	)-12
,	)-14
,	)-16
Section 10.8 R-1G (Residential One-G) Zone 10	)-18
Section 10.9 R-2 (Residential Two) Zone 10	)-20
Section 10.10 R-3 (Residential Three) Zone 10	)-22
Section 10.11 RCD (Residential Cluster	
Development) Overlay Zone 10	)-24
Section 10.12 PUD (Planned Unit Development)	
Overlay Zone 10	)-31
Section 10.13 NSC (Neighborhood Shopping	
Center) Zone	)-39
Section 10.14 NC (Neighborhood Commercial) Zone 10	)-42
Section 10.15 PO (Professional Office Building) Zone 10	)-45
Section 10.16 I-4 (Industrial Four River) Zone 10	)-47
Section 10.17 A-1 (Agricultural One) Zone 10	)-51
Section 10.18 DTM-1 (Downtown Taylor Mill Primary	
Main Street) Zone 10	)-53
Section 10.19 DTM-2 (Downtown Taylor Mill Office –	
Service) Zone	)-59
Section 10.20 DTM-3 (Downtown Taylor Mill	
Commercial) Zone 10	)-66
Section 10.21 DTM-4 (Downtown Taylor Mill Business	
Park) Zone	)-73
Section 10.22 R-1A (residential One – A) Zone 10	)-78
ARTICLE XI OFF-STREET PARKING REGULATIONS	
Section 11.0 General Requirements	1-1
Section 11.1 Specific Off-Street Parking	
Requirements 11	l <b>-</b> 18
Section 11.2 Access Control regulations 11	-24

Table Of Contents iv

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
ARTICLE XII	OFF-STREET LOADING AND/OR UNLOADING REGULATIONS	
Section 12.0	Off-Street Loading And/Or Unloading Regulations	12-1
Section 12.1	Off-Street Loading And/Or Unloading - Use And Bulk Regulations	12-1
ARTICLE XIII	FENCES, WALLS, AND OBSTRUCTION	
0 ( 10 0	TO VIEW REGULATIONS	
Section 13.0	Vision Clearance At Corners And Railroad Crossings	13-1
Section 13.1	Classification Of Fences And Walls	13-1
Section 13.1	Conservation Zone	13-1
Section 13.3	Residential Zones	13-1
Section 13.4	Commercial And Industrial Zones	13-2
Section 13.5	Measurement Of All Fence And/Or	
	Wall Heights And/Or Locations	13-3
Section 13.6	Height Of Any Barbed Wire Or Sharp	
	Pointed Fences	13-3
Section 13.7	Height Of Fences Atop Retaining	
	Walls	13-3
Section 13.8	Application For A Fence Permit	13-3
ARTICLE XIV	SIGN REGULATIONS	
Section 14.1	Short Title	14-1
Section 14.2	Purposes And Interests Served	14-1
Section 14.3	Temporary Signs	14-1
Section 14.4	Scope, Authority And Applicability	14-2
Section 14.5	Prohibited Sign Types	14-6
Section 14.6	Installation, Design And Construction	
	Standards	14-6
Section 14.7	Signs Allowed In Conservation, Agricultural	
	And Rural Districts	14-9
Section 14.8	Signs Allowed In Single-Family And	
0 (1 440	Two-Family Residential Districts	14-11
Section 14.9	Signs Allowed In Multi-Family Residential	4.4.40
0 1: 1110	Districts	14-13
Section 14.10	Signs Allowed In Office Districts	14-17
Section 14.11	Signs Allowed In General Business And Commercial Districts	1/ 10
Section 14.12	Signs Allowed In Downtown Districts	14-19 14-21
3 <del>6</del> 611011 14.12	Signs Allowed in Downtown Districts	1 <del>4</del> -2

Table Of Contents

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
Section 14.13 Section 14.14 Section 14.15 Section 14.16	Signs Allowed In Industrial Districts Master Signage Plans Permit Requirements And Procedures Appeals	14-26 14-28 14-32 14-35
Section 14.17 Section 14.18	Definitions And Measurements Policies And Rules Of Construction	14-36 14-39
ARTICLE XV	PERFORMANCE STANDARDS FOR INDUSTRIAL ZONES	
Section 15.0	Application Of Performance Standards	15-1
Section 15.1	Time Schedule For Compliance Of Performance Standards	15-1
Section 15.2	Effects Of Concurrent Operations	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
Section 16.10	Intent Concerning Determinations	10-7
Section 10.10	Involved In Administration And Enforcement Of Performance	
	Standards	16-7
Section 16.11	Duties Of Zoning Administrator Regarding Performance Standards	16-8
ARTICLE XVII	AMENDMENT PROCEDURE	
Section 17.0	Amendment Procedure	17-1

Table Of Contents vi

ARTICLE/SECTION	<u>NAME</u>	PAGE
Section 17.1	Planning And Development Services Of Kenton County Staff Review And Recommendation Required Prior To Or At The Scheduled Public	
Section 17.2	Hearing Actions Of Local Governmental Units To Be Furnished To Planning And Development Services Of Kenton County	17-6 17-7
ARTICLE XVIII Section 18.0	BOARD OF ADJUSTMENT Establishment Of Board Of Adjustment; Membership; Appointment; Terms; Vacancies; Oaths; Compensation; Removal;	
Section 18.1	Officers Meetings Of Boards; Quorum; Minutes; By Laws; Finances; Subpoena Power; Administration Of Oaths	18-1 18-2
Section 18.2	Procedure For All Appeals To	-
Section 18.3	Board Appeals From Planning Commission Or Board Of Adjustment Or Legislative	18-3
0 4 4 0 4	Body Other Of Branch diame	18-3
Section 18.4 Section 18.5	Stay Of Proceedings Powers Of Board Of Adjustment	18-4 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	10 0
Section 18.9	Adjustment Actions Of Board Of Adjustment To	18-9
	Be Furnished To Planning And Development Services Of Kenton County	18-9
ARTICLE XIX Section 19.0	FEES, CHARGES, AND EXPENSES Schedule Of Fees, Charges, And	
	Expenses	19-1

Table Of Contents vii

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
APPENDIX A	SUMMARY OF AMENDMENTS	A-1