

ARTICLE 6

GENERAL REGULATIONS

SECTION 6.0 PURPOSE: General regulations shall apply to all zoning districts.

SECTION 6.1 REDUCTION IN BUILDING SITE AREA: Except as herein provided, no lot, in any zone, may be reduced in area below the minimum lot area as specified herein for the zone within which said lot is located, if any, except where such reduction has been brought about by the expansion or acquiring of rights-of-way for a street. If, however, by some means (e.g., misinterpretation of law, erroneous lot descriptions, etc.) the lot area is reduced below the minimum required lot area as specified herein for the zone, all of the uses and structures contained on the remaining portion of the area shall be subject to compliance with all other provisions of this Ordinance. In the event that the uses and structures cannot comply in such circumstances, the property owner shall seek relief from the board of adjustment, as provided for in Section 12 of this Ordinance.

SECTION 6.2 VISION CLEARANCE AT CORNERS, CURB CUTS, AND RAILROAD CROSSINGS: No type of structure, vehicle, tree, planting, vegetation, sign, or fence, or any type of obstacle, or any portion thereof, shall be placed or retained in such a manner which would create a traffic hazard or would obstruct the vision clearance at corners, curb cuts, or railroad crossings in any zone.

SECTION 6.3 FRONTAGE ON CORNER LOTS AND DOUBLE FRONTAGE LOTS: On lots having frontage on more than one street, the minimum front yard depth shall be provided on both street frontages.

SECTION 6.4 EXCAVATION, MOVEMENT OF SOIL, TREE REMOVAL, AND EROSION AND SEDIMENTATION CONTROL

- A. Except for Agricultural use, Mining use, Underground Mining use, and use as a Sanitary Landfill in accordance with proper permits issued by the Commonwealth of Kentucky and operated in accordance with Section 6.18 of this Ordinance, no person or entity shall undertake grading (as defined below for use in this Section and Section 11.1, A., of this Ordinance), without first insuring that all requirements of the Subdivision Regulations, if applicable, and other requirements of this Ordinance have been fulfilled and then obtaining a permit from the Zoning Administrator. The primary purpose of this permit requirement is to engage a builder or developer early in the project of their need to come into compliance with this Ordinance and alert the Zoning Administrator of a planned project. "Grading" as used in this Section shall be defined as stripping, excavating, filling, or otherwise moving soil, trees, or other vegetation of a parcel

of land for the purpose of preparing the lot for development of the property or construction of buildings or structures, excluding minor changes such as: the filling of small depressions, removal of vegetation which is diseased or endangering the public safety, or minor earth moving projects for drainage improvement, lawn maintenance or beautification.

- B. The Zoning Administrator may issue the required permit after determining that the resulting change in grade, or removal of trees and other vegetation, in the affected area will be in conformance with all applicable provisions of this Ordinance. The provisions of this section shall not be construed to prohibit normal excavation or grading incidental to the construction or alteration of a building on the premises for which a building permit has been granted as required otherwise in this Ordinance or for any use that would constitute an agriculture activity.

- C. Erosion and Sedimentation Control: Erosion and sedimentation controls for excavation, movement of soil, and tree removal, shall be planned and applied according to the following:
 - 1. The smallest practical area of land shall be exposed at any one time during development.
 - 2. When land is exposed during development, the exposure shall be kept to the shortest practical period of time.
 - 3. Temporary vegetation and/or mulching shall be used to protect critical areas exposed during development.
 - 4. Sediment basins (debris basins or silt traps) shall be installed and maintained to remove sediment from run-off waters from land undergoing development.
 - 5. Provisions shall be made to accommodate the increased run-off caused by changed soil and surface conditions during and after development.
 - 6. Permanent final vegetation and structures shall be installed as soon as practical in the development.
 - 7. The development shall be fitted to the topography and soils so as to create the least erosion potential.
 - 8. Wherever feasible, natural vegetation shall be retained and protected.

SECTION 6.5 NUISANCES, UNFIT/DILAPIDATED BUILDINGS, DANGEROUS CONDITIONS, RUBBISH, ODOR, SMOKE, NOISE, OPEN WELLS, JUNK, SCRAP &

MOTOR VEHICLES: Pendleton County Ordinance No. 1010.0 prohibits certain conditions as nuisances. The terms of said Ordinance 1010.0, as may be amended from time to time, shall be incorporated herein by reference, and any condition, act or circumstance prohibited by Ordinance 1010.0, as amended, shall be deemed to be prohibited by this Ordinance as well, and shall be subject to the penalties contained herein.

SECTION 6.6 APPLICATION OF ZONING REGULATIONS

- A. Except as herein provided, no part of any yard, or other open space, or off-street parking or loading and/or unloading space about or in connection with any building, structure, or use permitted by this Ordinance shall be considered to be part of a required yard, or other open space, or off-street parking or loading and/or unloading space for any other building, structure, or use.
- B. Except as herein provided, every structure hereafter erected shall be located on a lot, as herein defined, and in no case shall there be more than one (1) principal building and permitted accessory structure(s) on one (1) lot. No building may be erected on any lot which does not abut a publicly dedicated street, except such lots for which the Pendleton County Joint Planning Commission has granted a waiver of the requirement to abut a publicly dedicated street, pursuant to the Pendleton County Subdivision Regulations, as amended. (See Pendleton County Subdivision Regulations, Section 6.6.A)
- C. Except as herein provided, accessory structures and uses shall not be permitted within any front yard or required minimum side yard (on each side of the lot) in any zone. Accessory structures and uses may be permitted to extend into the minimum rear yard areas, as defined herein, in all zones, provided that such structures are set back from the rear lot line a minimum of ten (10) feet, and required minimum side yard clearances are maintained.
- D. Permitted Obstructions in Minimum Required Yards: Except as herein provided, the following shall not be considered to be obstructions when located in the minimum required yards specified: Driveways, steps, fire escapes, chimneys, arbors, trellises, flag poles, bird baths, trees, plants, shrubberies, ornaments, utility poles/ wires, lawn furniture, fences, walls, off-street parking, bay windows, overhanging eaves and gutters, air conditioning equipment, and awnings and canopies.

SECTION 6.7 SPECIAL REQUIREMENTS GOVERNING HOME OCCUPATIONS: Home occupations shall include the use of the premises for services rendered other than by direct contact with customers at the home location (for example, where the bulk of the business is by telephone or internet - actual work is performed in home and customer is contacted in other than that location). A home occupation is a commercial use, otherwise not permitted in the applicable zone (i.e., the Rural zone), but being

permitted to operate in the zone if it meets the requirements of this Section. The following requirements shall apply to home occupations when permitted herein:

- A. No persons other than members of the family residing in the premises plus one additional employee shall be engaged in such operation.
- B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants. Not more than twenty-five (25) percent of the gross floor area of any one floor of the dwelling unit (including the basement or cellar) shall be used in the conduct of the home occupation.
- C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, such as utilization of trucks, that will indicate from the exterior that the building is being utilized, in part, for any purpose other than that of a dwelling unit.
- D. No home occupation shall be conducted in any accessory building, nor shall there be any exterior storage of any materials on the premises.
- E. There shall be no commodity sold upon the premises in connection with such home occupation, except incidental sales which are ancillary, subordinate, and auxiliary to the primary operation or service of the business.
- F. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood.
- G. No equipment or process which creates noise, vibration, glare, fumes, odors, or electrical interference, detectable to the normal senses off the lot, shall be used in such home occupation. In the case of electrical interference, no equipment or process which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises, shall be used.

SECTION 6.8 NONCONFORMING LOTS, NONCONFORMING USES, NONCONFORMING STRUCTURES, REPAIRS AND MAINTENANCE:

- A. NONCONFORMING LOTS OF RECORD:
 - 1. Any lot of record which does not meet the requirements of this Ordinance shall be considered a nonconforming lot of record.
 - 2. Nonconforming lots of record which have been in effect at the time of adoption of this Ordinance, and do not meet the minimum lot size requirements of this Ordinance shall be permitted to be sold and

developed as recorded. However, the lot must be developed in conformance with all other minimum yard setback requirements of this Ordinance. Variances of any requirements other than the square footage of a lot or lot size shall be obtained only through action of the Board of Adjustment as provided in this Ordinance. In the event that the area cannot be reasonably served by a public sanitary sewer system as determined by the Pendleton County Health Department or Three Rivers Health District, on-site sewage disposal may be permitted provided that such a system is designed and constructed in accordance with the regulations of the applicable state and local agencies.

B. NONCONFORMING USES:

1. **CONTINUANCE:** Except as herein provided, the lawful use of any structure or land existing at the time of the adoption of this Ordinance may be continued although such use does not conform to the provisions of this Ordinance; it shall become a legal nonconforming use. However, no nonconforming use or structure may be enlarged or extended beyond the scope and area of its operation at the time it becomes a legal nonconforming use, unless and until the use is brought into conformance with all provisions of this Ordinance. For purposes of this provision only, "Use" shall include Sanitary Landfills that have been specifically approved or sanctioned by the County, or for which development plans, license or permit applications or requests for applicable regulatory approval have been submitted prior to the adoption of this Ordinance, and such approvals, permits or licenses have been issued or are subsequently issued for such use of the land, or for which preliminary or final development, excavation or construction has commenced prior to the adoption of this Ordinance. Abandonment of a nonconforming use shall terminate the right to further continue the use. Discontinuance of a nonconforming use for a period of one year shall be deemed an abandonment. Where a use has been discontinued due to structural damage beyond the owners' control or due to governmental action, the Board of Adjustment may, upon prior request by the owner, one time grant a six (6) month extension of the one year period.
2. **USES EXISTING ILLEGALLY:** As provided in KRS 100.253(3), any use which has existed illegally and does not conform to the provisions of the zoning regulations, and has been in continuous existence for a period of (10) ten years, and which has not been the subject of any adverse order or other adverse action by the administrative official during said period, shall also be deemed a legal nonconforming use.

3. CHANGE FROM ONE NONCONFORMING USE TO ANOTHER: A nonconforming use may be changed from one nonconforming use to another subject to the requirements of this Ordinance.
 4. ZONE CHANGE: The foregoing provisions shall apply to uses which become legally nonconforming due to zone changes which take place thereafter.
- C. NONCONFORMING STRUCTURES:
1. CONTINUANCE: Except as herein provided, any lawful nonconforming structure, existing at the time of adoption or amendment of this Ordinance, may be occupied, operated, and maintained in a state of good repair, but no nonconforming structure shall be enlarged or extended beyond the scope and area of its operation unless the enlargement or extension can be, and is, made in compliance with all of the provisions of this Ordinance.
 2. ZONE CHANGE: The foregoing provisions shall apply to structures which become legally nonconforming due to zone changes which take place thereafter.
- D. REPAIRS AND MAINTENANCE: On any building devoted in whole, or in part, to any nonconforming use, work may be done on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring, or plumbing, provided that the cubic content of the building, as it existed at the time of passage or amendment of this Ordinance which rendered it nonconforming, shall not be increased. Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring, to a safe condition, of any building, structure, or part thereof, declared to be unsafe by any official charged with protecting the public health and safety or the construction or expansion of any building or structure required to comply with a law, regulations, order or directive of the state or federal government.
- E. VESTED RIGHTS: Nothing in this Ordinance shall be deemed to prevent the lawful use of land or the construction or expansion of any building or structure where prior to the enactment of this Ordinance the property owner has in good faith substantially entered upon the performance of the series of acts necessary to the accomplishments of the end intended.

SECTION 6.9 EXCEPTIONS TO HEIGHT LIMITS: The height limitations of this Ordinance shall not apply to such things as church spires, various types of towers, stacks, other related structures, and necessary mechanical appurtenances, etc., or mining related buildings or structures, provided their construction is in accordance with existing or hereafter adopted ordinances of the legislative body, and is approved, when required, by the Federal Aviation Agency and the Federal Communication Commission, or state or federal regulatory agencies, if applicable.

SECTION 6.10 WATER AND SANITARY SEWER SERVICE: No building which has access to public water and/or centralized sanitary sewer system may be constructed in any zone unless such building is connected to a public water and central sanitary sewer system of adequate capacity and design, and approved by proper authorities. Individual on-site sewage disposal systems may be permitted only within those areas which are not currently served by a centralized sanitary sewer system. Individual on-site disposal systems may be permitted only if built in accordance with the regulations of the applicable state and local agencies. Where existing or proposed development is presently not served by a public sanitary sewer system, and is located within a reasonable distance of an existing or newly extended sanitary sewer line, as determined by the applicable legislative body, the Pendleton County Health Department and/or Three Rivers Health District, said development shall be required to connect with the public sanitary sewer system and the private sewage disposal system shall be discontinued. A copy of the approved on-site subsurface sewerage disposal permit shall be submitted to the Zoning Administrator prior to issuance of a zoning/building permit. In accord with KRS 100.253, structures existing at the time of the adoption of this Ordinance shall not be required to connect to public utilities as required by this Section.

SECTION 6.11 LANDSCAPE REGULATIONS: Screening areas shall be provided for the purpose of minimizing the friction between incompatible land uses and improving the aesthetic and functional quality of any development.

- A. **SCREENING AREA REQUIREMENTS:** All screening areas shall be approved by the Zoning Administrator according to a submitted Stage II Development Plan as regulated by the applicable requirements of this Ordinance. Screening shall be required to buffer any development in a Commerce zone to adjacent residential and agricultural uses. Screening areas shall be designed, provided, and maintained according to the following:
1. Where vegetative and/or topographic conditions that provide a natural screening and buffer exist prior to development of properties in question, every effort shall be made to retain such conditions. In such cases additional screening may not be required, provided that provision is made for maintenance of such areas.
 2. Wherever screening is required it shall be provided as follows:
 - a. Screening shall be provided by the construction of a solid wall or fence a minimum of six (6) feet in height and/or evergreen trees;
 - b. All screening trees shall be a minimum of six (6) feet in height when planted, however, smaller trees may be utilized in combination with berms (e.g., earthen mounds) to provide the minimum height

requirement; berms must be covered with suitable vegetation such as grass, ivy, and shrubs, to preclude erosion of the berm. Trees which are intended to provide screening shall not be planted further than 10 feet apart. Parking facilities which are located adjacent residential areas shall be additionally screened to a minimum height of three (3) feet (via an earth berm depressed parking, solid fence, etc.) to reduce automobile headlight glare on adjacent property.

3. All trees, shrubs, and other planting materials shall be living plants (not artificial) and shall be suitable to the Pendleton County area and the specific conditions of the site in question, such as soil conditions, slopes, and the type of screening needed.
 4. Screening areas shall be provided in such a manner as to obscure the view into the development from adjacent properties. In those cases where property is located adjacent to property within another governmental jurisdiction, screening shall be provided to the adjoining property in the same manner as would be required if the adjacent area was within the jurisdiction of this legislative body.
 5. In the case where a zoning map change occurs resulting in adjacency to a different zoning district than was previously the case, and where development has already occurred on property in the unchanged district, required additional setbacks and screening requirements (as required in each district's regulations) shall be provided for the property in the district where the zone change occurred.
- B. PROVISIONS AND MAINTENANCE: Required screening areas shall be provided as a condition of development by the owner and/or developer. All required screening (including the planting of trees and other vegetation) shall be maintained by the property owner.
- C. INCLUSION OF DEVELOPMENT PLAN AND/OR SUBDIVISION IMPROVEMENT DRAWINGS: Areas to be set aside as screening areas shall be on the required development plans, and where applicable, on the improvement drawings as regulated by the Pendleton County Subdivision Regulations, where applicable. Sufficient bond, adequate to cover the required improvements as determined by the legislative body, may be required to be posted. It shall be unlawful to occupy any premises unless the required screening has been installed in accordance with the requirements as provided herein.

SECTION 6.12 OUTDOOR SWIMMING POOLS: In order to promote the health and safety of our citizens, especially children, and otherwise the good and welfare of our

community, all outdoor swimming pools shall be regulated according to the following requirements:

- A. Except as herein provided, no swimming pool or associated equipment shall be permitted within any required minimum yards, nor within any public utility right-of-way or easement.
- B. Swimming pools which are constructed in-ground shall be required to have a fence or wall, including a self-closing or self-latching door or gate around the pool or the property on which the pool is located. Such fence or wall shall be at least four (4) feet, but not more than seven (7) feet in height; such fences or walls shall be constructed in such a manner that a small child may not reach the pool from the street or any property without climbing the fence or wall or opening the gate or door.
- C. All swimming pools which are located above-ground shall be required to have a fence or wall, including a self-closing or self-latching door or gate around the pool or property upon which the pool is located. Such fence or wall shall be at least four (4) feet, but not more than seven (7) feet in height. Such fence or wall shall be constructed in such a manner that a small child may not reach the pool from the street or any adjacent property without scaling a fence or wall or opening the gate or door. Said wall may be the wall of the above-ground pool, providing that said wall is at least four (4) feet in height above the surrounding ground level. Any access to above ground pools by means of a ladder or stairway shall be provided with a self-closing or self-latching door or gate, or some other device that would prevent a small child from gaining access to the pool by means of a ladder.
- D. Glare from lights used to illuminate the swimming pool area shall be directed away from adjacent properties.
- E. All swimming pools and associated equipment shall be constructed and erected in accordance with all applicable codes, ordinances, and regulations. Water used in the swimming pool, which is obtained from other than a public source, shall be approved by the Pendleton County Health Department.

SECTION 6.13 REGULATIONS CONCERNING AIR RIGHTS: Any proposed use of air rights, as defined herein, shall be in the form of a development plan submitted to the planning commission, or its duly authorized representative, for its review.

SECTION 6.14 REGULATIONS CONCERNING DESIGN AND CONSTRUCTION OF IMPROVEMENTS: Any proposed development which does not constitute a subdivision, shall be required to provide streets, sidewalks, sanitary sewers, storm sewers and water lines. Improvements to be provided shall be designed and

constructed in accordance with this Ordinance or Subdivision Regulations, unless specifically waived, whichever is applicable

SECTION 6.15 HILLSIDE DEVELOPMENT CONTROLS:

- A. It is the objective the Pendleton County Comprehensive Plan to ensure, when development is proposed in those areas of the adopting legislative body which have physical characteristics limiting development (hillside slopes of 20 percent or greater), that said development occur in a manner harmonious with adjacent lands so as to minimize problems of drainage, erosion, earth movement, and other natural hazards.

- B. Areas of land on which development is physically restricted due to excessive hillside slopes shall be limited according to the following requirements:
 - 1. Development proposed on land areas identified as having slopes of 20 percent or greater, shall require approval before development may occur.

 - 2. No excavation, removal, or placement of any soil, foundation placement, or construction of buildings or structures of any nature within the area identified in (1) above, may occur until plans and specifications for such work have been submitted in the form of a development plan as regulated by this Ordinance. In addition to development plan requirements, the following shall also be submitted:
 - a. Plan(s) which show existing topography and the proposed physical changes necessary for construction, indicating grading (cutting and filling), compaction, erosion, sedimentation basins, areas to be defoliated, and any other pertinent information which will change the natural physical features of the site or general area.

 - b. Information defining results of subsurface investigation of the area under consideration, including test borings, laboratory tests, engineering tests, and a geological analysis. Such investigation shall be made by a qualified, registered civil engineer and a geologist, indicating that any structural or physical changes proposed in the area will be completed in a manner which will minimize hillside slippage and/or soil erosion.

 - 3. The development plan and other information required in this section shall be submitted for review to the Zoning Administrator, who will make a recommendation to the planning commission on what effect the proposed development will have on hillside slippage and/or soil erosion based on the submitted engineering studies. After consideration of the recommendations, the planning commission, or its duly authorized

representative, may authorize use of the site in accordance with the submitted plans.

4. If, after review of the plans required by this section of this Ordinance, the planning commission, or its duly authorized representative, determines that said proposed plans will not minimize hillside slippage, the planning commission shall deny a permit for the development of said land.

SECTION 6.16 FLOOD PROTECTION DEVELOPMENT CONTROLS: Pendleton County Ordinance No. 340.6 provides various regulations relating to flood controls and to development in flood prone areas. The terms of said Ordinance 340.6, as may be amended from time to time, shall be incorporated herein by reference, and any condition, act or circumstance prohibited by Ordinance 340.6, as amended, shall be deemed to be prohibited by this Ordinance as well, and shall be subject to the penalties contained herein.

SECTION 6.17 GENERAL MOBILE HOME REGULATIONS: The following regulations shall apply to all mobile homes and manufactured homes, both as defined herein, but not qualified manufactured homes as defined herein, whether located individually or in a mobile home park, where permitted herein. Requirements of the zone in which said mobile homes and manufactured homes are permitted shall also apply.

- A. Before any mobile homes and manufactured homes, including each section thereof, can be brought into the county or be moved within the county, it must be certified as meeting the Federal Manufactured Housing and Safety Standards Code as set forth in the Code of Federal Regulations, Title 24, Part 3280, 3282 and 42 USC 5410, et seq., and commonly referred to as the HUD Code, or be certified by the state fire marshal's office or certified retailer (as defined in KRS 227.550 et seq.), as being safe and habitable, and bearing a "Class B-1 seal" of approval (as defined at KRS 227.550(3) and 815 KAR 25:050). No unit bearing a B-2 seal shall be permitted in the county.
- B. Any person, firm, or corporation desiring to locate a mobile home or manufactured home in this county shall apply for a zoning/building permit and an occupancy permit. No mobile home or manufactured home may be brought into the county, or moved within the county, without first applying for a permit from the Zoning Administrator. Applicable permits must be approved prior to the installation and occupancy of any mobile home or manufactured home. The proper permits must be displayed in a conspicuous location in each mobile home or manufactured home, signifying that all permits have been approved by the building inspector and Zoning Administrator.
- C. The mobile home or manufactured home shall be installed by a certified installer (certified under 815 KAR 25:080) in accordance with the state standards set forth

- in KRS 227.550, et seq., and placed on a permanent foundation system. Site preparation and Installation requirements of 815 KAR 25:090 shall be met by a certified installer.
- D. The mobile home or manufactured homes shall, at a minimum, be equipped with plumbing and electrical connections designed for attachment to appropriate external supply systems like conventional dwellings.
 - E. All health, sanitation (including sewers and/or private secondary sewage treatment plants approved by the Pendleton County Health Department, Three Rivers Health District and other applicable agencies, and including the requirements prescribed in KRS 211.350), and safety requirements applicable to a conventional dwelling, shall be equally applicable to a mobile home and manufactured home.
 - F. All mobile homes and manufactured homes shall be underpinned or underskirted along its entire perimeter using a material which has been specifically designed and manufactured as underpinning or underskirting material for such use, and no other material may be substituted.
 - G. All landings or steps at each and every entrance to a mobile home or manufactured home must be build to requirements of the 2002 Kentucky Residential Code, as amended.
 - H. Per KRS 381.770 it is unlawful for the owner of a mobile home or manufactured home to permit any structure to become unsafe for human habitation for any reason or which is dangerous to the occupants of the structure or the occupants of neighboring structures or other residents of the adopting legislative body. Where mobile homes exist under these conditions, they may only be replaced by a manufactured home if they are in accordance with KRS 381.770.
 - I. Storage of mobile homes and manufactured homes in Pendleton County is prohibited except by certified manufactured home retailers as outlined in KRS 227.550, et seq.
 - J. Existing mobile homes and manufactured homes which do not meet all of the requirements of this Ordinance may not be relocated or moved within the Pendleton County.

SECTION 6.18 SANITARY LANDFILL REGULATIONS:

- A. Minimum Site Area - Fifty (50) acres.
- B. The applicable regulations promulgated by the Kentucky Department of Natural Resources and Environmental Protection pertaining to landfill operations shall be

strictly adhered to and are made a part of this Ordinance. In addition, all sanitary landfills shall operate in accordance with the performance standards of the Division of Air Pollution, Division of Water Quality, and other applicable performance standards of the state of Kentucky.

- C. Screening areas shall be provided along all areas of the landfill permitted for waste disposal not protected by comparable vegetative screening, in accordance with the applicable requirements of this Ordinance.
- D. Wastes shall not be placed within one hundred (100') feet of any dedicated right-of-way or property line which is the exterior boundary of the landfill, or within three hundred (300') feet of any existing structure on any adjoining or neighboring property if such structure is regularly occupied or utilized by any person for the conduct of residential, commercial, industrial, or public or semi-public activities, unless the owner of such adjoining or neighboring property shall have consented thereto in writing.
- E. Development Plan Requirements - Before a permit is issued, a Stage II Development Plan shall be prepared meeting the applicable requirements of this Ordinance and submitted to the Zoning Administrator for approval.

SECTION 6.19 BED AND BREAKFAST REGULATIONS: The following shall apply to bed and breakfast establishments:

- A. The owner or operator shall live on the premises of the bed and breakfast establishment.
- B. Food service may be provided for resident guests only.
- C. The maximum number of guest rooms shall be six (6) rooms.
- D. Interior alterations shall maintain the unique characteristics of the structure, wherever possible.
- E. One parking space per guest room and two parking spaces for the owner shall be provided on site. Parking shall be limited to the side and rear yards, screened from adjacent properties with a six (6) foot high masonry or wood fence, or dense vegetation.
- F. A Stage II Development Plan, as regulated by this Ordinance, shall be required.