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## ARTICLE 7

### REGULATION FOR ZONES

#### SECTION 7.0 RURAL (R) ZONE:

- A. **PURPOSE:** The purpose of this district is to establish and preserve areas for agricultural, horticultural, and residential uses without permitting an type of development which would have an adverse impact upon the vitality, uses, assets or character of agricultural and residential uses in the area. The Rural Zone shall be designated by the color "Green" on the zoning map.
- B. **PERMITTED USES:**
1. Single family, two family and multi-family dwelling units.
  2. Farms of crops and livestock.
  3. Hunting.
  4. Riding and boarding stables.
  5. Bed and Breakfast facilities, as regulated by Section 6.19 of this Ordinance.
  6. Churches and other buildings for the purpose of religious worship.
  7. Underground mining.
- C. **ACCESSORY USES:** Accessory uses, buildings and structures customarily incidental and subordinate to any of the Permitted uses.
1. Privately-owned parking and garage.
  2. Fences and walls.
  3. Buildings such as storage sheds, greenhouses, gazebos.
  4. Storage of recreational vehicles.
  5. Privately-owned recreational activities (not operated as a business).
  6. Privately-owned stables or other keeping and use of pets and animals.
  7. Offices for farm management and administration of agriculture services offered on the farm premises.
  8. DELETED.
  9. Signs.
  10. Home occupations, as regulated by Section 6.7 of this Ordinance.
  11. Swimming pools, as regulated by Section 6.12 of this Ordinance.
- D. **CONDITIONAL USES:** The following uses or any customary accessory buildings and uses, subject to the approval by the Board of Adjustment, as set forth in this Ordinance:

1. Cemeteries.
2. Day care centers (Child or Adult).
3. Libraries.
4. Nursery schools and child day care facilities.
5. Public and parochial schools.
6. Publicly or privately owned and/or commercially-operated parks, playgrounds, golf courses, community recreational centers, swimming pools, tennis courts/clubs, fishing lakes, gun clubs and ranges, horse riding arenas, paintball fields, canoe rentals and petting zoos.
7. Funeral homes.
8. Meat processing plants, including slaughterhouses.
9. Kennels.
10. Repair and sales of agricultural equipment and supplies.
11. Farmers markets.
12. Recreation vehicle camping grounds provided such living arrangements are of a transient or seasonal use and such use meets the requirements of KRS 219.310- KRS 219-410.
13. Home occupations conducted in an accessory structure, otherwise meeting the requirements of Section 6.7 of this Ordinance.
14. Privately-owned recreational activities (operated as a business).
15. Buildings and structures which would be accessory to a residence, on a lot without a residence.
16. Buildings and structures accessory to a residence, in the front yard of the residence, provided that a front setback of one hundred (100) feet is maintained.
17. Accessory dwelling units

E. AREA AND HEIGHT REGULATIONS FOR PERMITTED AND CONDITIONAL USES:

1. Minimum Lot Area – no minimum requirement, except as needed to meet the requirements of this Ordinance and to meet the requirements for septic on the site as regulated by the Pendleton County Health Department or Three Rivers Health District.
2. Minimum Front Yard Depth –
  - a. In all cases no less than Ten (10) feet from (i) the right-of-way line of all state or county roads and from (ii) any utility easement area; and
    1. On U.S. Highway 27 and the “AA” Highway – One Hundred Twenty-five (125) feet from edge of pavement.
    2. On all state roads having state designated numbers: Fifty (50) feet from edge of pavement.
    3. On all county roads: Thirty-five (35) feet from edge of pavement.

3. Minimum Side Yard Width, on Each Side of Lot – Five (5) feet.
4. Minimum Rear Yard Depth – Five (5) feet.
5. Minimum Setback from U.S. Highway 27, regardless whether it is front, side or rear yard – One Hundred Twenty-five (125) feet.

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking of two spaces for every dwelling unit shall be provided, and such additional spaces reasonably calculated to provide for the regular use of the property, or as otherwise required by this Ordinance.
2. No lighting shall be permitted which would glare onto any street.
3. Land used solely for agricultural purposes shall have a front yard depth of a minimum of fifty (50) feet, from any existing or proposed street or highway.
4. Any ventilation shafts, utilities, and related structures and equipment associated with underground mining shall be set back a minimum of one hundred (100) feet from any dwelling or other structure.
5. Noise from ventilation shafts and utilities related to underground mining shall be controlled by reasonably available controlled technology.