Table Of Contents i

## **TABLE OF CONTENTS**

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
ARTICLE 1	ZONING ORDINANCE	1-1
ARTICLE 2 Section 2.0 Section 2.1 Section 2.2	TITLE, AUTHORITY AND PURPOSE Title Authority Purpose	2-1 2-1 2-1
ARTICLE 3	INTERPRETATION, SEVERABILITY CLAUSE, AND CONFLICT	)
Section 3.0 Section 3.1 Section 3.2 Section 3.3 Section 3.4	Provisions Declared To Be Minimum Requirements Severability Clause Conflict Grandfathering Of Uses Existing Before This Ordinance Inapplicability To Federal, State, County And City Construction And Development	3-1 3-1 3-1 3-1
ARTICLE 4 Section 4.0 Section 4.1	AGRICULTURAL LAND EXEMPT Agricultural Land Exempt Definition Of Agricultural Purposes	4-1 4-1
ARTICLE 5	PROVISIONS FOR PENDLETON COUNTY ZONING MAP	
Section 5.0 Section 5.1 Section 5.2 Section 5.3 Section 5.4 Section 5.5 Section 5.6	Zoning Map Identification Of The Zoning Map Zoning District Identification Interpretation Of Zoning District Boundaries Action By Legislative Body Zoning District Declared Invalis Areas Not Included Within Zones	5-1 5-1 5-1 5-1 5-2 5-2 5-2
ARTICLE 6 Section 6.0 Section 6.1 Section 6.2	GENERAL REGULATIONS Purpose Reduction In Building Site Area Vision Clearance At Corners, Curb Cuts,	6-1 6-1
Section 6.3	And Railroad Crossings Frontage On Corner Lots And Double Frontage Lots	6-1 6-1
Section 6.4	Excavation, Movement Of Soil, Tree Removal And Erosion And Sedimentation Control	_

Table Of Contents ii

## **TABLE OF CONTENTS (continued)**

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
Section 6.5	Nuisances, Unfit/Dilapidated Buildings, Dangerous Conditions, Rubbish, Odor, Smoke, Noise, Open Wells, Junk, Scrap	
	and Motor Vehicles	6-2
Section 6.6	Application Of Zoning Regulations	6-3
Section 6.7	Special Requirements Governing Home Occupations	6-3
Section 6.8	Nonconforming Lots, Nonconforming Uses, Nonconforming Structures, Repairs And	0.4
0 - 1 - 0 0	Maintenance	6-4
Section 6.9	Exceptions To Height Limits	6-6
Section 6.10	Water And Sanitary Sewer Service	6-7
Section 6.11	Landscape Regulations	6-7
Section 6.12	Outdoor Swimming Pools	6-8 6-9
Section 6.13 Section 6.14	Regulations Concerning Air Rights	6-9
Section 6.14	Regulations Concerning Design And Construction Of Improvements	6-9
Section 6.15	Hillside Development Controls	6-10
Section 6.16	Flood Protection Development Controls	6-11
Section 6.17	General Mobile Home Regulations	6-11
Section 6.18	Sanitary Landfill Regulations	6-12
Section 6.19	Bed And Breakfast Regulations	6-13
ARTICLE 7	REGULATION FOR ZONES	
Section 7.0	Rural (R) Zone	7-1
Section 7.1	Commerce Zones	7-4
Section 7.2	Business (B) Zone	7-4
Section 7.3	Intensive (I) Zone	7-6
Section 7.4	Application And Processing For Commerce	
	Zones	7-8
ARTICLE 8	OFF-STREET PARKING AND ACCESS CONTROL REGULATIONS	_
Section 8.0 Section 8.1	General Requirements Design And Layout Of Off-Street Parking	8-1
	Areas	8-2
Section 8.2	Specific Off-Street Parking Requirements	8-4
Section 8.3	Access Control Regulations	8-5

Table Of Contents iii

## **TABLE OF CONTENTS (continued)**

ARTICLE/SECTION	<u>NAME</u>	<u>PAGE</u>
ARTICLE 9	OFF-STREET LOADING AND/OR UNLOADING REGULATIONS	
Section 9.0	Off-Street Loading And/Or Unloading Regulations	9-1
Section 9.1	Off-Street Loading And/Or Unloading Use And Bulk Regulations	9-1
ARTICLE 10	SIGN AND BILLBOARD REGULATIONS	
Section 10.0	Scope Of Regulations	10-1
Section 10.1	General Rules, Regulations, And Limitations	10-1
Section 10.2	Sign Permit Required For Erection Of Signs	10-3
Section 10.3	Application For A Sign Permit	10-3
Section 10.4	Sign Permit Fees	10-4
Section 10.5	Permitted Use And Location Of Signs	10-4
ARTICLE 11	ADMINISTRATION	
Section 11.0	Enforcing Officer	11-1
Section 11.1	Zoning Permits	11-2
Section 11.2	Development Plan Requirements	11-3
Section 11.3	Plan Requirements – Stages I, II, And	
	Record Plat	11-4
Section 11.4	Building Permits (Required If Kentucky	
	Building Code Adopted)	11-7
Section 11.5	Certificate Of Occupancy	11-8
Section 11.6	Denial Of Certificate Of Occupancy	11-9
Section 11.7	Certificate Of Occupancy Records	11-9
Section 11.8	Complaints Regarding Violations	11-9
Section 11.9	Filing Of Certificate Of Land Use Restriction	11-9
Section 11.10	Penalties	11-9
ARTICLE 12	BOARD OF ADJUSTMENT	
Section 12.0	Establishment Of Board Of Adjustment;	
	Membership; Appointment; Terms;	
	Vacancies; Oaths; Compensation;	40.4
0 - 1 - 40 4	Removal; Officers	12-1
Section 12.1	Meetings Of Boards; Quorum; Minutes;	
	Bylaws; Finances; Subpoena Power;	10.0
Coation 40.0	Administration Of Oaths	12-2
Section 12.2	Procedure For All Appeals To Board	12-3
Section 12.3	Appeals From Planning Commission,	12.2
	Board Of Adjustment, Or Legislative Body	12-3

Table Of Contents iv

## **TABLE OF CONTENTS (continued)**

ARTICLE/SECTION	<u>NAME</u>	PAGE
Section 12.4 Section 12.5	Stay Of Proceedings Powers Of Board Of Adjustment	12-4 12-4
Section 12.6	Variances; Change From One Nonconform Use To Another; Conditions Governing Applications; Procedures	12-5
Section 12.7	Change From One Nonconforming Use To Another	12-6
Section 12.8	Conditional Use Permits	12-8
Section 12.9	Decisions Of The Board Of Adjustment	12-11
ARTICLE 13	AMENDMENT PROCEDURE	
Section 13.0	Amendment procedures	13-1
Section 13.1	Actions Of Local Governmental Units To	
	Be Furnished To The Pendleton County	40.0
	Joint Planning Commission	13-6
ARTICLE 14	SCHEDULE OF FEES	
Section 14.0	Fees	14-1
ARTICLE 15	DEFINITIONS	
Section 15.0	Words And Phrases	15-1
APPENDIX A	SUMMARY OF AMENDMENTS	A-1