
TABLE OF CONTENTS

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
ARTICLE I	A ZONING ORDINANCE	1-1
ARTICLE II	AUTHORITY AND PURPOSE	
Section 2.0	Authority	2-1
Section 2.1	Purpose	2-1
ARTICLE III	SHORT TITLE	
Section 3.0	Short Title	3-1
ARTICLE IV	INTERPRETATION	
Section 4.0	Greater Restriction	4-1
Section 4.1	Permit Or License In Violation	4-1
ARTICLE V	CONFLICT	
Section 5.0	Conflict	5-1
ARTICLE VI	SEVERABILITY CLAUSE	
Section 6.0	Severability Clause	6-1
ARTICLE VII	DEFINITIONS	
Section 7.0	Words And Phrases	7-1
ARTICLE VIII	ESTABLISHMENT OF ZONES	
Section 8.0	Zones	8-1
Section 8.1	Official Zoning Map	8-1
Section 8.2	Changes On Zoning Map	8-1
Section 8.3	Replacement Of Official Zoning Map	8-2
Section 8.4	Rules For Interpretation Of Zone Boundaries	8-2
Section 8.5	Areas Not Included Within Zones	8-3
ARTICLE IX	GENERAL REGULATIONS	
Section 9.0	Purpose	9-1
Section 9.1	Reduction In Building Site Area	9-1
Section 9.2	Interference With Traffic Signals	9-1
Section 9.3	Vision Clearance At Corners, Curb Cuts, And Railroad Crossings	9-1
Section 9.4	Frontage On Corner Lots And Double Frontage Lots	9-1
Section 9.5	Utilities Location	9-1
Section 9.6	Railroad Rights-Of-Way Location	9-2

TABLE OF CONTENTS (continued)

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
Section 9.7	Excavation, Movement Of Soil, Tree Removal, And Erosion And Sedimentation Control	9-2
Section 9.8	Unightly Or Unsanitary Storage	9-3
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 Uses	9-11
Section 9.15	Building Regulations And Water And Sanitary Sewer Service	9-14
Section 9.16	Move And Set	9-15
Section 9.17	Landscape Regulations	9-16
Section 9.18	Outdoor Swimming Pools	9-34
Section 9.19	Site Plan Requirements	9-35
Section 9.20	Plan Requirements - Stages I, II, And Record Plat	9-36
Section 9.21	Regulations Concerning Air Rights	9-40
Section 9.22	Regulations Concerning Design And Construction Of Improvements	9-41
Section 9.23	Regulations Pertaining To Parking Or Storing Of Trailers, Mobile Homes, Campers, Inoperable Vehicles, And Other Such Type Equipment	9-41
Section 9.24	Hillside Development Controls	9-42
Section 9.25	Flood Protection Development Controls	9-43
Section 9.26	General Mobile Home Regulations	9-69
Section 9.27	Sanitary Landfill Regulations	9-69
Section 9.28	Land Used For Agricultural Purposes	9-70
Section 9.29	Phased Zoning Regulations	9-70
Section 9.30	Filing Of Certificate Of Land Use Restriction	9-71
Section 9.31	Regulations Concerning Television And Radio Stations	9-71

TABLE OF CONTENTS (continued)

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
Section 9.32	Compatibility Standards For Qualified Manufactured Housing	9-72
Section 9.33	Retirement Community Development Regulations	9-75
Section 9.34	Regulations Of Sexually Oriented Businesses	9-79
Section 9.35	Design Standards For Detached Single- Family Residential Dwelling Units	9-102
ARTICLE X	ZONES	
Section 10.0	CO (Conservation) Zone	10-1
Section 10.1	A-2 (Agricultural Two) Zone	10-3
Section 10.2	R-RE (Residential Rural Estate) Zone	10-6
Section 10.3	R-1A (Residential One-A) Zone	10-8
Section 10.4	R-1B (Residential One-B) Zone	10-11
Section 10.5	R-1C (Residential One-C) Zone	10-14
Section 10.6	R-1D (Residential One-D) Zone	10-17
Section 10.7	R-1DD (Residential One-DD) Zone	10-20
Section 10.8	R-1EE (Residential One-EE) Zone	10-23
Section 10.9	R-1F (Residential One-F) Zone	10-26
Section 10.10	R-2 (Residential Two) Zone	10-29
Section 10.11	R-3 (Residential Three) Zone	10-32
Section 10.12	PUD (Planned Unit Development) Overlay Zone	10-35
Section 10.13	MHP (Mobile Home Park) Overlay Zone	10-40
Section 10.14	NC (Neighborhood Commercial) Zone	10-45
Section 10.15	NSC (Neighborhood Shopping Center) Zone	10-50
Section 10.16	PO (Professional Office Building) Zone	10-55
Section 10.17	RC (Rural Commercial) Zone	10-58
Section 10.18	IP (Industrial Park) Zone	10-60
Section 10.19	RC-2 (Rural Commercial Two) Zone	10-63
Section 10.20	DI (Downtown Independence) Zone	10-66
Section 10.21	CD-SF (Conservation Subdivision Single- Family) Zone	10-85
Section 10.22	GMU (Gateway Mixed Use) Zone	10-92
ARTICLE XI	OFF-STREET PARKING AND ACCESS CONTROL REGULATIONS	
Section 11.0	General Requirements	11-1

TABLE OF CONTENTS (continued)

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
Section 11.1	Design And Layout Of Off-Street Parking Areas	11-5
Section 11.2	Specific Off-Street Parking Requirements	11-7
Section 11.3	Access Control Regulations	11-13
ARTICLE XII	OFF-STREET LOADING AND/OR UNLOADING REGULATIONS	
Section 12.0	General Requirements	12-1
Section 12.1	Design And Layout Of Off-Street Loading And/Or Unloading Areas	12-3
ARTICLE XIII	FENCES, WALLS, AND OBSTRUCTION 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 13.2	Conservation And Agricultural Zones	13-1
Section 13.3	Residential Zones	13-2
Section 13.4	Commercial And Industrial Zones	13-2
Section 13.5	Mixed Use Zones	13-3
Section 13.6	Measurement Of All Fence And/Or Wall Heights And/Or Locations	13-3
Section 13.7	Height Of Any Barbed Wire Or Sharp Pointed Fences	13-3
Section 13.8	Height Of Fences Atop Retaining Walls	13-3
Section 13.9	Electrified Fences	13-4
Section 13.10	Permit Required For Erection Of Fences	13-4
Section 13.11	Structural Elements Of Fences	13-4
ARTICLE XIV	SIGN REGULATIONS	
Section 14.1	Short Title	14-1
Section 14.2	Purpose And Interests served	14-1
Section 14.3	Temporary Signs	14-3
Section 14.4	Scope, Authority And Applicability	14-4
Section 14.5	Prohibited Sign Types	14-8
Section 14.6	Installation, Design And Construction Standards	14-9
Section 14.7	Signs Allowed In Conservation, Agricultural	

TABLE OF CONTENTS (continued)

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
	And Rural Districts	14-11
Section 14.8	Signs Allowed In Single-Family And Two-Family Residential Districts	14-14
Section 14.9	Signs Allowed In Multi-Family Residential Districts	14-16
Section 14.10	Signs Allowed In Office Districts	14-19
Section 14.11	Signs Allowed In General Business And Commercial Districts	14-21
Section 14.12	Signs Allowed In Industrial Districts	14-23
Section 14.13	Signs Allowed in Downtown Districts	14-26
Section 14.14	Master Signage Plans	14-30
Section 14.15	Permit Requirements And Procedures	14-34
Section 14.16	Appeals	14-37
Section 14.17	Definitions And Measurements	14-38
Section 14.18	Policies And Rules Of Construction	14-42
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	Performance Standards	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	16-5
Section 16.5	Certificate Of Occupancy For Lawful Nonconforming Uses And Structures	16-5
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	16-6
Section 16.10	Intent Concerning Determinations Involved In Administration And	

TABLE OF CONTENTS (continued)

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
	Enforcement Of Performance Standards	16-6
Section 16.11	Duties Of Zoning Administrator Regarding Performance Standards	16-7
ARTICLE XVII	AMENDMENT PROCEDURE	
Section 17.0	Amendment Procedure	17-1
Section 17.1	Planning And Development Services Of Kenton County Staff Review And Recommendation Required Prior To Or At The Scheduled Public Hearing	17-7
Section 17.2	Actions Of Local Governmental Units To Be Furnished To Planning And Development Services Of Kenton County	17-7
ARTICLE XVIII	BOARD OF ADJUSTMENT	
Section 18.0	Establishment Of Board Of Adjustment; Membership; Appointment; Terms; Vacancies; Oaths; Compensation; Removal; Officers	18-1
Section 18.1	Meetings Of Boards; Quorum; Minutes; By Laws; Finances; Subpoena Power; Administration Of Oaths	18-2
Section 18.2	Procedure For All Appeals To Board	18-2
Section 18.3	Appeals From Planning Commission Or Board Of Adjustment Or Legislative Body	18-3
Section 18.4	Stay Of Proceedings	18-4
Section 18.5	Powers Of Board Of Adjustment	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	

TABLE OF CONTENTS (continued)

<u>ARTICLE/SECTION</u>	<u>NAME</u>	<u>PAGE</u>
Section 18.9	Adjustment Actions Of Board Of Adjustment To Be Furnished To Planning And Development Services Of Kenton County	18-9 18-9
ARTICLE XIX Section 19.0	SCHEDULE OF FEES Schedule Of Fees	19-1
APPENDIX A	SPECIFICATIONS FOR PAVING OF OFF-STREET PARKING AND LOADING AND/OR UNLOADING AREAS	A-1
APPENDIX B	ZONES AS REGULATED BY OTHER LEGISLATIVE BODIES	B-1
APPENDIX C	SUMMARY OF AMENDMENTS	C-1