

ARTICLE X

ZONES

SECTION 10.0 CO (CONSERVATION) ZONE

A. PERMITTED USES

1. Agricultural uses
2. Private recreational uses, other than those publicly owned and/or operated such as golf courses, country clubs, and camping areas
3. Publicly owned and/or operated parks and/or recreation areas

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII
3. Signs, as regulated by Article XIV

C. CONDITIONAL USES: The following uses and their customary accessory buildings or uses subject to the approval of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance:

1. Riding academies and stables;
2. The following uses are permitted providing that the development of all facilities in or adjacent to navigable waters shall be approved by the Corps of Engineers, Department of the Army, and the Division of Water, Kentucky Department for Natural Resources and Environmental Protection. Such statements of approval or denial shall be submitted to the board of adjustment at the time of submittal for a conditional zoning certificate:
 - a. Recreational boat harbors and marinas;
The following uses shall be permitted as accessory uses in connection with any boat harbor or marina provided they are primarily intended to serve only persons using the boat harbor or marina:
 - (1) Boat fueling, service, and repairs;
 - (2) Sale of boat supplies;
 - (3) Grocery store;
 - (4) Restaurant;
 - b. Boat landing, docking, and launching facilities;

- c. Off-street parking facilities including facilities for temporary parking of boat trailers.
- 3. Waterfront Development Plan Area - Development Procedures: The purpose of this subsection is to preserve and increase those areas identified within the adopted Waterfront Development Plan Area for activities and development in conformance with said plan when a development agreement has been approved by the legislative body; to provide a process to decrease the incidence of incompatible uses to the plan in a timely manner in order to increase the ability of the city to plan for future development in conformance with the plan and for the economic well-being of the city.
 - a. Conditional Uses: The following uses specified in an approved Waterfront Development Plan, which depend on the use of the river or water borne transportation:
 - (1) barge and docking facilities
 - (2) carting express, hauling, or storage yards, excluding the handling of coal, coke, grain, or similar bulk products
 - (3) machine shops for river oriented uses
 - (4) trucking and freight terminals, related to exchange or distribution with barge traffic excluding the handling of coal, coke, grain, or other similar bulk products
 - (5) barge repair operations and dry docking - limited to normal repair and maintenance, not including rebuilding or reconstruction
 - (6) warehousing or wholesaling
 - (7) other uses not listed herein, but which are determined by the board of adjustment to be of a similar use or activity in relation to the aforementioned uses
 - b. Prohibited Uses: The following uses are not permitted under this subsection: the manufacturing, compounding, processing, packing, or assembling of the following products: acetylene, asphalt, brewing, brick, tile or terra cotta, cement, chemicals, fertilizer, gypsum lime, iron steel, foundry or forge works, metal finishing including the use of blast furnaces, paint, gasoline, paper or pulp, petroleum refining and storage, rubber, sand and gravel, plating plants, and similar uses
 - c. Time Period: All such uses shall terminate at the time period established by the board of adjustment. Any time extension shall be reevaluated by the board upon submission of proper documentation.

- d. The following requirements and other applicable requirements of the zoning ordinance shall be addressed in the review by the board:
- (1) All facilities located in or adjacent to navigable waters shall be approved by the Corps of Engineers and the Division of Water, Kentucky Department of Natural resources and Environmental Protection, prior to the issuance of a zoning permit.
 - (2) Off-street parking shall be provided for any use within this subsection in order to assure that public streets and alleys are not subject to such use.
 - (3) No motor vehicle, boat, or barge which is inoperable, or mobile home or trailer shall be stored or used for storage.
 - (4) Hours of operation shall be specified by the board in order to mitigate adverse impacts such uses will have on the surrounding properties.
 - (5) No lighting shall be permitted which would glare from this zone onto any dedicated street, or into any adjacent property.
 - (6) Where any yard abuts a residential zone, a minimum yard requirement of fifty (50) feet along such boundary free of any structure or use shall be provided. Twenty (20) feet of such minimum yard shall be screened and maintained as regulated by Section 9.17.
 - (7) Consideration of competing interests of both the Waterfront Development Plan and the property owner.
 - (8) Allowing for specified time periods for such use and continuation, or removal of structures.

D. AREA AND HEIGHT REGULATIONS

1. Minimum lot area - One (1) acre
2. Minimum lot width - One hundred fifty (150) feet
3. Minimum front yard depth - Fifty (50) feet
4. Minimum side yard width - Twenty-five (25) feet
5. Minimum rear yard depth - Fifty (50) feet
6. Maximum building height - Twenty-five (25) feet

E. OTHER DEVELOPMENT CONTROLS

1. A site plan, as regulated by Section 9.19 of this ordinance shall be required for any permitted use or conditional use in this zone.
2. Any activity that may be located in the floodplain of any water course shall be in accordance with the requirements of Section 9.25

3. Dwellings, including cabins, rooming houses, and mobile homes are not permitted in this zone.
4. Temporary camping units, tents, and recreational vehicles, as defined in KRS 219.320 (8) shall be permitted; however, no such units shall be used for year-round habitation.
5. Off-street parking shall be provided for any use within this zone, according to the provisions of Article XI.
6. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
7. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.