

---

## ARTICLE X

### ZONES

#### SECTION 10.0 CO (CONSERVATION) ZONE

##### A. PERMITTED USES

1. Agricultural uses
2. 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. 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) Grocery store
- (3) Restaurant
- (4) Sale of boat supplies

###### b. Boat landing, docking, and launching facilities

- c. Off-street parking facilities including facilities for temporary parking of boat trailers
- 3. Private recreational uses other than those publicly owned and/or operated such as golf courses, country clubs, and camping areas

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) may 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 motor vehicle which is inoperable, or mobile home or trailer shall be stored or used for storage in this zone.
- 8. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.

---

**SECTION 10.1 R-RE (RESIDENTIAL RURAL ESTATE) ZONE****A. PERMITTED USES**

1. Single-family residential dwellings (detached)
2. Agricultural uses
3. Sale of products that are raised, produced, and processed on the premises, provided that no roadside stands of any type for the sale or display of agricultural products shall be permitted within fifty (50) feet from any street
4. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises provided that the storage of manure shall not be permitted nearer than one hundred (100) feet from the front of a street, road, highway, or right-of-way line, or not nearer than fifty (50) feet from a side lot line
5. Private Stables

**B. ACCESSORY USES**

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII
3. Home occupations regulated in Section 9.11
4. Signs, as regulated by Article XIV

**C. 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 Sections 9.14 and 18.7 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship,
3. Governmental offices
4. Nursery schools
5. Police and fire stations, provided they are located adjacent to an arterial street
6. Public and parochial schools
7. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
8. Recreational uses, other than those publicly owned and/or operated as follows:
  - a. Golf courses
  - b. Country clubs

- c. Swimming pools
- d. Tennis courts/clubs
- e. Fishing lakes and clubs
- f. Gun clubs and ranges
- g. Riding academies and public stables

9. 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. 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) Grocery store
- (3) Restaurant
- (4) Sale of boat supplies

- b) Boat landing, docking, and launching facilities
- c) Off-street parking facilities, including facilities for temporary parking of boat trailers

#### D. AREA AND HEIGHT REGULATIONS FOR PERMITTED AND CONDITIONAL USES

- 1. Minimum lot area - Three (3) acre
- 2. Minimum lot width at building setback line - Three hundred (300) feet
- 3. Minimum front yard depth - Seventy-five (75) feet
- 4. Minimum side yard width on each side of lot - Seventy-five (75) feet
- 5. Minimum rear yard depth - Fifty (50) feet
- 6. Maximum building height - Thirty-five (35) feet

#### E. OTHER DEVELOPMENT CONTROLS

- 1. Off-street parking and loading and/or unloading shall be provided in

- accordance with Articles XI and XII.
2. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.

---

**SECTION 10.2 R-1A (RESIDENTIAL ONE-A) ZONE**

**A. PERMITTED USES**

1. Single-family residential dwellings (detached)

**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 of this ordinance
4. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance

**C. CONDITIONAL USES:** The following uses, or any 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. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Governmental offices
4. Fire and police stations
5. Institutions for higher education, providing they are located adjacent to an arterial or collector street
6. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial or collector street
7. Nursery schools
8. Public and parochial schools
9. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, including swimming pools and libraries
10. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Golf courses
  - b. Country clubs
  - c. Swimming pools

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED AND CONDITIONALLY PERMITTED USES:** No buildings shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum lot area - One (1) acre
2. Minimum lot width at building setback line - One hundred fifty (150) feet
3. Minimum front yard depth - Forty (40) feet
4. Minimum side yard width - Total: Thirty-eight (38) feet; One Side: Twelve (12) feet
5. Minimum rear yard depth - Thirty (30) feet
6. Maximum building height - Thirty-five (35) feet

E. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
2. No outdoor storage of any material (usable or waste), except firewood neatly stacked, shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.

---

**SECTION 10.3 R-1B (RESIDENTIAL ONE-B) ZONE****A. PERMITTED USES**

1. Single-family residential dwellings (detached)

**B. ACCESSORY USES**

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XII
3. Signs, as regulated by Article XIV of this ordinance
4. Home occupations, as regulated in Section 9.11 of this ordinance.
5. Quarters for live-in domestic help

**C. CONDITIONAL USES:** The following uses, or any 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. Cemeteries
2. Churches and other buildings for the purpose of religious worship
3. Governmental offices
4. Fire and police stations
5. Institutions for higher education, providing they are located adjacent to an arterial street or collector street
6. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial or collector street
7. Nursery schools
8. Public and parochial schools
9. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
10. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Golf courses
  - b. Country clubs
  - c. Swimming pools

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES**

1. Minimum lot area - One-half (1/2) acre
2. Minimum lot width at building setback line - One hundred (100) feet



3. Minimum front yard depth - Forty (40) feet
4. Minimum side yard width - Total: Twenty-five (25) feet; One Side: Ten (10) feet
5. Minimum rear yard depth - Thirty (30) feet
6. Maximum building height - Thirty-five (35) feet

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES

1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum lot width at building setback line - One hundred fifty (150) feet
3. Minimum front, side (on each side of lot), and rear yards - Fifty (50) feet
4. Maximum building height - Thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XIII.
2. No outdoor storage of any material (usable or waste) except firewood neatly stacked shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.

**SECTION 10.4 R-1C (RESIDENTIAL ONE-C) ZONE**

A. PERMITTED USES

1. Single-family residential dwellings (detached)

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 of this ordinance
4. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance

C. CONDITIONAL USES: The following uses, or any 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. Cemeteries
2. Churches and other buildings for the purpose of religious worship
3. Governmental offices
4. Fire and police stations
5. Institutions for higher education, providing they are located adjacent to an arterial or collector street
6. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial or collector street
7. Nursery schools
8. Public and parochial schools
9. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, including public swimming pools and libraries
10. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Golf courses
  - b. Country clubs
  - c. Swimming pools

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES

1. Minimum lot area - Twelve thousand five hundred (12,500) square feet
2. Minimum lot width at building setback line - Eighty (80) feet

3. Minimum front yard depth - Thirty-five (35) feet
4. Minimum side yard width - Total: Twenty (20) feet; One Side: Seven (7) feet
5. Minimum rear yard depth - Thirty (30) feet
6. Maximum building height - Thirty-five (35) feet

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES

1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet. In the case of conditional uses in this zone, more than one principally permitted use may be permitted on one lot
2. Minimum lot width at building setback line - One hundred fifty (150) feet
3. Minimum front, side (on each side of lot), and rear yards - Fifty (50) feet
4. Maximum building height - Thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
2. No outdoor storage of any material (usable or waste), except firewood neatly stacked, shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.

---

## **SECTION 10.5 R-1D (RESIDENTIAL ONE-D) ZONE**

### **A. PERMITTED USES**

1. Single-family residential dwellings (detached)

### **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 of this ordinance
4. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance

### **C. CONDITIONAL USES: The following uses, or any 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. Cemeteries
2. Churches and other buildings for the purpose of religious worship
3. Governmental offices
4. Fire and police stations
5. Institutions for higher education, providing they are located adjacent to an arterial or collector street
6. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial or collector street
7. Nursery schools
8. Public and parochial schools
9. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
10. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Golf courses
  - b. Country clubs
  - c. Swimming pools

### **D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES**

1. Minimum lot area - Nine thousand (9,000) square feet
2. Minimum lot width at building setback line - Seventy (70) feet

3. Minimum front yard depth - Thirty (30) feet
4. Minimum side yard width - Total: Eighteen (18) feet; One Side: Six (6) feet
5. Minimum rear yard depth - Twenty-five (25) feet
6. Maximum building height - Thirty-five (35) feet

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES

1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum lot width at building setback line - One hundred fifty (150) feet
3. Minimum front, side (on each side of lot), and rear yards - Fifty (50) feet
4. Maximum building height - Thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
2. No outdoor storage of any material (usable or waste), except firewood neatly stacked, shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.

---

**SECTION 10.6 R-1E (RESIDENTIAL ONE-E) ZONE****A. PERMITTED USES**

1. Single-family residential dwellings (detached)

**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
4. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance

**C. CONDITIONAL USES:** The following uses, or any 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. Cemeteries
2. Churches and other buildings for the purpose of religious worship
3. Governmental offices
4. Fire and police stations,
5. Institutions for higher education, providing they are located adjacent to an arterial or collector street
6. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial or collector street
7. Nursery schools
8. Public and parochial schools
9. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
10. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Golf courses
  - b. Country clubs
  - c. Swimming pools

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES**

1. Minimum lot area - Seven thousand five hundred (7,500) square feet
2. Minimum lot width at building setback line - Sixty (60) feet

3. Minimum front yard depth - Thirty (30) feet
4. Minimum side yard width - Total: Fifteen (15) feet; One Side: Five (5) feet
5. Minimum rear yard depth - Twenty-five (25) feet
6. Maximum building height - Thirty-five (35) feet

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES

1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum lot width at building setback line - One hundred fifty (150) feet
3. Minimum front, side (on each side of lot), and rear yards - Fifty (50) feet
4. Maximum building height - Thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
2. No outdoor storage of any material (usable or waste) except firewood neatly stacked, shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.

---

**SECTION 10.7 R-1EE (RESIDENTIAL ONE-EE) ZONE****A. PERMITTED USES**

1. Single-family residential dwellings (detached)
2. Two-family residential dwellings

**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
4. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance

**C. CONDITIONAL USES:** The following uses, or any 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. Cemeteries
2. Churches and other buildings for the purpose of religious worship
3. Governmental offices
4. Fire and police stations
5. Institutions for higher education, providing they are located adjacent to an arterial or collector street
6. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial or collector street
7. Nursery schools
8. Public and parochial schools
9. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
10. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Golf courses
  - b. Country clubs
  - c. Swimming pools

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES**

1. Minimum lot area -



- Single-family: Seven thousand five hundred (7,500) square feet
- Two-family: Eleven thousand five hundred (11,500) square feet
- 2. Minimum lot width at building setback line -
  - Single-family: Sixty (60) feet
  - Two-family: Eighty (80) feet
- 3. Minimum front yard depth - Thirty (30) feet
- 4. Minimum side yard width - Total: Fifteen (15) feet; One Side: Five (5) feet
- 5. Minimum rear yard depth - Twenty-five (25) feet
- 6. Maximum building height - Thirty-five (35) feet

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES

- 1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
- 2. Minimum lot width at building setback line - One hundred fifty (150) feet
- 3. Minimum front, side (on each side of lot), and rear yards - Fifty (50) feet
- 4. Maximum building height - Thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS

- 1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
- 2. No outdoor storage of any material (usable or waste) except firewood neatly stacked, shall be permitted in this zone, except within enclosed containers;
- 3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
- 4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.

---

**SECTION 10.8 R-2 (RESIDENTIAL TWO) ZONE****A. PERMITTED USES**

1. Two-family residential dwellings
2. Multi-family residential dwellings

**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, or any 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. Cemeteries
2. Churches and other buildings for the purpose of religious worship  
Governmental offices
3. Fire and police stations, providing they are located adjacent to an arterial street
6. Institutions for higher education, providing they are located adjacent to an arterial or collector street
7. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial or collector street
8. Nursery schools
9. Public and parochial schools
10. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
11. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Golf courses
  - b. Country clubs
  - c. Swimming pool

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:** No buildings shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum lot area - Twenty thousand (20,000) square feet for the first four (4) dwelling units or less; four thousand (4000) square feet shall be provided for every dwelling unit thereafter. In the case of this zone, more than one principal building , as defined herein, may be permitted on one lot
2. Minimum lot width at building setback line - One hundred (100) feet
3. Minimum front yard depth - Forty (40) feet
4. Minimum side yard width on each side of lot - Fifteen (15) feet
5. Minimum rear yard depth - Thirty (30) feet
6. Maximum building height - Forty (40) feet

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES

1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum lot width at building setback line - One hundred fifty (150) feet
3. Minimum front, side (on each side of lot), and rear yards - Fifty (50) feet
4. Maximum building height - Forty (40) feet

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
2. No outdoor storage of any material (usable or waste) except firewood neatly stacked, shall be permitted in this zone, except within enclosed containers,
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.

**SECTION 10.9 R-2C (RESIDENTIAL TWO C) ZONE**

**A. PERMITTED USES**

1. Attached single family residential dwellings
2. Two Family residential dwellings
3. Multi-family residential dwellings
4. Recreational uses to serve the residential development, such as clubhouse, tennis courts, swimming pool, fishing lakes, etc.

**B. ACCESSORY USES**

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

**C. CONDITIONAL USES:** The following uses, or any 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. Cemeteries
2. Churches and other buildings for the purpose of religious worship
3. Governmental offices
4. Fire and police stations
5. Institutions for higher education, providing they are located adjacent to an arterial or collector street
6. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial or collector street
7. Nursery schools
8. Public and parochial schools
9. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
10. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Golf courses
  - b. Country clubs
  - c. Swimming pools

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:** No buildings shall be erected or structurally altered hereafter, except in accordance with the

following requirements:

1. MINIMUM SITE FOR DEVELOPMENT - Five (5) acres, except that development of a smaller area is permitted if the proposed development conforms to and extends an existing 5 acre (or greater) development
  2. MAXIMUM DENSITY - no site for development shall exceed 8.0 dwelling units per gross acre
  3. PER INDIVIDUAL BUILDING (e.g., one multi-family building or one attached group of town houses):
    - a. MAXIMUM NUMBER OF DWELLING UNITS: Attached singlefamily building - 8 units; Multi-family Building - 8 units per floor
    - b. MINIMUM DISTANCE BETWEEN INDIVIDUAL BUILDINGS: Thirty (30) feet for buildings of 3 stories or less; 50 feet for buildings of 4 or 5 stories
    - c. MINIMUM SETBACK FROM BOUNDARIES OF R-2C ZONE UNDER ONE OWNERSHIP: Thirty (30) feet; which shall remain an open area not to include swimming pools, playground equipment or parking facilities, but a street may be located within this area if approved by the legislative body in the conceptual plan
    - d. MAXIMUM BUILDING HEIGHT: Five (5) stories
- E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditionally permitted building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:
1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet. More than one principal conditional use may be permitted on one lot
  2. Minimum lot width at building setback line - One hundred fifty (150) feet
  3. Minimum front, side (on each side of lot), and rear yards - Fifty (50) feet
  4. Maximum building height - Thirty-five (35) feet
- F. OTHER DEVELOPMENT CONTROLS
1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
  2. No outdoor storage of any material (usable or waste) except firewood neatly stacked, shall be permitted in this zone, except within enclosed containers
  3. No private lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
  4. No development shall occur in the R-2C Zone until a conceptual plan has been submitted and approved by the legislative body for the entire

property zoned R-2C, which is under one ownership. Said plan shall indicate the general circulation plan (vehicles and pedestrian) for the entire property; a schematic indication of areas by type of housing and maximum height of building; and areas to be retained for open space. A minimum of 20% of the total acreage shall be set aside for open space use, exclusive of streets, parking areas and buildings. The ownership and maintenance of the open space shall be indicated.

5. A site plan in accordance with the requirements of Section 9.20, B (Stage II -- Plan Requirements) shall be approved by the Zoning Administrator, prior to the construction of any public improvements or the issuance of any zoning or building permits. The Stage II Site Plan may be approved for individual sections within the Minimum Site for Development, or a Stage II Plan may be submitted for the entire Minimum Site for Development in lieu of the Stage I plan. A site plan, approved by the Zoning Administrator, in accordance with the requirements of Section 9.20, A (Stage I -- Plan Requirements) shall be required for the Minimum Site for Development, if the detailed Stage II Site Plan is to be submitted in sections.

---

**SECTION 10.10 PUD (PLANNED UNIT DEVELOPMENT) OVERLAY ZONE**

- A. **PURPOSE:** The purposes of the Planned Unit Development (PUD) Overlay Zone are to: promote flexibility in design and permit planned diversification in the relationships between location of and types of uses and structures; promote the advantages of modern large scale site planning for community development through the efficient use of land, facilitating a more economic arrangement of buildings, circulation systems, land uses, and utilities; preserve, to the greatest extent possible, the existing landscape features and amenities, and to utilize such features in an harmonious fashion; provide for more usable and suitably located recreation facilities, other public and common facilities, than would otherwise be provided under conventional land development procedures, but always with the intention of furthering the public health, safety, and general welfare.
- B. **GENERAL:** A Planned Unit Development (PUD) Overlay Zone may only be permitted to be superimposed over any of the Residential (R) Zones, provided that all conditions or provisions of this section of the ordinance, the applicable requirements of the subdivision regulations, and any additional requirements, as may be determined necessary to provide for the most efficient layout of the PUD and its proper integration with the surrounding development, are met; and a public hearing is held on the PUD application.
- C. **APPLICATION AND PROCESSING:** Applications for a Planned Unit Development Overlay Zone shall be processed as follows in two stages:
1. Stage I -- Development Plan and Zoning Map Amendment - Application for amendment to PUD Overlay Zone shall include a development plan in accordance with the requirements of Section 9.20, A., Stage I Plan Requirements.
    - a. The planning commission shall hold a public hearing on the proposed application in accordance with the requirements of KRS Chapter 424, and review said application with regard to its compliance with the stated purposes of the PUD Overlay Zone, the required elements of the Stage I Plan, and other applicable requirements of this section. Upon holding such hearing, the planning commission shall make one of the following recommendations to the legislative body: approval, approval with conditions, or disapproval. The planning commission shall submit, along with their recommendations, a copy of the Stage I Plan and the bases for their recommendation.

- b. The legislative body shall, within forty-five (45) days after receiving the recommendations of the planning commission, review said recommendations and take action to approve or disapprove said PUD application. Such action may incorporate any conditions imposed by the planning commission. However, should the legislative body take action to impose different conditions than were reviewed and considered by the planning commission, then said conditions shall be resubmitted to the planning commission for further review and recommendation, in accordance with Subsection C., 1., a., above. Approval of the PUD Overlay Zone shall require that development be in conformance with the Stage I approved plan.

The legislative body shall forward a copy of the approved plan to the planning commission for further processing in accordance with the requirement for Stage II Plan and record plat.

Zoning Map Amendment - Upon approval of the PUD Overlay Zone, the official zoning map shall be amended by adding the prefix "PUD" to the existing residential zone (e.g., PUD-R-1B, PUD-R-1C, etc.) for the area as shown on the Stage I approved plan.

2. Stage II - Plan and Record Plat - A Stage II Plan and Record Plat shall be developed in conformance with the Stage I approved plan and in accordance with the requirements of Section 9.20, B. and C., and submitted to the planning commission for its review. Except for the manner of submission and processing, the subdivision regulations may be waived, where applicable, and the requirements of Section 9.20, B. and C. shall be substituted therefore. Those requirements not specifically waived by the planning commission shall conform with the subdivision regulations.
  - a. The planning commission shall review the submitted Stage II Plan with regard to its compliance with the required elements of Section 9.20, B., for Stage II plans, other applicable elements of this ordinance, and other applicable regulations, and its conformity with the Stage I approved plan. The planning commission, in approving the Stage II plan, may authorize minor adjustments from the Stage I approved plan, provided that the adjustments do not: affect the spatial relationship of structures, change land uses, increase overall density, alter circulation patterns (vehicular and pedestrian) or decrease the amount and/or usability of open space or recreation areas, or affect other applicable requirements of this ordinance.



Upon planning commission approval of the Stage II Plan, a copy of said plan shall be forwarded to the city's zoning administrator, who shall grant permits only in accordance with the Stage II approved plan and other regulations, as may be required by this ordinance.

- b. Upon approval of the Stage II Plan, the planning commission shall review the submitted Record Plat with regard to its compliance with the required elements of Section 9.20, C., for record plats, the applicable requirements of the subdivision regulations, and its conformance with the Stage II approved plan.

Upon planning commission approval of the record plat, copies of said plat, certified by the planning commission, and suitable for recording, shall be forwarded by the planning commission to the office of the county clerk to be recorded.

- D. **RESIDENTIAL USES AND DENSITIES:** All types of residential housing units (attached or detached) may be permitted within a PUD Overlay Zone, including but not limited to, single-family, two-family, and multi-family residential units. The density of dwelling units in a PUD shall be determined by the density of the existing residential (R) zone superimposed by the PUD Overlay Zone as follows: Total acres of the divided by Minimum Lot Size of the underlying R zone = Total Number of Dwelling Units. This density shall be applied to the total area excluding that land devoted to commercial uses.
- E. **COMMERCIAL USES:** Commercial uses, intended primarily for the service and convenience of residents of the PUD, may be permitted within the project area, provided a market analysis is made justifying the need for said uses.

These commercial uses shall be grouped in complexes clearly delineated on the Stage I Plan, and may include one or more of the following uses:

1. Bakery shop
2. Banks or other financial institutions, including savings, loan and finance companies excluding drive-thrus.
3. Beauty or barber shops
4. Business, government, or professional office
5. Delicatessen, grocery, meat, fruit, or vegetable market;
6. Restaurants (excluding drive-ins and drive-thrus) which may include outdoor dining.
7. Retail sales and service uses, excluding car washes, gas stations and petroleum dispensing facilities, movie theaters, arcades, video game stores, tobacco and e-cigarette/vaping shops, hardware stores, and on-

- 
- site dry cleaning facilities.
  - 8. Clinic, human care and animal care
  - 9. Eating and drinking places, microbreweries or microdistilleries (excluding drive-ins and drive-thrus) which may include outdoor dining.
  - 10. Health spas or fitness studios.
  - 11. Nursery school or day care center.
  - 12. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance.
- F. Another use may be substituted on the approved plan for a use previously approved providing it is one of the above listed uses and providing said use will not involve any building expansion beyond the approved plan and further providing that said use is approved by the zoning administrator.
- G. PUBLIC AND SEMI-PUBLIC USES: Public and semi-public structures and uses may be permitted in the PUD. These uses shall be delineated on the plan and shall be limited to one or more of the following uses:
- 1. Churches
  - 2. Community centers, including day care facilities
  - 3. Country clubs
  - 4. Fire or police stations
  - 5. Libraries
  - 6. Open space/recreation areas
  - 7. Schools (nursery, elementary, and secondary)
  - 8. Community gardens or agriculture
- H. AREA REQUIREMENTS No PUD Overlay Zone shall be permitted on less than twenty-five (25) acres of land. However, development of a smaller tract adjacent to an existing PUD Overlay Zone may be permitted, if the proposed development conforms to and extends the original development as if the new area had been a part of the original development.
- I. HEIGHT, YARD, AND SETBACK REQUIREMENTS: Requirements shall be as approved in the plan.
- J. OFF-STREET PARKING AND LOADING AND/OR UNLOADING: Parking within the PUD Overlay Zone may be provided through any combination of on-street, off-street, collective parking or shared parking facilities as approved on the plan. Where provided, the design and layout regulations within Section 11.1 of this ordinance shall apply. Minor changes to parking facilities to accommodate future permitted changes in use may be approved by the zoning administrator. Loading and/or unloading facilities must meet the requirements of Article XII of this

ordinance or as required pursuant to an approved plan.

- K. FENCES, WALLS, AND SIGNS: The location, height, and type of all fences, walls, and signs, shall be as approved in the plan.
- L. EROSION AND SEDIMENTATION CONTROL: Effective erosion and sedimentation controls shall be planned and applied in accordance with Section 9.7 of this ordinance.
- M. COMMON OPEN SPACE/RECREATION AREA: At least twenty percent (20%) of the total acreage of the proposed PUD shall be retained as common open space/recreation area, and dedicated to a public and/or private entity for operation and maintenance. Such open space/recreation areas shall be physically situated so as to be readily accessible, available to, and usable by all residents of the PUD. Common open space/recreation areas shall be that part of the total project exclusive of dwellings, streets, parking areas, single-family lots, commercial areas, and other non-open space and non-recreationally oriented facilities.
- N. AMENDMENTS: Any amendments to plans, except for the minor adjustments which may be permitted by the planning commission, shall be made in accordance with the procedure required by this ordinance, subject to the same limitations and requirements as those under which such plans were originally approved.
- O. EXPIRATION: Any amendment to the PUD Overlay Zone shall be subject to the time constraints, as noted below. Upon expiration of said time period, and any extensions thereto, the legislative body may initiate a request for a public hearing by the planning commission, in accordance with the requirements of KRS Chapter 100, for the purpose of determining whether said PUD Overlay zone should revert to its original zoning designation. A public hearing may be initiated if either of the following conditions apply:
  - 1. Stage II Plan has not has not been approved by the planning commission within a period of twenty-four (24) consecutive months from the date of the Stage I approved plan and Overlay Zone amendment by the legislative body; provided that an extension may be permitted upon approval of the legislative body or their duly authorized representative if sufficient proof can be demonstrate that prevailing conditions have not changed appreciably to render the Stage I approved plan obsolete.
  - 2. Substantial construction has not been initiated within a period of twelve (12) consecutive months from the date of approval of the Stage II Plan by

the planning commission; provided that an extension may be permitted upon approval of the legislative body, or its duly authorized representative, if sufficient proof can be demonstrated that the construction was delayed due to circumstances beyond the applicant's control, and that prevailing conditions have not changed appreciably to render the Stage I approved plan obsolete. The amount of construction constituting initiating substantial construction shall be as approved in the Stage II approved plan.

---

**SECTION 10.11 RCD (RESIDENTIAL CLUSTER DEVELOPMENT) OVERLAY ZONE**

- A. **PURPOSE:** The purposes of the Residential Cluster Development (RCD) Overlay Zone are to: provide a means whereby clusters of attached and detached single-family residential units may be constructed in the Residential (R-1) Zones, and therein, through a development plan, permit a wide flexibility in the design, location, siting of the building, and yard and setback requirements in order to provide for, to the greatest extent possible, the preservation of hillside areas and other natural geographic and topographic features, and to provide for more usable and suitably located recreation facilities and open space than would otherwise be provided under conventional R-1 residential land development procedures.
- B. **GENERAL:** A Residential Cluster Development (RCD) Overlay Zone may only be permitted to be superimposed over any of the Residential (R-1) Zones, provided that all conditions or provisions of this section of the ordinance, the applicable requirements of the subdivision regulations, and any additional requirements, as may be determined necessary to provide for the most efficient layout of the RCD Overlay Zone and its proper integration with the surrounding development, are met; and a public hearing is held on the RCD application.
- C. **APPLICATION AND PROCESSING:** Applications for Residential Cluster Development Overlay Zone shall be processed as follows in two stages:
1. Stage I -- Development Plan and Zoning Map Amendment - Application for amendment to RCD Overlay Zone shall include a development plan in accordance with the requirements of Section 9.20, A., Stage I Plan requirements.
    - a. The planning commission shall hold a public hearing on the proposed application in accordance with the requirements of KRS Chapter 424, and review said application with regard to its compliance with the stated purposes of the RCD Overlay Zone, the required elements of the Stage I Development Plan, and other applicable requirements of this section. Upon holding such hearing, the planning commission shall make one of the following recommendations to the legislative body: approval, approval with conditions, or disapproval. The planning commission shall submit, along with their recommendations, a copy of the Stage I Development Plan and the bases for their recommendation.
    - b. The legislative body shall, within forty-five (45) days after receiving the recommendations of the planning commission, review said

recommendations and take action to approve or disapprove said RCD application. Such action may incorporate any conditions imposed by the planning commission. However, should the legislative body take action to impose different conditions than were reviewed and considered by the planning commission, then said conditions shall be resubmitted to the planning commission for further review and recommendation, in accordance with Subsection C., 1., a., above. Approval of the RCD Overlay Zone shall require that development be in conformance with the Stage I approved plan.

The legislative body shall forward a copy of the approved plan to the planning commission for further processing in accordance with the requirement for Stage II Plan and record plat.

Zoning Map Amendment - Upon approval of the RCD Overlay Zone, the official zoning map shall be amended by adding the prefix "RCD" to the existing residential (R-1) zone (e.g., RCD-R-1B, RCD-R-1C, etc.) for the area as shown on the Stage I approved plan.

2. Stage II -- Plan and Record Plat - A Stage II Plan and Record Plat shall be developed in conformance with the Stage I approved plan and in accordance with the requirements of Section 9.20, B. and C., and submitted to the planning commission for its review. Except for the manner of submission and processing, the subdivision regulations may be waived, where applicable, and the requirements of Section 9.20 B. and C. shall be substituted therefore. Those requirements not specifically waived by the planning commission shall conform with the subdivision regulations.
  - a. The planning commission shall review the submitted Stage II Plan with regard to its compliance with the required elements of Section 9.20, B, for Stage II plans, other applicable elements of this ordinance, and other applicable regulations, and its conformity with the Stage I approved plan. The planning commission, in approving the Stage II Plan, may authorize minor adjustments from the Stage I approved plan, provided that the adjustments do not: change land uses, increase overall density, significantly alter circulation patterns (vehicular and pedestrian) or decrease the amount and/or usability of open space or recreation areas, or affect other applicable requirements of this ordinance.
  - b. Upon planning commission approval of the Stage II Plan, a copy of said plan shall be forwarded to the city's zoning administrator, who

shall grant permits only in accordance with the Stage II approved plan and other regulations as may be required by this ordinance.

- c. Upon approval of the Stage II Plan, the planning commission shall review the submitted Record Plat with regard to its compliance with the required elements of Section 9.20, C., for record plats, the applicable requirements of the subdivision regulations, and its conformance with the Stage II approved plan.

Upon planning commission approval of the record plat, copies of said plat, certified by the planning commission, and suitable for recording, shall be forwarded by the planning commission to the office of the county clerk to be recorded.

- D. **RESIDENTIAL USES AND DENSITIES:** Attached and detached single-family dwellings may be permitted within a RCD Overlay Zone. The density of dwelling units in a RCD shall be determined by the density (dwelling units per net acre) as calculated from the existing residential (R-1) zone superimposed by the RCD Overlay Zone. This density shall be applied to the total project area, excluding that land devoted to streets (public and private).
- E. **PUBLIC AND SEMI-PUBLIC USES:** Public and semi-public structures and uses may be permitted in the RCD. These uses shall be delineated on the plan and shall be limited to one or more of the following uses:
  1. Churches
  2. Community centers, including day care facilities
  3. Country club
  4. Fire or police stations
  5. Libraries
  6. Open space/recreation areas
  7. Schools (nursery, elementary, and secondary)
- F. **AREA REQUIREMENTS:** No RCD Overlay Zone shall be permitted on less than ten (10) acres of land. However, development of a smaller tract adjacent to an existing RCD Overlay Zone may be permitted, if the proposed development conforms to and extends the original development as if the new area had been a part of the original development.
- G. **HEIGHT, YARD, AND SETBACK REGULATIONS:** Requirements shall be as approved in the plan.
- H. **OFF-STREET PARKING AND LOADING AND/OR UNLOADING:** Off-street

---

parking and, when applicable, loading and/or unloading facilities, shall be provided in accordance with Articles XI and XII of this ordinance.

- I. FENCES, WALLS, AND SIGNS: The location, height, and type of all fences, walls, and signs, shall be as approved in the plan.
- J. EROSION AND SEDIMENTATION CONTROL: Effective erosion and sedimentation controls shall be planned and applied in accordance with Section 9.7 of this ordinance.
- K. COMMON OPEN SPACE/RECREATION AREA: At least twenty percent (20%) of the total acreage of the proposed RCD shall be retained as common open space/recreation area, and dedicated to a public and/or private entity for operation and maintenance. Such open space/recreation areas shall be physically situated so as to be readily accessible, available to, and usable by all residents of the RCD. Common open space/recreation areas shall be that part of the total project exclusive of dwellings, streets, parking areas, single-family lots, commercial areas, and other non-open space and non-recreationally oriented facilities.
- L. AMENDMENTS: Any amendments to plans, except for the minor adjustments which may be permitted by the planning commission, shall be made in accordance with the procedure required by this ordinance, subject to the same limitations and requirements as those under which such plans were originally approved.
- M. EXPIRATION: Any amendment to the RCD Overlay Zone shall be subject to the time constraints, as noted below. Upon expiration of said time period, and any extensions thereto, the legislative body may initiate a request for a public hearing by the planning commission, in accordance with the requirements of KRS Chapter 100, for the purpose of determining whether said RCD Overlay Zone should revert to its original zoning designation. A public hearing may be initiated if either of the following conditions apply:
  - 1. Stage II Plan has not been approved by the planning commission within a period of twenty-four (24) consecutive months from the date of the Stage I approved plan and Overlay Zone amendment by the legislative body; provided that an extension may be permitted upon approval of the legislative body or their duly authorized representative if sufficient proof can be demonstrated that prevailing conditions have not changed appreciably to render the stage I approved plan obsolete.
  - 2. Substantial construction has not been initiated within a period of twelve



(12) consecutive months from the date of approval of the Stage II Plan by the planning commission; provided that an extension may be permitted upon approval of the legislative body, or its duly authorized representative, if sufficient proof can be demonstrated that the construction was delayed due to circumstances beyond the applicant's control, and that prevailing conditions have not changed appreciably to render the Stage I approved plan obsolete. The amount of construction constituting initiating substantial construction shall be as approved in the Stage II approved plan.

---

**SECTION 10.12 INST (INSTITUTIONAL ZONE)****A. PERMITTED USES**

1. Cemeteries.
2. Churches and other buildings for the purpose of religious worship
3. Convalescent homes, nursing homes, and homes for the aged
4. Convents, Seminaries and Retreat Centers
5. Dormitories when associated with a permitted or conditional use
6. Libraries
7. Lodging, hospitality and care for the infirmed, disadvantaged, handicapped or abused (Children, youth, and adults)
8. Museums and art galleries
9. Nursery schools and day care centers
10. Orphanages
11. Police and fire stations
12. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers and swimming pools
13. Recreational uses other than publicly owned and/or operated, as follows: golf courses, swimming pools, tennis courts
14. Schools, elementary and secondary (Grades K-12) and continuing education adult enrichment centers
15. Summer camps

**B. ACCESSORY USES:**

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance
4. Uses provided in conjunction with a permitted or conditional use, primarily as a convenience to its occupants, its customers, patients, and employees, and located within the same building as the permitted or conditional use

**C. CONDITIONAL USES**

1. Hospitals, clinics and health maintenance organizations (HMO)
2. Colleges, universities, vocational, trade schools or other specialized educational facilities
3. Educational and medical related research facilities

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED AND CONDITIONAL USES**

1. Minimum Lot Area - One (1) acre
2. Front Yard Setback - 150 feet, only where the property zoned Institutional, abuts an arterial or collector street
3. Setback From Any Adjacent Residential Zone - 100 feet
4. Internal Setbacks - Fifty (50) feet unless otherwise approved in accordance with a Site Plan as provided for in Subsection E,4, of this section and Section 9.19
5. Maximum height - Five (5) stories
6. In the case of this zone, more than one principal building as defined herein, may be permitted on one lot

#### E. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading facilities shall be provided in accordance with articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) except firewood neatly stacked, shall be permitted in this zone except within enclosed containers.
3. no lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. No building shall be erected, or structurally altered, nor shall any grading take place on any lot or parcel in the Institutional Zone until a site plan Layout has been submitted and approved in accordance with Section 9.19 . Where development is proposed on a parcel of land that is a part of a larger tract of land which is under one ownership, the developer shall also be required to submit a plan for the entire property under said ownership, unless specifically waived by the city, in accordance with the plan requirement of Section 9.20, A. Said plan shall show how the proposed development will be developed as an integral part of the much larger tract, including the coordination of land use and circulation (vehicular and pedestrian) with adjacent tracts of land.
5. A minimum of 20% of the total acreage of each site for a permitted use shall be set aside for open space use, exclusive of streets, parking areas, and buildings.

**SECTION 10.13 NS-1 (NEIGHBORHOOD SHOPPING - ONE) ZONE****A. PERMITTED USES:** The following retail and service businesses:

1. Apparel shop
2. Art supplies
3. Bakery and bakery goods store, provided the products are sold exclusively on the premises
4. Banks and other financial institutions, including savings, loan, and finance companies with drive-in windows
5. Barber and beauty shops
6. Book, stationery, or gift shop
7. Camera and photographic supplies
8. Candy store, soda fountain, ice cream store, excluding drive-ins
9. Delicatessen
10. Drug store
11. Dry cleaning and laundry pick-up station
12. Eating and drinking places (excluding drive-ins)
13. Florist shop
14. Food store, not to exceed 6,000 sq. ft. gross leasable area.
15. Garden supplies
16. Glass, china, or pottery store
17. Haberdashery
18. Hardware store
19. Health spas
20. Hobby shop
21. Interior decorating studio
22. Jewelry store, including repair
23. Laundromats and self-service washing and drying
24. Leather goods and luggage store
25. Library
26. Locksmith shop
27. Nursery school or day care center
28. Offices
29. Opticians and optical goods
30. Package liquor and wine store
31. Paint and wallpaper store
32. Pet shop, excluding boarding and outside runs
33. Police and fire stations
34. Post office
35. Shoe store and shoe repair
36. Sporting goods
37. Studios for professional work or teaching of any form of fine arts,

- photography, music, drama, or dance
- 38. Tailor shop
- 39. Toy store

**B. ACCESSORY USES**

- 1. Customary accessory uses
- 2. Fences and walls, as regulated by Article XIII of this ordinance
- 3. Signs, as regulated by Article XIV of this ordinance

**C. CONDITIONAL USES:** The following uses or any 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. Service stations (including auto repairing, providing all repair except that of a minor nature -- e.g., change of fan belt, minor carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc. -- is conducted wholly within a completely enclosed building and providing further that such service station is located adjacent to an arterial street, as identified in the adopted comprehensive plan).

**D. AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

- 1. Minimum lot area - Ten thousand (10,000) square feet
- 2. Minimum lot width at building setback line - Seventy (70) feet
- 3. Minimum front yard depth - Fifty (50) feet
- 4. Minimum side yard width - No restrictions, except when adjacent to a street, road, highway, or other right-of-way, when the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the building code, shall be required. In the event a side yard is provided, it shall never be less than fifteen (15) feet
- 5. Minimum rear yard depth - Fifteen (15) feet
- 6. Maximum building height - Forty (40) feet
- 7. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot

**E. OTHER DEVELOPMENT CONTROLS**

- 1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
- 2. No outdoor storage of any material (usable or waste) shall be permitted in

- this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.
  4. Where any yard of any use permitted in this zone abuts a residential zone, a ten (10) foot wide screening ares, as regulated by Section 9.17 of this ordinance shall be provided.
  5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
  6. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off-street parking and loading and/or unloading areas.
  7. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.

---

**SECTION 10.14 NS-2 (NEIGHBORHOOD SHOPPING -TWO) ZONE****A. PERMITTED USES**

1. Apparel shop
2. Art supplies
3. Bakery and bakery goods store, provided the products are sold exclusively on the premises
4. Banks and other financial institutions, including savings, loan, and finance companies with drive-in windows
5. Barber and beauty shops
6. Book, stationery, or gift shop
7. Camera and photographic supplies
8. Candy store, soda fountain, ice cream store, excluding drive-ins
9. Delicatessen
10. Drug store
11. Dry cleaning and laundry pick-up station
12. Eating and drinking places (excluding drive-ins)
13. Florist shop
14. Food store, not to exceed 6,000 sq. ft. gross leasable area
15. Garden supplies
16. Glass, china, or pottery store
17. Haberdashery
18. Hardware store
19. Health spas
20. Hobby shop
21. Interior decorating studio
22. Jewelry store, including repair
23. Laundromats and self-service washing and drying
24. Leather goods and luggage store
25. Library
26. Locksmith shop
27. Nursery school or day care center
28. Offices
29. Opticians and optical goods
30. Package liquor and wine store
31. Paint and wallpaper store
32. Pet shop, excluding boarding and outside runs
33. Police and fire stations
34. Post office
35. Shoe store and shoe repair
36. Sporting goods
37. Studios for professional work or teaching of any form of fine arts,

- photography, music, drama, or dance
- 38. Tailor shop
- 39. Toy store

**B. ACCESSORY USES**

- 1. Customary accessory uses
- 2. Fences and walls, as regulated by Article XIII of this ordinance
- 3. Signs, as regulated by Article XIV of this ordinance

**C. CONDITIONAL USES:** The following uses or any 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. Service stations (including auto repairing, providing all repair except that of a minor nature -- e.g., change of fan belt, minor carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc. -- is conducted wholly within a completely enclosed building and providing further that such service station is located adjacent to an arterial street, as identified in the adopted comprehensive plan).

**D. AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

- 1. Minimum building site area - Five (5) acres and shall abut a deeded right-of-way. In the case of this zone, more than one principal building, as defined herein, may be permitted to be constructed within the minimum building site area
- 2. Minimum yard requirements - Fifty (50) feet for each front, side (on each side of the building), and rear yards, except where the lot abuts an arterial street, as identified in the adopted comprehensive plan, then there shall be a minimum yard requirement of one hundred (100) feet
- 3. Maximum building height - Forty (40) feet

**E. OTHER DEVELOPMENT CONTROLS**

- 1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
- 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
- 3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
- 4. Where any yard of any use permitted in this zone abuts land in any



residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.

5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
6. All business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off-street parking and loading and/or unloading areas.
7. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone. Such site plan shall include the layout of the entire area of the proposed shopping center and shall take into consideration good shopping center design (i.e., internal and external good pedestrian and vehicle access) and functional relationships of uses within the shopping center.

---

**SECTION 10.15 1-4 (INDUSTRIAL FOUR RIVER) ZONE**

- A. **PERMITTED USES:** The intent of the I-4 Zone is to provide for those industrial uses which do not require extensive urban services, in the Rural Focus Areas, which depend on the use of the adjacent river for access to barge traffic as part of a transportation mode of exchange and/or distribution. The following uses are permitted providing all uses are in compliance with both the performance standards as set forth in Article XV of this ordinance, and all appropriate local, state, and federal regulations, and that the use complies with the above stated intent of the I-4 Zone, except as herein provided:
1. Bulk storage and/or transfer stations for materials, excluding types of a flammable or explosive nature
  2. Carting, express, hauling, or storage yards
  3. Freight terminals
  4. Transportation facilities, including railroad rights-of-way, marshaling yards, maintenance, and fueling facilities
  5. Warehousing

Where an industrial use exists prior to the area being zoned I-4, and listed as a permitted use herein, but does not plan to use the adjacent river as a mode of transportation for its operation, such use may be permitted to expand, subject to the approval by the planning commission, or its duly authorized representative, provided such expansion is made in a manner that is coordinated with the use of the zone for river oriented industries and is in accordance with other requirements of the I-4 Zone.

B. **ACCESSORY USES**

1. Customary accessory buildings and uses including operations required to maintain or support any permitted use in this zone on the same lot as the permitted use, such as maintenance shops, power plants, laboratories, offices, and machine shops
2. Fences and/or walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance
4. Uses, as listed below, located and entered from within any permitted use in this zone as a convenience to the occupants thereof, and their customers, provided such accessory uses shall not exceed ten percent (10%) of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:
  - a. Cafeterias
  - b. Coffee shops or refreshment stands

- c. Soda or dairy bars

C. **CONDITIONAL USES:** No buildings or occupancy permits shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings and uses be permitted until and unless the location of said use shall have been applied for and approved of by the board of adjustment as set forth in Section 9.14.

- 1. Bulk storage and/or transfer stations for materials that are of a flammable or explosive nature

D. **AREA AND HEIGHT REGULATIONS**

- 1. Minimum tract for industrial development - Twenty-five (25) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout
- 2. Minimum lot area within minimum tract - One (1) acre
- 3. Minimum lot width at building setback line - One hundred fifty (150) feet
- 4. Minimum front yard depth
  - a. When abutting an major arterial, as defined in the adopted comprehensive plan - Seventy-five (75) feet
  - b. On internal roads - Fifty (50) feet
- 5. Minimum side yard width
  - a. In internal parts of the park - Twenty-five (25) feet
  - b. Where the side yard is adjacent to an major arterial, as defined in the adopted comprehensive plan - Seventy-five (75) feet
- 6. Minimum rear yard depth - In internal parts of the park - Fifty (50) feet. No rear yard is required where a rail spur forms the rear property line
- 7. Maximum building height - Forty (40) feet

E. **OTHER DEVELOPMENT CONTROLS**

- 1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
- 2. No lighting shall be permitted which would glare from this zone onto any street or into any adjacent residential zone.

3. Where any yard of any permitted use in this zone abuts a residential zone, a minimum requirement of seventy-five (75) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
4. A development plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone, including layout of the entire minimum tract for industrial development.
5. All development in areas defined as "flood prone" (either the floodway or floodplain) must be developed in accordance with the regulations set forth in Section 9.25 of this ordinance.

---

**SECTION 10.16 RD (RIVERFRONT DEVELOPMENT) ZONE****A. PERMITTED USE**

1. Publicly owned and/or operated parks and/or recreation areas
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 city at the time of submittal for a building permit

- a. 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) Grocery store
- (3) Sale of boat supplies

- b. boat landing, docking, and launching facilities
- c. Off-street parking facilities, including facilities for temporary parking of boat trailers
- d. Boat storage facilities -- enclosed only

3. Restaurants -- excluding drive-ins with or without cocktail lounges
4. Gift shops
5. Health spas
6. Sporting goods stores
7. Hotels and motels

**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. AREA AND HEIGHT REGULATIONS**

1. Minimum lot area: One (1) acre

2. Minimum lot width: One Hundred (100) 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, Zero (0) feet if lot abuts to river
6. Maximum building height: Fifty (50) feet

D. 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 watercourse 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. Off-street parking shall be provided for any use within this zone, according to the provisions of Article XI.
5. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
6. No motor vehicle which is inoperable, or mobile home or trailer shall be stored or used for storage in this zone.
7. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
8. No lighting shall be permitted which would glare from this zone onto any street, or in any residential zone.
9. Where any yard or any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by section 9.17 of this ordinance.