
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.