

ARTICLE V
DISTRICT REGULATIONS

Section 5.01. GENERAL PROVISIONS

The regulations relating to each type of district, established in Article III, are set forth in this section. Other regulations applicable to particular uses or class of uses and to particular or special situations are presented in other sections of this ordinance.

Section 5.02. RESIDENTIAL DISTRICTS

5.02. (1). R-1 District: Residential, Single-Family District. The Residential, Single-Family District is established

as a district in which the principal use of land is for single-family dwellings.

5.02. (1)(a). Statement of Purpose. For the single-family residential district, in promoting the general purpose of this ordinance, the specific intent of this section is:

(a) To encourage the construction of, and the continued use of the land for single-family dwellings.

(b) To prohibit business, commercial or industrial use of the land and to prohibit any other use which would substantially interfere with development or maintenance of single-family dwelling in the district.

(c) To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this ordinance.

(d) To discourage any land use which would generate traffic on minor or local streets, other than normal traffic to serve the residences on those streets.

(e) To discourage any use which, because of its character or size would create requirements and costs for public services such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.

5.02. (1)(b). Permitted Uses.
See chart at end of this Article.

5.02. (1)(c). Conditional Uses.
See chart at end of this Article.

5.02. (1)(d). Area, Height, Bulk Placement Regulations.

5.02. (2). R-2 District: Residential, Single-Family and Duplex. The R-2 District is established as a district in which the principal uses of land are for duplex (two-family) and single-family dwellings.

5.02. (2)(a). Statement of Purpose. The specific intent of this section is to protect the residential character of the district by prohibiting commercial activities, to encourage a suitable neighborhood environment for family life, and to preserve the openness of the district.

5.02. (2)(b). Permitted Uses.
See Chart at end of this Article.

5.02. (2)(c). Conditional Uses.

See Chart at end of this Article.

5.02. (2)(d). Area, Height, Build and Placement Regulations
See attached Schedule of Regulations, Article VI.

5.02. (3). R-3 District: Residential, Single-or-Multi-Family (Duplex, Townhouses, and Apartments.) The multi-family district is established as a district in which the principal use of land is for multi-family dwellings based upon a plan to make the most appropriate use of scattered parcels of land within neighborhoods on major thoroughfares, and other areas suitable for multi-family development.

5.02. (3)(a). Statement of Purpose. The specific intent of this section is to ensure that only such residential uses as can be properly designed and built will be allowed in this district so as not to over-crowd the land, cause parking or traffic congestion, or to have injurious effects on adjacent properties.

5.02. (3)(b). Permitted Uses.
See Chart at the end of this Article.

5.02. (3)(c). Conditional Uses. Any use identified as a conditional use within an R-2 District.

5.02. (3)(d). Area, Height, Bulk and Placement Regulations
See attached Schedule of Regulations, Article VI except for Mobile Home Parks which are further defined in Section 5.02. (3)(e) and (f).

5.02. (3)(e). Mobile Home Park General Requirements

(a) Sanitation, fire protection, and utility services shall be provided to every dwelling, mobile home lot and dwelling, and mobile home stand in accordance with state and local health and safety regulations.

(b) Every dwelling, mobile home shall be equipped with foundations and tie-downs intended to secure such units against movement, settling and overturning for the protection of life and property; foundations and tie-downs shall meet the requirements of state and local codes. No certificates of occupancy shall be issued until tie-down requirements have been met.

(b) Area Requirements: No mobile home park shall be permitted on an area of less than 5 acres in size.

(c) Lot Requirements: Individual lots within

a mobile home park shall not be less than 4,000 square feet in area and in no instance shall there be more than one (1) mobile home permitted on a single lot. The minimum lot width shall be forty (40) feet at the building line. The minimum lot depth shall be one hundred (100) feet from the front lot line.

(d) Buffer: A screening of evergreen trees and/or shrubs not less than six (6) feet in height after one full growing season and which at maturity is not less than twelve (12) feet high, shall be located and effectively maintained at all times along all park boundary lines except at established entrances and exits serving the park. Each mobile home shall be located at least ten (10) feet from the buffer.

(e) Spacing: For a Mobile Home Park; No mobile home unit or other structure shall be located within twenty-five (25) feet of a mobile home park boundary line or public right-of-way line.

For a Mobile Home Unit or Accessory Structure within a Mobile Home Park; Front Yard -- 20 feet
Side Yard -- 10 feet
Rear Yard -- 20 feet

(f) Off-Street Parking: Each mobile home shall be provided with at least one off-street parking space.

(g) Streets: Streets within a mobile home park may be defined as either public or private right-of-way subject to the following conditions:

1. That if said streets are defined as private right-of-way on the plats, the developer shall agree to effectively maintain such streets and rights-of-way. Said agreement shall be recorded along with the recording plat of mobile home park.

2. Construction standards for all streets shall meet the specifications and approval of the City Council. Minimum paving widths for streets shall be:

- a. Two-way street with guest parking permitted on both sides -- 36 feet.
- b. Two-way street with guest parking permitted on one side only -- 27 feet.
- c. Two-way street with no parking permitted -- 18 feet.
- d. One-way street with guest parking

permitted on both sides -- 32 feet.

e. One-way street with guest parking permitted on one side only 23 feet.

f. One-way street with no parking permitted -- 14 feet.

g. The mobile home park entrance shall be thirty-six (36) feet wide with no parking permitted.

(h) All mobile homes shall be underpinned or skirted in an attractive manner; each mobile home shall provide an accessory structure of a minimum of 100 square feet of outside storage which shall be placed a minimum of ten (10) feet.

(i) Not less than eight (8) percent of the gross site area of the mobile home park shall be devoted to recreational facilities generally provided in a central location. Recreation areas may include space for community buildings and community use facilities, such as indoor recreation areas, swimming pools, park office and service buildings, and self-service laundry facilities to serve the park residents.

(j) Utilities: All mobile home lots within the mobile home park shall be provided with water, sewer or approved septic disposal system, fire protection devices and electrical facilities meeting the standards specified by the County Health Department, and the laws of the Commonwealth of Kentucky, and each mobile home shall be properly connected with said utilities. All utilities shall be installed underground.

(k) Mobile Home Support: Each mobile home site shall be provided with a stand consisting of either a solid concrete slab or two concrete ribbons of a thickness of size adequate to support the maximum anticipated loads during all seasons.

(l) Lighting of the Park: All exterior park lights shall be so located and shielded as to prevent direct illumination of any areas outside the park.

(m) Convenience Facilities: Coin-operated laundries may be permitted in the park provided they are located, designed, and intended to serve only the needs of persons living in the park.

5.02. (3)(g). Mobile Home Park Special Conditions
The Administrative Official shall insure that all trailer parks (mobile home parks) maintain valid permits to operate and maintain in conformance with all applicable

regulations of the zoning regulations and all special conditions.

5.02. (3)(h). Non-conforming Mobile Homes

(a) In cases where a lawful mobile home park exists on the effective date of this ordinance or an amendment thereto and such would be prohibited by the terms of this ordinance, then, such mobile home park shall not be modified, reconstructed, replaced, enlarged or extended to occupy a larger area of land than occupied on the date of the ordinance.

All regulations pertaining to any such existing mobile home park shall continue in full force and effect until modified by ordinance.

(b) Any other provision of this ordinance notwithstanding, all existing mobile homes within the City of Central which comply with all existing regulations at the time of passage of this ordinance shall be allowed to remain in their present location, but shall be required to maintain a lot size of 3,000 square feet, shall not be modified, reconstructed, replaced, enlarged or extended, and shall be considered an exempted non-conforming mobile home. Provided, however, the owner of record as disclosed in the Commonwealth of Kentucky Mobile Home title records may modify, reconstruct or replace (but may not enlarge or expand) such exempted non-conforming mobile home. If there is no title for any such mobile home because no title was required by the Commonwealth of Kentucky at the time of such mobile home's manufacture or sale, then the owner of the real estate upon which the mobile home is located shall be the only person who may modify, reconstruct, or repair, such exempted non-conforming mobile home.

(i) "Owner" as used in this section means any of one, two, three or four co-owners. No non-conforming mobile home having its ownership divided between more than four co-owners shall qualify as an exempted non-conforming mobile home.

(ii) "Person" as used in this section shall include partnerships, corporations, or any other entity.

Should any non-conforming mobile home be removed by any person legally entitled or permitted to do so, whether by an owner maintain an exempted non-conforming mobile home on that lot, tenant, lessee, or otherwise and the lot remain vacant for a period of 90 days, the right of maintaining an exempted non-conforming mobile home on that lot, shall terminate. No further mobile homes shall be permanently located outside of an approved

mobile home park in the City of Central City, except as an exempted non-conforming mobile home in accordance with this section.

(c) No utility, including but not limited to, electric, telephone, water, sewer, cable television, gas, or other like services, shall provide service to any lot or parcel of land upon which a new structure, including a mobile home, either inside or outside a mobile home park, is to be placed unless there has first been issued a building permit by the Enforcement Officer of the City of Central City and a copy of such permit has been furnished to such provider of services from the Administrative Officer of the City of Central City.

Any such utility service provided in violation of this section shall be immediately disconnected by the provider upon notice from the Enforcement Officer of the City of Central City that such service was provided in violation of this section. Such service may not be reconnected until a proper building permit has been issued for such lot.

The building permit mentioned in this section shall be necessary in addition to all other permits required by any state, federal, county, or municipal law or regulation, including, but not limited to, plumbing permits and electrical permits.

Section 5.03. B-1: NEIGHBORHOOD BUSINESS DISTRICT

The neighborhood business district is established to provide appropriate areas for retail business and service centers needed to serve nearby residential areas.

5.03. (1). Statement of Purpose

The neighborhood business district is established to promote such business development as is possible and appropriate in each subject area. In that interest, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy traffic, or late hours of operation. The intent of this district is also to encourage the concentration of local business areas in locations proposed in the Comprehensive Plan to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal, strip business development along major streets.

5.03. (2). Permitted Uses See chart at end of this Article.

5.03. (3). Conditional Uses (a) Public facilities such as churches, libraries,

parks, recreational facilities, hospital and institutions.

(b) Apartments.

(c) Uses similar to the above permitted uses, when in the opinion of the Board of Zoning Adjustment, it meets the regular needs and convenience of the adjacent residential areas. The burden of proof that the proposed use meets those criteria lies with the prospective developer.

5.03. (4). General Regulations for all Business Districts

(a) There shall be no outdoor storage of merchandise or materials and no outdoor processing in any business district unless authorized as a conditional use. All above ground structures accessory to any outdoor use shall be located a minimum of twenty-five (25) feet from any front lot lines.

(b) All business districts located on lots adjacent to a residential district shall maintain a minimum setback of twenty-five (25) feet on the side adjacent to the residential district.

(c) All signs and outdoor advertising displays are subject to the provisions established in Article VII.

(d) All uses shall exhibit performance standard characteristics equal to or greater than those which define light industry.

5.03. (5). Area, Height, Bulk and Placement Requirements

See attached Schedule of Regulations, Article VI.

Section 5.04. B-2 GENERAL/HIGHWAY BUSINESS DISTRICT

These districts are composed of land and structures occupied by or suitable for uses furnishing, in addition to the retail goods and services supplied by the neighborhood business districts, the wider range of retail goods and services required by residents or a group of neighborhoods (community) and by the city. Usually located on a thoroughfare or highway or near the intersection of principle thoroughfares or highways, these districts are relatively large and within convenient distance of the area they serve.

5.04. (2). Permitted Uses

See Chart at end of this Article.

5.04. (3). Conditional Uses

(a) If a commercial use, not identified in the chart at the end of this Article is proposed the prospective developer shall request a conditional use permit on the basis that

the proposed use would not be detrimental to the development of the general/highway business district.

(b) Shopping Centers.

(c) The owner-operator of a permitted general/highway business district commercial use may be allowed to establish one dwelling unit for his use only as an accessory conditional use to the commercial use. Said Residential use shall follow the procedure for obtaining a conditional use permit as outlined in Section 4.03. All provisions of Section 4.03 shall apply to this section. Additionally, the residential use shall be required to have one off-street parking space in addition to the required spaces for the commercial use. The Proposal shall be submitted to the Board of Zoning Adjustment which may alter, deny or grant any request in accordance with Section 4.03.

(d) Trailer parks (mobile home parks) but only if all requirements set out in Section 5.02 are met, in addition to any other condition or conditions imposed by the Board of Zoning Adjustment.

5.04. (4). General Regulations

(a) There shall be no outdoor storage of merchandise or materials and no outdoor processing in any business district unless authorized as a conditional use. All above ground structures accessory to any outdoor use shall be located a minimum of twenty-five (25) feet from any front lot lines.

(b) All business districts located on lots adjacent to a residential district shall maintain a minimum setback of twenty-five (25) feet on the side adjacent to the residential district.

(c) All signs and outdoor advertising displays are subject to the provisions established in Article VII.

(d) A permanent landscaped buffer of evergreen plant material or a solid wall or fence or other suitable enclosure of a commercial land abutting a residential district.

Section 5.05. B-3 DISTRICT: CENTRAL BUSINESS DISTRICT

This district is composed of land and structures occupied by or suitable for uses furnishing the wide range of retail goods and services required by residents of the trade area.

5.05. (1). Statement of Purpose

The intent of the central business district is to provide a focus of commerce and administrative activities of the trade area. Building upon its location at the convergence of principle thoroughfares and highways, district regulations are designed to permit further development of the district for its purpose in a compact and convenient arrangement of uses and structures that is urban character.

5.05. (2). Permitted Uses

See chart at end of this Article.

5.05. (3). Conditional Uses

(a) Churches, including parish houses, community house and educational buildings.

(b) Fire Station.

(c) Nursery, day care center or kindergarten.

(d) Revival church (temporary). See chart at end of this Article.

5.05. (4). General Regulations

(a) There shall be not outdoor storage of merchandise or materials and not outdoor processing in any business district unless authorized as a conditional use.

(b) All business districts located on lots adjacent to a residential district shall maintain a minimum setback of twenty-five (25) feet on the side adjacent to the residential district.

(c) All signs and outdoor advertising displays are subject to the provisions established in Article VII.

(d) A permanent landscaped buffer of evergreen plant material or a solid wall or fence or other suitable enclosure of a commercial land abutting a residential district.

5.05. (5). Area, Height, Bulk and Placement Requirements

See attached Schedule of Regulations, Article VI.

Section 5.06. M-1: LIGHT INDUSTRIAL DISTRICT

The light industrial district provides planned areas within the city for locating certain industries which are of a light manufacturing character.

5.06. (1). Statement of Purpose

It is intended that light industrial districts be located within the city so that such uses may be integrated with land uses, such as commercial and residential areas. Limitations are placed upon the degree of noise, smoke, glare, waste, and other features of industrial operations so as to avoid adverse effects. It is further intended that these light industrial uses act as a transition between heavier industrial uses and non-industrial uses and not necessarily require railroad access or major utility facilities.

5.06. (2). Permitted Uses
See chart at end of this Article.

5.06. (3). Conditional Uses
uses (a) Gasoline, oil, alcohol or liquefied petroleum and will require the approval of the Board of Zoning Adjustment.

(b) Uses which constitute a fire hazard or emit smoke, noise, odor or dust which would be obnoxious or detrimental to neighboring properties shall not be allowed.

5.06. (4). Area, Height, Bulk and Placement Regulations
See attached Schedule of Regulations, Article VI.

Section 5.07. M-2: HEAVY INDUSTRIAL DISTRICT

The heavy industrial district provides locations for heavy commercial and industrial establishments in planned areas of the city.

5.07. (1). Statement of Purpose

It is intended that this district accommodate those heavy commercial and industrial establishments which may create some nuisance and which are not properly associated with or compatible with any of the development proposed for the other land use districts. These uses are primarily of a manufacturing, assembling, and fabricating nature requiring good access by road and/or railroad, and needing special sites or public utility services. Reasonable regulations apply to uses in this district, so as to permit the location of industries which will not cause adverse effects on residential and commercial areas.

5.07. (2). Permitted Uses

(a) Any use permitted in the light industrial district.

(b) Manufacturing, fabrication and/or processing of any commodity, subject to limitations imposed under "conditional uses" below.

(c) Accessory buildings and uses - garages and other buildings and uses accessory to the principle use.

(d) See Chart at the end of this Article.

5.07. (3). Conditional Uses

The following shall require a conditional use permit in accordance with the procedure in Section 4.03. Any use not in conflict with other Ordinances of the City, provided however, that the following uses shall be considered conditional uses and require approval by the Board of Zoning Adjustments: bag cleaning, boiler works, tank works, central mixing plant for cement, mortar, plaster or paving materials, coke oven, curing tanning and storage of raw hides and skins, distillation of bones, coal, wood or tar, fat rendering, forge plant, foundry or metal fabrication plant, gasoline or oil storage above ground in excess of five hundred (500) gallons, slaughter house or stockyards, smelting plant, and the manufacturing of acetylene, acid, alcohol, or alcoholic beverages, ammonia, bleaching powder, chemicals, brick, pottery, terra cotta or tile, candles, disinfectants, dyestuffs, fertilizers, illuminating or heating gas (or storage of same), linseed oil, paint, oil, turpentine, varnish, soap and tar products, synthetic fuel production or operations, or any other use which in the opinion of the Board of Zoning Adjustments would not emit detrimental or obnoxious effects beyond the limits of the heavy industrial district in which it is located.

5.07. (4). Area, Height, Bulk and Placement Regulations
See attached Schedule of Regulations, Article VI.

Section 5.08. FP: FLOODPRONE AREAS DISTRICTS

This district regulates use of those areas of the city subject to periodic flooding.

5.08. (1). Statement of Purpose

The purpose of this section is to identify areas within the city which are subject to periodic inundation in order to ensure that potential land buyers and developers are notified that property is in an area which is subject to periodic flooding.

5.08. (2). Boundaries of Floodprone Areas

The boundaries of floodprone areas shall be established to include those areas identified by the U.S. Corps of Engineers to be subject to inundation by an Intermediate Regional Flood, or identified as floodprone by the U.S. Department of Housing and Urban Development, Federal Insurance Administration

(FIA) or an FIA Flood Hazard Boundary Map for Central City or, based on other reliable engineering data, areas determined by the Planning Commission to be subject to inundation by a 100-year flood.

5.08. (3). Definitions

(a) Intermediate Regional Flood: An intermediate Regional Flood is a flood that could occur once in 100 years on an average, although it could occur in any year, as determined by flood plain studies conducted by the U.S. Corps of Engineers for major watersheds in Central City. The peak flow of this flood was developed from statistical analyses of stream flow, precipitation records and runoff characteristics for the study areas.

(b) 100-year Flood: A 100-year flood is one that could occur once in 100 years on an average, although it could occur in any year.

5.08. (4). Warning

The intent of this section is to ensure that potential land buyers and developers are notified when a tract of land is located in a floodprone area. Larger floods can and may occur on rare occasions. Flood heights may be increased by manmade or natural causes. This section does not imply that land outside the areas designated as being flood prone will be free from flooding or flood damages. The provisions of this section are not intended to prohibit development in flood prone areas, however, individuals who place or construct improvements (example: buildings, mobile homes, etc.) on land which has been platted and approved by the Planning Commission with the stipulation that all or portions of said land is in a flood prone area, or individuals who acquire land so designated shall not be entitled to public relief for damages or losses associated with flooding.

5.08. (5). Notification

Any subdivision plat of land which is located in a flood prone area shall have affixed to the final plat the following statement of notification:

NOTICE: FLOODPRONE AREA
THE TRACT(S) OF LAND DESCRIBED HEREON IS (ARE) LOCATED
IN A FLOODPRONE AREA AS ESTABLISHED BY ARTICLE VI
OF THE ZONING REGULATION OF THE CITY OF CENTRAL CITY,
KENTUCKY AND IS (ARE) SUBJECT TO THE PROVISIONS
THEREOF.

5.08. (6). Disclaimer of Liability

This Article shall not create liability on the part of the City of Central City, the Planning Commission, or by any officer or employee thereof for any flood damages that result

from reliance on the provisions of this Article or any administrative decision lawfully made thereunder.

CHART OF PERMITTED USES

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>M-1</u>	<u>M- 2</u>
Boarding House	*	*	*	*	*	*	*	*
Dwelling, 1 family	R	R	R	C	C	C	*	*
Dwelling, mobile home	*	*	C	*	*	*	*	*
Dwelling, multiple family	*	*	R	C	C	C	*	*
Dwelling, 2 family	*	R	R	*	C	*	*	*
Homeless Shelter/Warming Station	*	*	*	*	*	*	C	*
Hotel, including Motel, Tourist Rooms								
Mobile Home Park	*	*	*	*	*	*	*	*
Residence Hall, dormitories	*	*	R	R	R	R	*	*
Rooming House	*	*	*	*	*	*	*	*
<u>RETAIL AND WHOLESALE TRADE</u>								
Antique Store, sales only	*	*	*	R	R	R	C	*
Apparel and accessory store	*	*	*	R	R	R	C	*
Appliance Store, incl. Radio & TV	*	*	*	R	R	R	C	*
Apothecary, limited to sale of pharmaceuticals & medical supplies	*	*	*	R	R	R	C	*
Auto Glass & Upholstery	*	*	*	*	R	R	R	*
*Auto & Truck Sales & Repair; not including commercial wrecking, dis- mantling or auto salvage yard; unenclosed	*	*	*	C	R	R	R	*

part shall comply with off-street parking requirements, except for prohibition of sales

*Auto Wrecking, Dismantling or Salvage Must be enclosed within a fence at least seven feet in height and adequate to obstruct view, noise and passage of persons; chain link or similar fence will be permitted if screen planting adequate to obstruct view is provided	*	*	*	*	*	*	C	C
*Bait Store or Sales (live bait)	*	*	*	C	R	R	C	*
Bakery, Retail	*	*	*	R	R	R	C	*
Bakery, Wholesale	*	*	*	*	R	R	R	*
Bicycle and/or Lawnmower Sales and Repair	*	*	*	*	R	R	C	*
Boat & Marine Sales	*	*	*	C	R	R	R	*
	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>M-1</u>	<u>M-2</u>
Book Store	*	*	*	R	R	R	C	*
Book Store, Adult				C				
Building Specialties Store	*	*	*	R	R	R	R	*
Business Machines & Office Equipment	*	*	*	*	R	R	C	*
Camera & Photographic Supplies	*	*	*	R	R	R	C	*
Candy, Nut and Confectionery	*	*	*	R	R	R	C	*
Catering Shop	*	*	*	R	R	R	C	*
Curb Market or Farmer's Market	*	*	*	*	C	*	C	*
Dairy Product Sales	*	*	*	R	R	R	R	*
Delicatessen	*	*	*	R	R	R	C	*
Department Store	*	*	*		R	R		
*Distilled spirits and wine retail	*	*	*	*	R	*	*	*
Package store								
Drug Store								
Fabric Store	*	*	*	R	R	R	C	*
Farm Equipment & Supplies Sales	*	*	*	*	R	R	R	*
Feed Store	*	*	*	*	R	R	R	*
Fixture Sales	*	*	*	*	R	R	R	*
Floor Covering Sales	*	*	*	C	R	R	C	*
Floral Shop	*	*	*	R	R	R	C	*

Florist Wholesale	*	*	*	*	R	R	R	*
Food Products, Wholesale Storage & Sales	*	*	*	*	C	*	R	R
Fruit and Produce Wholesale	*	*	*	*	C	*	R	R
Furniture Store, Retail	*	*	*	R	R	R	C	*
Gardening Supplies Store handling package fertilizers and no other type	*	*	*	C	R	R	R	*
Gift Shop	*	*	*	R	R	R	C	*
Glass Store	*	*	*	C	R	R	R	*
Grocery Store Retail	*	*	*	R	R	R	C	*
Hardware Store Retail	*	*	*	C	R	R	C	*
Hardware Store, wholesale storage and sales	*	*	*	*	R	R	R	*
Hobby Supply Store, ceramics, variety sales	*	*	*	R	R	R	C	*
Jewelry Store	*	*	*	C	R	R	C	*
*Landscape and Garden Supplies & Sales	*	*	*	C	R	R	R	*
Leather or Luggage Store	*	*	*	R	R	R	C	*
Lumber Yard & Building Materials	*	*	*	*	R	C	R	R
Machinery, Tools & Construction	*	*	*	*	R	*	R	R
	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>M-1</u>	<u>M-2</u>
Mail Order House	*	*	*	R	R	R	C	*
Motorcycle Sales & Service	*	*	*	*	R	R	R	*
Music Store	*	*	*	C	R	R	C	*
News Stand	*	*	*	R	R	R	C	*
Optical Goods	*	*	*	R	R	R	C	*
Paint and Wallpaper Store	*	*	*	C	R	R	C	*
Paper Supplies Wholesale	*	*	*	*	C	*	R	R
Pawn Shop	*	*	*	*	C			*
Pet Shop	*	*	*	*	R	R	C	*
Restaurant	*	*	*	C	R	R	C	*
Restaurant, Drive-in	*	*	*	*	R	C	C	*
Restaurant, Supply Sales	*	*	*	*	R	R	R	*
Roofing and Sheet Metal Shop	*	*	*	*	R	*	R	R
Seafood Store, Retail	*	*	*	*	R	R	C	*
Seed Store	*	*	*	*	R	R	C	*

Shoe Store, Retail	*	*	*	R	R	R	C	*
Shoe Store, Wholesale	*	*	*	*	R	*	R	*
Sporting Goods Store, Retail	*	*	*	R	R	R	C	*
Sporting Goods, Wholesale	*	*	*	R	R	R	R	
*Stockyards	*	*	*	*	*	*	C	C
*Stone Monument Sales; may include cutting and processing of mdse. sold at retail on site	*	*	*	*	R	*	R	*
Surgical or Dental Supplies Store	*	*	*	C	R	R	R	*
Tire Store	*	*	*	*	R	R	R	*
Tobacco Store	*	*	*	R	R	R	C	*
Toy Store	*	*	*	R	R	R	C	*
*Trailer Sales including Travel & RVs	*	*	*	*	R	*	R	*
Variety Store; limited to the sale of items which may be sold by any other use in this district	*	*	*	C	R	R	C	*
Warehouse, Mini; Rental storage with individual storage units limited to 400 sq. ft. of floor area per unit	*	*	*	*	C	*	R	R
Wholesale and Warehousing	*	*	*	*	C	*	R	R
<u>SERVICES</u>								
Air Conditioning	*	*	*	*	R	R	R	*
	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>M-1</u>	<u>M-2</u>
Ambulance Service	*	*	*	*	R	R	C	*
Auto or Truck Fleet Maintenance, Shop & Garages	*	*	*	*	*	*	R	R
Auto Filling Station, Service & Repair; not including commercial wrecking, dismantling, or auto salvage yard; need not be enclosed within structure provided the unenclosed part shall comply with requirements for maintenance of off-street parking facilities except prohibition of sales	*	*	*	C	R	R	R	R
Auto and Truck Body Repair	*	*	*	*	R	C	R	*
Auto Wash; where primary function is washing autos but not trucks or trailers;	*	*	*	C	R	*	R	*

operations shall be within an enclosed structure and all wastewater shall be discharged directly into sewer

Bank	*	*	*	R	R	R	C	*
Barber Shop or Beauty Shop	*	*	*	R	R	R	C	*
Barber or Beauty Supplies & Equip sales	*	*	*	C	R	R	R	*
Blueprinting & Photostatting	*	*	*	C	R	R	R	*
Business College	*	*	*	*	R	R	R	*
Carting, Express Crating, Hauling & Storage	*	*	*	*	*	*	R	R
*Cemetery	C	C	C	C	C	*	C	*
Church, including Parish House, Community & Educational Buildings	C	C	C	C	C	C	C	*
City Hall, Police Station, Court House	*	*	C	R	R	R	C	*
Clinic, Dental/Medical	*	*	*	R	R	R	C	*
Cold Storage Plant	*	*	*	*	*	*	R	R
College or University	C	C	C	C	C	C	C	*
*Contractor's Storage Yard; for vehicles, equipment, materials/supplies	*	*	*	*	*	*	R	R
Correctional, Detention or Penal Instit.	*	*	*	*	C	C	C	C
Dairy Equipment Sales	*	*	*	*	R	R	R	*
*Dog Pound	*	*	*	*	*	*	R	R
Dry Cleaning, self service	*	*	*	R	R	R	C	*
	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>M-1</u>	<u>M-2</u>
Dry Cleaning	*	*	*	C	R	R	R	*
Electric Repair Shop	*	*	*	C	R	R	R	*
Exterminators	*	*	*	*	*	R	R	*
Fire Station	C	C	C	R	R	R	C	C
Fix-it Shop	*	*	*	R	R	R	R	*
Food Locker Plant; renting only individual lockers for customer storage of food; cutting and packaging of meats & game but not including slaughtering or eviscerating thereof	*	*	*	*	R	*	R	*
Funeral Home, Mortuary, Undertaking	*	*	*	C	R	R	C	*
Furniture Repair, Refinishing & Reupholstering	*	*	*	C	R	R	R	*

Hospital or Sanitarium	C	C	C	R	R	R	C	C
Incinerator	*	*	*	*	*	*	*	R
*Junk Yard; incl. Storage, bailing or sale of rags, paper, iron or junk; must be enclosed within a fence at least 6 ft. high and to the ground and adequate to obstruct view, noise and passage of persons, rodents and other vermin	*	*	*	*	*	*	R	R
Laboratory	*	*	*	*	C	*	R	R
Laboratory, Dental or Medical	*	*	*	C	R	R	C	*
Laundry, Self Service	*	*	*	R	R	R	C	*
Laundry and/or Dry Cleaning Pick-up Station	*	*	*	R	R	R	C	*
Laundry, Linen Supply or Diaper Service	*	*	*	C	R	R	R	*
Loan Office	*	*	*	R	R	R	C	*
Locksmith	*	*	*	R	R	R	C	*
Machine Shop	*	*	*	*	C	*	R	R
Nursery, Day Care or Kindergarten	C	R	R	C	C	C	C	*
Nursing Home, Intermediate or Skilled	*	C	C	R	R	*	C	*
Nursing Home, Personal Care	*	C	C	R	R	*	C	*
Office	*	*	*	R	R	R	R	R
Optician	*	*	*	R	R	R	C	*
Painting and Decorating Contractor	*	*	*	C	R	R	R	*
Photographic Studio and/or Processing	*	*	*	C	R	R	C	*
	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>M-1</u>	<u>M-2</u>
Picture Framing and/or mirror silvering	*	*	*	R	R	R	C	*
Plumbing Shop	*	*	*	C	R	R	R	*
Police Sub-station incl. State Police	*	C	C	R	R	R	R	R
Post Office	*	*	*	*	R	R	C	*
Post Office Branch	*	*	*	R	R	*	C	*
Pressing, Altering and Repair of Apparel	*	*	*	C	R	R	C	*
Radio and TV Store and Repair Shop	*	*	*	C	R	R	C	*
Reducing/Exercise Salon	*	*	*	R	R	R	C	*
Revival Church (temporary) on permit issued by Administrative Official, such permit not to exceed a period of one week in	*	*	*	R	R	R	C	*

duration with renewal for not more than three such periods

Rug and Carpet Cleaning	*	*	*	C	R	R	R	*
*Sand and Gravel Storage Yard	*	*	*	*	*	*	R	R
Schools, Elementary and/or Secondary meeting all requirements of compulsory education laws of the State of Kentucky	C	C	C	C	C	C	C	*
Shoe Repair Shop	*	*	*	R	R	R	C	*
Sign Shop	*	*	*	C	R	R	R	*
Studio for professional teaching of Fine Arts	*	*	*	R	R	R	C	*
Studio for dance or music	*	*	*	R	R	R	C	*
Tailor Shop	*	*	*	R	R	R	C	*
Tattoo Shop	*	*	*	*	C			*
Taxidermist	*	*	*	*	R	R	R	*
Trade School	*	*	*	*	R	R	R	*
Travel Trailer Park	*	*	*	*	R	*	R	*
*Transit & Taxi Vehicle Storage & Service	*	*	*	*	R	*	R	R
Venetian Blind & Metal Cleaning & Fabrication	*	*	*	*	*	R	R	R
Veterinary Clinic	*	*	*	C	R	R	R	*
Vulcanizing Shop	*	*	*	*	*	*	R	*

CULTURE, ENTERTAINMENT, RECREATION

*Amusement, Commercial (e.g. bowling, miniature golf, arcades, billiard parlors,

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>M-1</u>	<u>M-2</u>
pool halls, etc.								
Art Gallery or Museum	*	*	*	C	R	R	C	*
Auditorium	*	*	*	*	R	R	C	*
*Carnival or Circus; as a temporary use or permit issued by Administrative Official permit to be valid for period not exceeding 3 days with renewal limited to one more such period	*	*	*	*	C	*	C	C
Club or Lodge, Private	*	*	*	C	R	R	C	*
Fairgrounds, Baseball Park & Stadium	*	*	*	*	C	*	C	C

Millinery Manufacture	*	*	*	*	*	*	R	R
Millwork & Similar Wood Products	*	*	*	*	*	*	R	R
Novelty & Souvenir Manufacture	*	*	*	*	*	*	R	*
Office Equipment & Supplies Mfg.	*	*	*	*	*	*	R	*
Oils & Fats Mfg., Animal & Vegetable	*	*	*	*	*	*	*	R
Orthopedic Brace Artificial Limb Mfg.	*	*	*	*	R	*	R	*
Packing & Gasket Manufacture	*	*	*	*	*	*	R	R
Paints, Pigments, Enamels, Japans, Lacquers, Putty, Varnishes, Whiting & Wood Filling Manufacture or Fabrication	*	*	*	*	*	*	*	C
Paper Products Manufacture	*	*	*	*	*	*	*	C
Paper, Pulp, Cellulose & Rayon Mfg.	*	*	*	*	*	*	*	C
Petroleum and Petroleum Products Mfg., Processing or Storage	*	*	*	*	*	*	C	C
Plastic Fabrication	*	*	*	*	C	*	R	R
Plastics Manufacture	*	*	*	*	*	*	R	R
Potash Works	*	*	*	*	*	*	*	R
Poultry (live) Storage &/or Dressing	*	*	*	*	*	*	R	*
Printing, Publishing & Allied Industries	*	*	*	*	R	R	R	*
Rubber Mfg., Processing or Reclaiming	*	*	*	*	*	*	*	C
Sawmill or Planing Mill	*	*	*	*	*	*	R	R
Shoe Polish or Stove Polish Manufacture	*	*	*	*	*	*	*	R
Soda or Washing Compound Mfg.	*	*	*	*	*	*	*	R
Sporting Goods Manufacture	*	*	*	*	*	*	R	R
Sugars & Starches Manufacture	*	*	*	*	*	*	*	R
Syrup Manufacture	*	*	*	*	*	*	*	R
Tar Manufacture or Distillation	*	*	*	*	*	*	*	C
	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>M-1</u>	<u>M-2</u>
Textile Mill	*	*	*	*	*	*	R	R
Tool Manufacture	*	*	*	*	*	*	R	R
Toy Manufacture	*	*	*	*	*	*	R	R
Water Distillation	*	*	*	*	R	*	R	*
Welding Shop	*	*	*	*	C	*	R	R
Wood Preserving by Creosote or Other Impregnation Treatment	*	*	*	*	*	*	R	R
<u>TRANSPORTATION,</u>								
<u>COMMUNICATION, UTILITIES</u>								

*Airport &/or Dusting Service	*	*	*	*	*	*	R	R
*Auto Storage (commercial) Incl. Parking	*	*	*	R	R	R	R	R
Freight Depot, Railway &/or Truck	*	*	*	*	*	*	R	R
Overland Transportation of Coal	*	*	*	*	R	*	R	R
Radio & Television Receiving Transmitter or Relay Tower								
Radio & Television Broadcasting Studio not including transmitter	*	*	*	R	R	R	*	*
Sewage Disposal Plant	C	C	C	C	C	C	C	C

Underground Transportation of Coal	R	R	R	R	R	R	R	R
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**RESOURCES PRODUCTION OR
EXTRACTION**

Animal (small) Raising	*	*	*	*	*	*	*	*
*Aviary	*	*	*	*	*	*	*	*
Hatchery (poultry)	*	*	*	*	*	*	*	*
Natural Production Uses: incl. extraction of coal, oil, gas or other natural mineral deposit, such as sand, clay, gravel	*	*	*	*	*	*	*	*
Overland Transportation of Coal	*	*	*	*	R	*	R	R
*Rock Crusher								
Stone Cutting	*	*	*	*	*	*	*	R
Underground Transportation of Coal Well Drilling Co.	R	R	R	R	R	R	R	R

OTHER

Accessory Use	R	R	R	R	R	R	R	R
*Pipe Storage	*	*	*	*	*	*	R	R
Outdoor Advertising	*	*	*	R	R	R	R	R

1. NOTES: Uses by Right. The uses listed are permitted subject to the conditions established in this ordinance. (R)
2. Conditional Uses. Uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be

subject to approval of the Board of Zoning Adjustments in accordance with the provisions of this ordinance. (C)

3. Enclosure of Uses. Every use in any district, except an M-1 and M-2 District, shall be conducted entirely within a completely enclosed structure unless expressly exempted from enclosure requirements. Uses that are not required within a completely enclosed structure are indicated by an asterisk (*) [located at the end of the named use, not in the R-2, et al. columns. Asterisks located in the R-2, et al. columns indicate uses that are not permitted.]

4. [Uses that are in existence at the time of passage of an amendment to the Chart of Permitted Uses that prohibits the further usage of that type are allowed to continue unless the use is terminated/ends for a period of thirty (30) days and are indicated by a (+) at the end of the named use.]

5. The location of any distilled spirits and wine retail package store in the B-2/General Highway Business District prior to the enactment of the Ordinance amendment (11-13-02) is ratified and confirmed.

5.09. AG AGRICULTURAL DISTRICT

5.09(1) STATEMENT OF PURPOSE

The AG District is intended to be a transition zone between town and country. Areas suitable for this designation are typically on the perimeter of the City limits, but are suitable for agricultural purposes. Some other city ordinance imposing restrictions on some activities may not be appropriate for the AG District, and thus exemption from those ordinances (or modification of their effects) in the AG District should be addressed in those separate ordinances.

AG Districts should be relatively large districts. It is not intended that lots of small plots be zoned AG, although some agricultural activities may take place on some otherwise vacant lots or plots. For example, vegetable gardens may be maintained in other zoning districts, and an AG designation would not be necessary to carry on that activity.

5.09(2) PERMITTED USES

The following uses are permitted as of right in the AG District:

(a) Residential: Any use permitted in R-2, single family and duplex district; the "Schedule of Regulations" contained in Article VI, pertaining to R-2, shall apply to the AG District for such uses and structures as are permitted in R-2.

(b) Commercial:

(1) General agricultural uses including farming, dairy, and stock raising, except that animal feed lots are not permitted. Greenhouses and nurseries are permitted, including both wholesale and retail sales of products grown on the premises. Stables and riding academies are permitted.

(2) Agricultural buildings and structures accessory to the principal agricultural use of the land. The "Schedule of Regulations" contained in Article VI pertaining to M-1 shall apply in the AG District for these types of buildings and structures.

(3) Signs identifying the name and type of agricultural activity conducted on the premises.

(4) Sale of agricultural products and services produced on the premises provided that where such products or services are sold from a roadside stand, such roadside stand provide automobile access and off-street parking space for at least three vehicles.

(c) Conditionally Permitted Uses:

- (1) Cemeteries.
- (2) Churches and other buildings for the purpose of religious worship.
- (3) Governmental offices.
- (4) Nursery schools.
- (5) Police and fire stations.
- (6) Public and parochial schools.
- (7) Veterinarian offices for large and small animals, including outside runs.
- (8) Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
- (9) Recreational uses, other than those publicly owned and/or operated, as follows:
 - (a) Golf courses/driving ranges.
 - (b) Country Clubs.
 - (c) Swimming pools.
 - (d) Tennis, racquet ball, etc., courts/clubs
 - (e) Fishing lakes.
 - (f) Gun clubs and ranges.

No other use may be conditionally permitted in the AG District.

(d) Minimum Contiguous Area:

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No AG District shall be created unless there shall be a minimum of ten (10) contiguous acres contained in such AG District.