

PROPOSED TEXT TO FISCAL COURT

by CC&MP&ZC 7-12-2016

SECTION 10.1 A-1 AGRICULTURE ZONE:

A. USES PERMITTED:

1. Agricultural uses.
2. Single family dwellings (detached).
3. Mobile homes subject to the requirements of Section 9.28 of this ordinance and KRS 100.203 (4).
4. Stands for 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 feet from any street.
5. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises.
6. Stables and riding academies both public and private.
7. Taxidermy and other related wildlife resources and services.
8. Animal Hospitals and Veterinary Clinics.
9. Agritourism uses.
10. Butcher/meat processing in connection with other agricultural activities.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls as regulated by Article XIII of this ordinance.
3. Home-Based Businesses subject to the restrictions and limitations established in Section 9.11 of this ordinance.
4. Signs as regulated by Article XIV of this ordinance.
5. The keeping of not more than four (4) roomers or boarders by a resident family.
6. Living quarters for persons employed on a farm.

C. CONDITIONAL USES: No building or occupancy permit 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. Cemeteries.
2. Churches and other accessory buildings for the purpose of recognized religious worship providing they are located adjacent to an arterial or collector or local street.
3. Nursery school.
4. Police and fire stations provided they are located adjacent to an arterial street.
5. Public and parochial schools.

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6. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
 7. Recreational uses, other than those publicly owned and/or operated as follows:
 - a. golf courses
 - b. country clubs
 - c. semi-public swimming pools
 - d. tennis courts/clubs
 - e. fishing lakes
 - f. gun clubs and ranges
 - g. boat harbors and marinas
 8. Hospitals for human care, clinics, sanitariums, homes for the aged, religious and charitable institutions, not including penal or correctional institutions; provided that any building for patients shall be distant at least two (200) hundred feet from every adjoining lot in any Residence Zone, and that the area of the parcel of land so occupied shall be no less than ten (10) acres.
 9. Essential services and public utility stations.
 10. Sanitary landfills as regulated by Section 9.25 of this ordinance.
 11. Commercial confined animal feed operations provided that any lot or tract of land in such use shall be not less than ten (10) acres and that any building or enclosure in which animals are kept shall be distant at least four hundred (400) feet from any lot in any Residence Zone, or any lot occupied by a dwelling other than a farm dwelling, or by any school, church or any institution for human care.
 12. Sawmills.
 13. Plants for the processing and storage of agricultural products.
 14. Boat harbors, and marinas, for the use and transport of products that are raised, produced, and processed on the premises.
 15. Kennels.
 16. Bed and breakfast establishments.
 17. Event facilities.
 18. Restaurants.
- D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No building 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 - One hundred (100) feet
 3. Minimum Front Yard Depth - Fifty (50) feet
 4. Minimum Side Yard Width
 - a. Total - Twenty-five (25) feet

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- b. One Side - Ten (10) feet
 - 5. Minimum Rear Yard Depth - Thirty-five (35) feet
 - 6. Maximum Building Height - Thirty-five (35) feet
- E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USE:
No building shall be erected or structurally altered hereafter except in accordance with the following regulations:
- 1. Minimum Lot Area - Three (3) acres
 - 2. Minimum Lot Width - One hundred (100) feet
 - 3. Minimum Front Yard Depth - Fifty (50) feet
 - 4. Minimum Side Yard Width
 - a. Total – Twenty-five (25) feet
 - b. One Side - Ten (10) feet
 - 5. Minimum Rear Yard Depth - Thirty-five (35) feet
 - 6. Maximum Building Height - Thirty-five (35) feet
- F. OTHER DEVELOPMENT CONTROLS:
- 1. Off street parking and loading 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 into any street, road, highway, deeded right-of-way or into any residential zone.
 - 3. Storage of manure shall not be permitted within one hundred (100) feet of a public or private street, or within fifty (50) feet of a side or rear lot line.
 - 4. All permitted uses shall site a single-family dwelling which meets the applicable area and height regulations for all structures.