

ARTICLE X

ZONE REGULATIONS

SECTION 10.0 C-O CONSERVATION ZONE:

A. USES PERMITTED:

1. Agricultural uses, but does not include the feeding of garbage to animals;
2. Publicly owned and/or operated parks and/or recreation areas, including public swimming pools;
3. Recreational uses other than those publicly owned and/or operated such as golf courses, and country clubs including commercial swimming pools.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences are regulated by Article XIII of this Ordinance.
3. Signs as regulated in Article XIV of this Ordinance.

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 or uses be permitted until and unless the location of such use shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.14 of this Ordinance.

1. Golf driving ranges.
2. Riding academies and stables;
3. The following uses are permitted in connection with streams, rivers, lakes, or other bodies of water, providing that the development of all permitted facilities 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 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 marines - The following uses shall be permitted as accessory uses in connection with any boat harbor or marina and primarily intended to serve only persons using the boat harbor or marina. Advertising of any included or accessory uses shall be within the building and shall not be visible from outside the building.

- (1) Boat fueling, service and repairs.
- (2) Sale of boat supplies.

- (3) Grocery store.
 - (4) Restaurant.
 - (5) Club house and lockers, if afloat.
- b. Public boat landing and launching facilities.
 - c. Dockage facilities.
 - d. Off-street parking facilities and temporary parking of boat trailers including spaces large enough to accommodate automobiles pulling boat trailers.
- D. AREA AND HEIGHT REGULATIONS: Requirements shall be as determined and approved by the Planning Commission.
- E. OTHER DEVELOPMENT CONTROLS:
1. All "Uses Permitted", and "Conditional Uses", permitted in this zone shall require a certificate of approval from the Building Inspector, certifying his approval of the type of and manner of construction to be built (insuring that such construction shall not cause flood hazards, soil erosion, adverse changes in the natural drainage courses or unnecessary destruction of natural features)'. It shall be submitted to the appropriate officer or Board as required herein, at the time of request.
 2. Dwelling units are not permitted in this zone.
 3. Off-street parking and loading or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
 4. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
 5. No lighting shall be permitted which would glare from this zone on to any street, road, highway, deeded right-of-way or into any residential zone.
 6. Where any yard of any use permitted abuts a residential zone a minimum yard requirement of one hundred (100) 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.
 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. A site plan as regulated by Section 9.19 of this Ordinance shall be required for any use in this zone.

SECTION 10.1 R-RE RESIDENTIAL RURAL ESTATE AND AGRICULTURAL ZONE:

- A. **USES PERMITTED:** (Agricultural buildings, uses and accessory uses cannot be regulated by zoning, except for setback requirements. The following regulations therefore, apply only to those nonagricultural buildings, uses and accessory uses permitted herein – except item 10.1, D., 2. which applies to all uses.)
1. Single family dwellings, detached.
 2. Sale of products that are raised, produced, and processed on the premises.
 3. 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 the front of a street, road, highway, or right-of-way line than one hundred (100) feet, or not nearer a side lot line than fifty (50) feet.
 4. Stables and riding academies, both public and private.
- B. **ACCESSORY USES:**
1. Customary accessory buildings and uses.
 2. Fences and walls as regulated by Article XIII of this ordinance
 3. Home occupations subject to the restrictions and limitations established in Section 9.11 of this Ordinance.
 4. Signs as regulated by Article XIV of this Ordinance.
- C. **CONDITIONAL USES:** No building or occupancy permit shall be issued for 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 Adjustments as set forth in Section 9.14.
1. Cemeteries.
 2. Churches and other accessory buildings for the purpose of religious worship providing they are located adjacent to an arterial street.
 3. Institutions for higher education providing they are located adjacent an arterial street.
 4. Institutions for human medical care – hospitals, clinic sanitariums. Convalescent homes, nursing homes, and homes for the aged providing they are located on an arterial street.
 5. Nursery schools.
 6. Police and fire stations provided that they are located adjacent to an arterial street.
 7. Public and parochial schools.

8. Publicly owner 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
 - b. country clubs
 - c. semi-public swimming pools
- 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 - Three (3) acres
 2. Minimum Lot Width at Minimum Building Setback Line - Three hundred (300) feet
 3. Minimum Front Yard Depth - Forty (40) feet
 4. Minimum Side Yard Width on Each Side of Lot - Seventy-five (75) feet.
 5. Minimum Rear Yard Depth - Twenty-five (25) feet
 6. Maximum Building Height - Thirty-five (35) feet or two and one-half (2 ½) stories.
- E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building shall be erected or structurally altered hereafter except in accordance with the regulations in Section 10.1, E.
- 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. With the exception of Subsection D of this section of the Ordinance no outdoor storage of any material (usable or waste) shall be permitted in this Zone except in enclosed containers.
 3. 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.
 4. Where land is butting a residential zone, a minimum yard requirement of one hundred (100) 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 areas as regulated by Section 9.17 of this Ordinance.

SECTION 10.2 R-1A RESIDENTIAL ONE-A ZONE:**A. USES PERMITTED:**

1. Single family dwellings.

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. Home occupations subject to the restrictions and limitations established in Section 9.11 of this Ordinance.
5. Public Utility Stations, after the approval of the commission.

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 or uses be permitted until and unless the location of said uses shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.14 of this Ordinance.

1. Cemeteries
2. Churches and other accessory buildings for the purpose of religious worship providing they are located adjacent to an arterial street.
3. 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 street.
4. Nursery schools
5. Public and parochial schools.
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
8. Police and Fire Stations.

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 - One (1) acre
2. Minimum Lot Width - One hundred (100) feet
3. Minimum Front Yard Depth - Fifty (50) feet
4. Minimum Side Yard Width on each Side of Lot - Total: 25 ft; one side: 10 ft
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: No conditional building and/or 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 Rear Yard Depth - Twenty-five (25) feet
5. 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 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, road, highway, deeded right-of-way or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single family zone, a ten (10) foot wide screening area as regulated by Section 9.17 of this ordinance shall be required.

SECTION 10.3 R-IE RESIDENTIAL ONE-E ZONE:**A. USES PERMITTED:**

1. Single family dwellings.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls as regulated by Articles XIII of this Ordinance.
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: 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 or uses be permitted until and unless the location of said uses shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.14 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. Police and fire stations, provided they are located adjacent to an arterial street.
4. Institutions for higher education providing they are located adjacent to an arterial street.
5. 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 street.
6. Nursery schools.
7. Public and parochial schools.
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.
 - b. country clubs.
 - c. semi-public swimming pools.

- D. AREA AND HEIGHT REGULATIONS FOR PERMITTED: No buildings shall be erected or structurally altered hereafter except in accordance with the following regulations:
1. Minimum Lot Area - Seven thousand five hundred (7,500) square feet
 2. Minimum Lot Width at Minimum Building Setback Line - Fifty (50) feet
 3. Minimum Front Yard Depth - Thirty (30) feet
 4. Minimum Side Yard Width on Each Side of Lot – Eight (8) Feet.
 5. Minimum Rear Yard Depth - Twenty-five (25) feet
 6. Maximum Building Height - Thirty-five (35) feet or two and one-half (2 ½) stories.
- E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall 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
 2. Minimum Lot Width at Minimum 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 or two and one-half (2 ½) stories.
- F. OTHER DEVELOPMENT CONTROLS:
1. Off-street parking and loading and 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, road, highway, deeded right-of-way or into any adjacent property.
 4. Where any yard of any conditional use permitted in this zone abuts property in a single family zone, a ten (10) foot wide screening area as regulated by Section 9.17 of this ordinance shall be required.

SECTION 10.4 R-IEE RESIDENTIAL ONE-EE ZONE:**A. USES PERMITTED:**

1. Single family dwellings.
2. Two-family dwellings.
3. Existing neighborhood commercial businesses, subject to the following:
 - a. A site plan shall be submitted in accordance with Section 9.19 of this ordinance.
 - b. All existing commercial uses existing on the date of adoption of this ordinance and located in the R-1EE Zone, shall be a permitted use in the R-1EE Zone, providing that any expansion, change of use, or reconstruction would require approval by the planning commission.
 - c. The minimum lot area shall be 7,500 square feet. All yard and height requirements shall be as approved by the planning commission, according to the submitted site plan.
 - d. New businesses shall not be permitted, except as provided for in Section 10.3, A., 3., e.
 - e. Existing businesses may be permitted to change to another use, providing that the new use is a permitted use in the NC Zone and further providing that the change of use is approved by the planning commission.
 - f. A major factor in considering the expansion of an existing business shall be the noise and on-site traffic created by that business in relation to the proximity and density of nearby residential areas.
 - g. The planning commission, in granting a change of use, expansion or reconstruction of existing use may require additional screening than what is required by this ordinance.
 - h. The sign regulations for commercial uses in this zone shall be the same as sign regulations for permitted uses in the NC Zone.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls as regulated by Articles XIII of this Ordinance.
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:** 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 or uses be permitted until and unless the location of said uses shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.14 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. Police and fire stations, provided they are located adjacent to an arterial street.
 4. Institutions for higher education providing they are located adjacent to an arterial street.
 5. 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 street.
 6. Nursery schools.
 7. Public and parochial schools.
 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.
 - b. country clubs.
 - c. semi-public swimming pools.
- D. AREA AND HEIGHT REGULATIONS FOR PERMITTED: No building shall be erected or structurally altered hereafter except in accordance with the following regulations:
1. Minimum Lot Area –
 - a. Single-family - Seven thousand five hundred (7,500) Square Feet
 - b. Two-family – Eleven thousand five hundred (11,500) square feet
 2. Minimum Lot Width at Minimum Building Setback Line - Sixty (60) feet
 3. Minimum Front Yard Depth - Thirty (30) feet
 4. Minimum Side Yard Width on Each Side of Lot – Ten (10) Feet.
 5. Minimum Rear Yard Depth - Twenty-five (25) feet
 6. Maximum Building Height - Thirty-five (35) feet or two and one-half (2 ½) stories.
- E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall 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

2. Minimum Lot Width at Minimum 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 or two and one-half (2 ½) stories.

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and 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, road, highway, deeded right-of-way or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single family zone, a ten (10) foot wide screening area as regulated by Section 9.17 of this ordinance shall be required.

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SECTION 10.5 RMHP RESIDENTIAL MOBILE HOME PARK ZONE:**A. USES PERMITTED:**

1. Mobile homes, only.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Structures and uses related to and for the exclusive use of residents of the mobile home park as follows, but excluding any commercial operations:
 - a. Recreational facilities and areas;
 - b. Rental or Sales offices or lots in the mobile home park.
 - c. Community center;
 - d. Laundry facilities;
3. Fences and walls, as regulated by Article XIII of this Ordinance.
4. Signs, as regulated by Article XIV of this Ordinance.

C. 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 Site for a Mobile Home Park - Ten (10) acres. The width of said park shall have a minimum distance of five hundred (500) feet, as measured along a deeded right-of-way.
2. Minimum Lot Area - Six thousand (6,000) square feet provided, however that the density of the total RMHP development area nor exceed the densities indicated on the adopted Land Use Plan for the area in question. In the case of this zone, only one principal building (mobile home) as defined herein may be permitted on one lot
3. Minimum Lot Width - Fifty (50) feet and shall abut a deeded right-of-way
4. Minimum Front Yard Depth - Twenty (20) feet
5. Minimum Side Yard Width on Each side of the Lot - Fifteen (15) feet
6. Minimum Rear Yard Depth - Twenty (20) feet
7. Maximum Building Height – Twenty-five (25) feet.

D. OTHER DEVELOPMENT CONTROLS:

1. Minimum Setback of all Buildings and Structures within Mobile Home Parks at all Park boundary Lines – Fifty (50) feet.
2. Patio – A patio slab of at least one hundred eighty (180) square feet shall be provided on each mobile home lot and conveniently located at the

- entrance of each mobile home. The patio may extend five (5) feet into the side yard.
3. Streets – All streets within the mobile home park shall be within deeded and accepted public rights-of-way and constructed according to the appropriate subdivision regulations.
 - a. Street shall be provided and placed on the site where necessary to furnish principal traffic ways for convenient access to each mobile home and other important facilities in the area.
 4. Recreation Area – There shall be required that not less than ten (10) percent of the gross area of the mobile home park shall be set aside, designed, constructed, and equipped as a recreational area. A minimum of one (1) acre per recreation site shall be provided.
 5. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
 6. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
 7. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or into any residential zone.
 8. All yards in this zone abuts all other zones, a ten (10) foot screening area, as regulated by Section 9.17 of this ordinance shall be required.
 9. A site plan, as regulated by Section 9.1 of this Ordinance shall be required for any use in this zone.

SECTION 10.6 NC NEIGHBORHOOD COMMERCIAL ZONE:

- A. **USES PERMITTED:** The following retail sales and services businesses supplying commodities and performing services for the residents of the surrounding neighborhood:
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
 5. Barber and beauty shops
 6. Billiard or Pool Hall
 7. Book, stationary or gift shop
 8. Camera and photographic supplies
 9. Candy store, soda fountain, ice cream-store, excluding drive-ins.
 10. Delicatessen
 11. Drug Store
 12. Dry cleaning and laundry pick-up station
 13. Eating and drinking places, excluding drive-ins
 14. Florist Shop
 15. Food store and supermarkets
 16. Furniture store
 17. Garden Supplies
 18. Glass, china or pottery store
 19. Haberdashery
 20. Hardware store
 21. Health spas
 22. Hobby shop
 23. Household and electrical appliance store including incidental repair
 24. Interior decorating studio
 25. Jewelry store, including repair
 26. Laundromats and self service washing and drying
 27. Leather goods and luggage store
 28. Library
 29. Locksmith shop
 30. Music, musical instruments and records, including incidental repair
 31. Offices
 32. Off-street parking lots and/or garages
 33. Opticians and optical goods
 34. Package liquor and wine store
 35. Paint and wallpaper store
 36. Pet shop, excluding boarding and outside runs
 37. Police and fire stations

38. Post office
39. Radio and television store (including repair)
40. Shoe store with incidental shoe repair
41. Sporting goods
42. Studios for professional work or teaching of any form of fine arts, photography, Music, drama, or dance
43. Tailor shop
44. Toy store
45. Variety store, including notions and "Five and Ten" stores

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: 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 or 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 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 City's 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 – five thousand (5,000) square feet
2. Minimum Lot Width at Minimum Building Setback Line - Fifty (50) feet
3. Minimum Front Yard Depth – twenty-five (25) 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 city's building code, shall be required. In event a side yard is provided it shall never to 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 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 approved containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way or into any residential zone.
4. Where any yard of 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.
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.

OTHER DEVELOPMENT CONTROLS

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SECTION 10.7 HC HIGHWAY COMMERCIAL ZONE:**A. USES PERMITTED:**

1. Automobile, motorcycle, and truck sales, new or used.
2. Automotive service and repairs providing that all business activities shall be conducted within a completely enclosed building.
3. Banks and other financial institutions including loan, savings and finance companies, with drive-in windows.
4. Boat and other marine equipment sales and service new and used.
5. Bowling alley.
6. Eating and Drinking places including drive-ins.
7. Hotels and motels.
8. Mobile home and trailer sales, rental and service (new and used).
9. Off-street parking lots and garages.
10. Police and fire stations.
11. Advertising signs as regulated by Article XIV.
12. Dry cleaner plants and retail facilities
13. Variety store

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. Swimming pools, indoor and outdoor in connection with motel or hotel.
5. Uses as listed below included within and entered from within any office building as a convenience to the occupants thereof and their customers providing that the accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays for any of the accessory uses shall be visible from outside the building:
 - a. barber shop
 - b. beauty shop
 - c. news and Confectionery. Stands
6. Dwelling unit facilities for the owner and/or operator of the "principally permitted" use or "conditionally permitted" use providing said unit is attached thereto.

- C. CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following 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 on Section 9.14 of this Ordinance.

1. Service Stations (including car washes, auto repairing, providing all repair work except that of a minor nature (e.g., change of belts, 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 on a arterial).
 2. Dwelling unit facilities for the occupancy of tenants holding leases of one month or longer.
 3. Recreational uses, other than those publicly owned and/or operated as follows:
 - a. golf courses, golf driving ranges, miniature and par 3 golf courses
 - b. country clubs
 - c. semi-public swimming pools
 - d. skating rinks
 - e. paintball facilities
 4. Contractor's Offices and Storage Areas
- 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 on Each Side of Lot – 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.
 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 herein defined, any 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, road, highway, deeded right-of-way or into any adjacent property.
 4. Where any yard of 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.

5. A site plan as regulated by Section 9.19 of this Ordinance shall be required for any use in this zone.
6. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
7. Off-street parking and loading and/or unloading areas may be located in front and side yard areas in this zone provided that no off-street parking areas shall be closer than fifteen (15) feet to the street, road, highway or right-of-way line or the boundary line of any adjacent district. This fifteen (15) foot area shall remain open and unobstructed except by items specifically permitted in yard areas in this Ordinance.

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SECTION 10.8 IP (INDUSTRIAL PARK) ZONE:

- A. **USES PERMITTED:** The following uses are permitted providing that all uses are in compliance with the performance standards as set forth in Article XV of this ordinance.
1. Except for those that decompose by detonation, the manufacturing, compounding, processing, packing, or assembling of the following uses:
 - a. Candy and confectionery products, food and beverage products except the rendering or refining of fats and oils and excluding poultry and animal slaughtering and-dressing.
 - b. Cigars and cigarettes.
 - c. Cosmetics, pharmaceuticals and toiletries, compounding only.
 - d. Animated and/or illuminated billboards, signs, and other commercial advertising structures.
 - e. Electric appliances, television sets, phonographs, household appliances.
 - f. Electrical machinery, equipment and supplies.
 - g. Fountain and beverage dispensing equipment.
 - h. Furniture
 - i. Instruments for professional, scientific, photographic and optical use.
 - j. Metal products, and metal finishing excluding the use of blast furnaces or drop forges.
 - k. Musical instruments, toys, novelties, jewelry, rubber or metal stamps, sporting and athletic equipment.
 - l. Office Equipment.
 - m. Pottery and figurines, using only previously pulverized clay and kilns fired only with gas or electricity.
 - n. Textile products including, canvas and burlap, clothing, cotton products, hosiery and knitting mills, rope, and twine.
 - o. Dairy products and related items.
 - p. Glass products, made of purchased glass.
 - q. Jewelry, silverware and plated wire, kitchen ware.
 - r. Leather products, excluding tanning and finishing.
 - s. Craftsman and artisan shapes, taxidermy, blacksmith, welding shops.
 2. Fire stations
 3. Industrial engineering consultant offices.
 4. Laboratories, offices, and other facilities for research, both basic and applied, conducted by or for and industrial organization or concern, whether public or private.
 5. Machine shops.
 6. Printing, engraving, and related reproduction processes.

7. Publishing and distribution of books, newspapers, and other printed materials.
8. Schools for industrial or business training.
9. Warehousing or wholesaling.
10. Distribution of liquors and bottled products.
11. Building materials, sales yards, excluding mixing and blending operations.
12. Governmentally owned and/or operated city, county, and state garages.
13. Public utilities right-of-way and pertinent structures.
14. Carpet and rug cleaning.
15. Contractor's offices and accessory storage yards including storage of general construction equipment and vehicles.
16. Bus-line shops and storage.
17. Stone and monument works employing power driven tools.
18. Dry cleaning.
19. Marine warehousing, sales and service.
20. Nurseries.

B. ACCESSORY USES: The following accessory uses shall be permitted:

1. Customary accessory buildings and uses including operations required to maintain or support any use permitted in this zone on the same lot-as the permitted use, such as maintenance shops, power plants, and machine shops.
2. Uses, as listed below, including within and entered from within any use permitted in this zone as a convenience to the occupants thereof, and their customers providing such accessory uses shall not exceed ten (10) percent 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
 - d. Daycare facilities
3. Fences and walls as regulated by Article XIII of this ordinance.
4. Signs - only business and identification signs pertaining to the identification, use or occupation of the building, structure or premises as resulted by Article XIV of the Ordinance, will be allowed in this zone.

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. Crating services
2. Terminals – Freight and Trucking.

3. Bottled gas: meaning outside storage of propane gas.
 4. Bottling and canning works.
- D. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter except in accordance with the following regulations:
1. Minimum Lot Tract for Industrial Development – Twenty (20) 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 a major arterial (as defined in the adopted comprehensive plan) - seventy-five (75) feet
 - b. On internal roads- fifty (50) feet
 5. Minimum Side Yard Depth –
 - a. In internal parts of the park- Twenty-five feet
 - b. Where the side yard is adjacent to a major arterial (as defined in the adopted comprehensive plan) - Seventy-five (75) feet
 6. Minimum Side Yard Width - In internal parts of the park – Fifty (50) feet. No rear yard shall be required where a rail spur line forms the rear property line.
 7. Maximum Building Height - Forty (40) feet
- E. 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. All outdoor storage of any material (usable or waste) shall be screened or enclosed from view at the site, according to Section 9.17 and Article XIII of this ordinance. The minimum height for the screening and/or enclosure shall be no less than six feet in height as measured from final grade of the site.
 3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way or into any adjacent property.
 4. Where any yard of any use permitted in this zone abuts land in a residential zone a minimum yard requirement of fifty (50) feet for each rear yard which abuts said zone shall be provided, ten (10) feet of which at a minimum, shall be maintained by a screening area as regulated by Section 9.17 of this ordinance.

5. A site plan as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.
6. Outside display areas for sales or other retail purposes shall be limited to not more than 50% of the total lot area. Where any portion of the outside display area resides within the required front yard depth, the outside display area shall not occupy more than 50% of the total required front yard depth.

SECTION 10.9 I-4 (INDUSTRIAL RIVER) ZONE:

- A. **PERMITTED USES:** It is the purpose of this zone to provide for industrial activities that orient towards the use of its river, the railroad and the highway as a transportation point of exchange and distribution and do not require extensive urban services. The following uses are permitted providing that a primary function of the use requires use of the adjacent river, and that all uses are in compliance with the performance standards as set forth in Article XV of this Ordinance.
1. The assembling, compounding, manufacturing, packaging, or processing of the following uses: Drywall; Gypsum; lime or plaster of paris.
 2. Contractor's offices and accessory storage yards, including storage of general construction equipment and vehicles.
 3. Brick, tile, or terra cotta
 4. Cement, concrete and concrete products
 5. Electrical and non-electrical machinery, equipment and supplies
 6. Instruments of professional, scientific, photographic, and optical use
 7. Products from the following previously prepared materials: bone, cellophane, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paper, precious or semi-precious metals, plastics, rubber, shell, steel, tin, tobacco, wood, wool, or yam
 8. Stone and monument works employing power driven tools
 9. Sand and gravel, including storage
 10. Barge Shipping, and docking facilities
 11. Bulk storage stations and/or transfer stations for materials
 12. Carting, express, hauling or storage yards.
 13. Crafting service
 14. Freight terminals.
 15. Laboratories, offices, and other facilities for research, both basic and applied, conducted by, or for, an industrial organization or concern, public or private
 16. Machine shops
- B. **ACCESSORY USES:**
1. Customary accessory buildings and uses including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use, such as maintenance shops and power plants.
 2. Fences and 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 use permitted in this zone as a convenience to the occupants thereof, and their customers providing that such accessory uses shall not exceed ten (10%) percent 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 stand
 - c. Soda or Dairy bars
- C. **CONDITIONAL USES:** No buildings 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. Bulk storage and/or transfer stations for materials that are of a flammable or explosive nature.
- D. **AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:
1. Minimum Site for An Industrial River Zone - Twenty-five (25) acres
 2. Minimum Lot Area - Five (5) acres
 3. Minimum Lot Width - Three hundred (300) feet
 4. Minimum Front Yard Depth - Fifty (50) feet
 5. Minimum Side Yard Width on Each Side of Lot - Fifty (50) feet.
 6. Minimum Rear Yard Depth - Fifty (50) feet, unless abutting the river front.
 7. Maximum Building Height - Fifty (50) feet, or more if approved by the planning commission
- E. **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 onto any street, road, highway, deeded right-of-way or into any adjacent property.
 3. Where any yard of any use permitted 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 site plan as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.
 5. All development in areas as defines as "flood prone" (either the floodway or flood-plain) must be in accordance with the regulations set forth in Section 9.24 of this ordinance.

6. All outdoor storage of any material (usable or waste) shall be screened or enclosed from view at the site according to Sections 9.17 and XIII of this ordinance.

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