

## General Attachment Notice:

*For ease of viewing, only those portions of the Zoning Ordinance pertaining to the requests within the submitted application have been included within these attachments. The complete zoning code can be viewed online at: [www.pdskc.org](http://www.pdskc.org)*

### ATTACHMENT A

Proposed Text Amendments to the Kenton County Zoning Ordinance  
Words to be **deleted** are [~~lined through~~] - Words to be **added** are underlined

## ARTICLE VII DEFINITIONS

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### SECTION 7.0 WORDS AND PHRASES:

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For the purposes of this ordinance, certain terms, phrases, words, and their derivatives are herewith defined as follows:

Words used in the future tense include the present;

Words used in the present tense include the future;

Words used in the singular include the plural;

Words used in the plural include the singular;

Words used in the masculine include the feminine;

Words used in the feminine include the masculine;

The word "shall" is mandatory;

The word "may" shall be deemed as permissive.

**ACCESSORY BUILDING OR USE, CUSTOMARY:** A "customary accessory building or use" is one which:

- a. Is subordinate to and serves the principal building or principal use;
- b. Is subordinate in area, extent, or purpose to the principal building or principal use served;
- c. Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and
- d. Is located on the same lot as the principal building or principal use served, with the single exception of such accessory off - street parking facilities as are permitted to locate elsewhere than on the same lot with the building or use served.

**ACCESS POINT:** An access point is:

- a. A driveway, a local street, or a collector street intersecting an arterial street;
- b. A driveway or a local street intersecting a collector street; or
- c. A driveway or a local street intersecting a second local street.

**AGRICULTURE:** The use of land for major agricultural purposes, including agriculture, dairying, farming, floriculture, horticulture, pasturage, viticulture, and animal and poultry husbandry and the necessary

accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory use shall be secondary to that of the normal agricultural activities.

**AGRICULTURAL BUILDING:** A building or structure used in connection with, or which would ordinarily be incidental to or reasonably necessary for agricultural activity on agricultural land or buildings used for equipment storage, livestock or agricultural production and sales on an operating farm.

**AGRI-TOURISM:** [A commercial enterprise at a farm, ranch or vineyard that provides enjoyment or education to visitors and generates supplemental income for the owner.] Any agricultural, horticultural, or agribusiness operation for the purpose of education, active involvement, or enjoyment in the activities of the farm. These activities must be directly related to agricultural production or natural resources of an operating farm. Celebration venues are permitted which utilize agricultural buildings and/or settings of an operating farm.

**AIR RIGHTS:** The ownership or control of that area of space at and above a horizontal plane over the ground surface of land. This horizontal plane shall be at a height above the existing or proposed development (depending on the individual property in question) which is reasonably necessary or legally required for the full and free use of the ground surface.

**ALLEY:** Public rights - of - way which normally affords a secondary means of access to abutting property.

**AMERICAN ASSOCIATION OF NURSERYMEN, INC. (STANDARDS):** The Association's Horticultural Standards Committee maintains and revises horticultural standards (see American Standards for Nursery Stock) to comply with the standards procedures of the American National Standards Institute.

**AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1 - 1990):** An American National Standard implies a consensus of those substantially concerned with its scope and provisions. An American National Standard is intended as a guide to aid the manufacturer, the consumer, and the general public.

**APARTMENT:** A portion of a building consisting of a room or suite of rooms intended, designed, or used as a permanent residence by an individual or one (1) family.

**APARTMENT HOUSE:** See DWELLINGS, MULTI - FAMILY.

**AUTOMOBILE LAUNDRY:** A building or portion thereof, containing facilities for washing more than two (2) automobiles, using production line methods. The use of personnel for one or more phases of this operation in conjunction with or without complete automatic or mechanical devices does not alter its classification. For the purpose of this ordinance, coin operated devices, of the above nature, which are operated on a self - service basis shall be construed to be the same.

**AUTOMOBILE AND TRAILER SALES AREAS:** Any area used for the display, sale, or rental of new or used automobiles or trailers, and where only minor incidental repair of such automobiles or trailers may take place.

**BASAL AREA:** The total cross sectional area of a tree trunk measured at Diameter at Breast Height (DBH).

**BASEMENT:** That portion of a building between floor and ceiling, which is so located that the vertical distance from the average level of the adjoining grade to the floor below is greater than the vertical distance from the average level of the adjoining grade to the ceiling.

**BED AND BREAKFAST ESTABLISHMENT:** An establishment in which breakfast or other meals may be served to guests and whose innkeeper resides on the premises or property adjacent to the premises

during periods of occupancy. Bed and breakfasts are typically small scale and in an agriculture or small community setting.

**BILLBOARD:** a sign, having an area greater than twenty-five (25) square feet, and which meets any one or more of the following criteria:

- a. a permanent structure sign which is used for the display of offsite commercial messages;
- b. a permanent structure sign which constitutes a principal, separate or secondary use, as opposed to an accessory use, of the parcel on which it is located; or
- c. an outdoor sign used as advertising for hire, i.e., on which display space is made available to parties, other than the owner or operator of the sign or occupant of the parcel (not including those who rent space from the sign owner, when such space is on the same parcel as the sign), in exchange for a rent, fee or other consideration.

**BOARD OF ADJUSTMENTS:** Board of Adjustments of the county.

**BUFFER AREA:** Areas so planned and/or zoned which act as a buffering or separation area between two (2) or more uses or structures not compatible, due to design, function, use, or operation.

**BUILD-OUT STUDY YEAR:** A point in time two years after a proposed development is expected to be completed.

**BUILDING:** A structure enclosed within exterior walls or firewalls for the shelter, housing, support, or enclosure of persons, animals, or property of any kind.

**BUILDING, ALTERATION OF:** Any change or rearrangement in the supporting members (such as bearing walls, beams, columns, or girders) of a building, or any addition to a building, or movement of a building from one location to another.

**BUILDING AREA OR LOT COVERAGE BY BUILDING:** That portion of a lot or building site that can be legally occupied by the ground floor of the principal building or use and all permitted accessory uses.

**BUILDING, COMPLETELY ENCLOSED:** A building separated on all sides from the adjacent open space, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.

**BUILDING, DETACHED:** A building surrounded by open space on the same lot or tract of land.

**BUILDING, HEIGHT OF:** The vertical distance measured from average elevation of the finished grade adjoining the building at the front building line to the highest point of the roof surfaces, if a flat roof; to the deck line of a mansard roof; and to the average height level between eaves and ridge for gable, hip, and gambrel roofs.

**BUILDING INSPECTOR:** The official or officials appointed by the legislative body to administer and enforce the building codes.

**BUILDING PERMIT:** A permit issued by the legislative body's building inspector authorizing the construction or alteration of a specific building, structure, sign, or fence.

**BUILDING, PRINCIPAL:** The building on a lot used to accommodate the primary use to which the premises are devoted.

**BUILDING SETBACK LINE:** A line parallel to the front, side, and/or rear lot line and set back from the lot line a distance to provide the required minimum yard space, as specified in this ordinance.

**BUILDING SITE:** One contiguous piece of land that meets all of the provisions of the legislative body's ordinances, regulations, and codes for building on said site.

**CALIPER:** The measurement of the tree trunk taken six (6) inches above the ground up to and including four (4) inch caliper size, or twelve (12) inches above the ground for larger trees.

**CAMPING/VACATION MOBILE UNIT:** Any coach, cabin, house trailer, house car or other vehicle or structure intended for, designed for, and used for temporary human habitation or sleeping purposes, mounted upon wheels or supports, or supported and/or capable of being moved by its own power or transported by another vehicle.

**CANOPY (MARQUEE):** A roof - like structure open on three (3) sides serving the purpose of protecting pedestrians from rain, snow, sun, or hail, which structure projects from a building.

**CANOPY COVER:** The area that a tree or trees' canopy covers which generally corresponds to a percentage of ground surface area.

**CARPORT:** See GARAGE, PRIVATE.

**CHANGEABLE COPY SIGN, AUTOMATIC:** "Automatic changeable copy sign" means a type of sign on which the copy changes automatically through the use of electronic or electro-mechanical technology. All changeable copy shall be included within the allotted face of sign square footage.

**CHANGEABLE COPY SIGN, MANUAL:** "Manual changeable copy sign" means any sign on which copy for all or a portion of the sign can be changed by a human being removing or rearranging letters, symbols or numerals. All changeable copy shall be included within the allotted face of sign square footage.

**CHILD DAY CARE CENTER:** See NURSERY SCHOOL.

**CITIZEN MEMBER:** Any member of the Planning Commission or Board of Adjustments who is not an elected or appointed official or employee of the legislative body.

**CLINIC, ANIMAL:** A building used by medical persons for the treatment of small animals on an out - patient basis only, without animal runs.

**CLINIC, HUMAN CARE:** A building used by medical persons for the treatment of persons on an out - patient basis only.

**CLUB:** An association of persons for some common objective, usually jointly supported and meeting periodically.

**COMMERCIAL MESSAGE:** Words, symbols, logos, pictures or any combination thereof that identify which directs attention to a business, commodity, service or entertainment sold or offered for sale or a fee.

**COMMISSION (PLANNING COMMISSION OR PLANNING AND ZONING COMMISSION):** The Kenton County and Municipal Planning and Zoning Commission, Kenton County, State of Kentucky.

**COMPATIBILITY STANDARDS:** Standards that have been enacted by a local government under the authority of this section for the purpose of protecting and preserving the monetary value of real property located within the local government's jurisdiction.

**COMPLEX (COMMERCIAL):** Multiple sites that do not meet the definition of "Center, integrated" but that meet all of the following criteria: the sites are cumulatively contiguous; the sites form a defined geographic area, typically extending to public streets, highways, waterways or other natural or human-

built geographic boundaries; the owners or agents for the owners of the sites have common interests in promoting business and other activity in the defined geographic area.

**COMPREHENSIVE (MASTER) PLAN:** A guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships. It shall contain, as a minimum, the following elements:

- A. A statement of goals and objectives, principles, policies, and standards;
- B. A land use plan element;
- C. A transportation plan element;
- D. A community facilities plan element;
- E. May include any additional elements such as, without being limited to, community renewal, housing, flood control, pollution, conservation, natural resources, regional impact, historic preservation, and others.

**CONCEALED LIGHTING:** An artificial light source intended to illuminate the face of a sign, the direct source of which is shielded from public view and surrounding properties.

**CONDITIONAL USE:** A use which is essential to or would promote the public health, safety, or welfare in one or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance are imposed in addition to those imposed within this ordinance.

**CONDITIONAL USE PERMIT:** Legal authorization to undertake a conditional use, issued by the zoning administrator, pursuant to authorization by the board of adjustments, consisting of two parts:

- a. A statement of the factual determination by the board of adjustments which justifies the issuance of the permit; and
- b. A statement of the specific conditions which must be met in order for the use to be permitted.

**CONFORMING USE:** Any lawful use of a building, structure, lot, sign, or fence, which complies with the provisions of this ordinance.

**CONSTRUCTION LIMITS:** The area affected by the grade changes only.

**COUNTY:** Unincorporated Kenton County, State of Kentucky.

**CURB CUT:** Any interruption, or break in the line of a street curb in order to provide vehicular access to a street. In the case of streets without curbs, curb cuts shall represent construction of any vehicular access which connects to said street.

**CUT-OFF:** A light fixture shielded in such a manner that no more than 2.5 percent of the light it emits is projected above the horizontal as determined by photometric test or certified by the manufacturer.

**DECIBEL:** A unit of measurement of the intensity (loudness) of sound. Sound level meters which are employed to measure the intensity of sound are calibrated in "decibels".

**DECIDUOUS TREE:** Not persistent; annual shedding of leaves.

**DEVELOPMENT:** Any man made change to improve or unimproved real estate including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

**DEVELOPMENT PLAN:** Written and graphic material for the provision of a development, including any or all of the following: location and bulk of buildings and other structures, intensity of use, density of development, streets, ways, parking facilities, signs, drainage of surface water, and all other conditions agreed to by the applicant.

**DIAMETER AT BREAST HEIGHT (DBH):** The diameter, in inches, of a tree trunk, measured four and one-half (4-1/2) feet above the existing grade.

**DISTRICT:** For purposes of this ordinance, synonymous with "ZONE".

**DISTURBED LIMITS:** The site area affected by grading changes plus an additional twenty (20) foot area on the perimeter.

**DORMITORY:** A residence hall providing rooms for individuals or groups.

**DWELLING:** Any building which is completely intended for, designed for, and used for residential purposes, but for the purposes of this ordinance, shall not include a hotel-motel, hotel, motel, nursing home, tourist cabins, college or university dormitories, or military barracks.

**DWELLING, ATTACHED, SINGLE - FAMILY:** A dwelling unit which is attached to one or more dwelling units, each of which has independent access to the outside of the building to ground level and which has no less than two (2) exterior walls fully exposed and not in common with the exterior walls of any other unit.

**DWELLING, DETACHED, SINGLE - FAMILY:** A dwelling standing by itself and containing only one (1) dwelling unit, separate from other dwellings by open space, but shall not include mobile homes.

**DWELLING, TRAILER:** See MOBILE HOME.

**DWELLING, TWO - FAMILY:** A residential building designed, arranged, or used exclusively by two (2) families, living independently of each other.

**DWELLING, MULTI - FAMILY:** A residential building having three (3) or more dwelling units, as separate housekeeping units.

**DWELLING UNIT:** A building, or portion thereof, providing complete housekeeping facilities for one (1) person or one (1) family.

**EASEMENT:** A right, distinct from the ownership of the land, to cross property with facilities such as, but not limited to, sewer lines, water lines, and transmission lines, or the right, distinct from the ownership of the land, to reserve and hold an area for drainage or access purposes.

**EASEMENT, LANDSCAPING OR PLANTING:** The area in which planting must be installed and the setback for buffering between land uses, zones, vehicular use areas, and public or private streets.

**EATING ESTABLISHMENTS -- RESTAURANTS:** A restaurant is an establishment selling food items ordered from a menu and prepared on the premises for immediate consumption.

- A. Carry - out -- A fast service restaurant which does not have sit down eating arrangements and consumption of food on the premises is prohibited (or discouraged).
- B. Drive - in -- A restaurant where consumption of food on the premises is encouraged (in car, no seating facilities) and where food is provided by "car - hop" or self - service.
- C. Sit - Down Restaurants -- Those restaurants which provide seating arrangements.

- D. Combination -- A restaurant which provides any combination of sit down, carry out, and/or drive - in services.

**ESSENTIAL SERVICES:** The erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, steam, or water transmission or distribution systems, collection, communication, supply, or disposal systems; including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants, and other similar equipment and accessories reasonably necessary for furnishing adequate service or for the public health, safety, or general welfare.

**FAMILY:** Shall consist of one individual, or any number of individuals related by genetics, adoption, marriage, or any number of unrelated individuals occupying a dwelling unit as a single housekeeping unit. The term shall include individuals residing in a residential care facility as defined in KRS 100.984, state licensed adult family homes, homes for the disabled, and foster homes. The term shall not include group homes licensed for juvenile offenders, or other facilities, whether or not licensed by the state, where individuals are incarcerated or otherwise required to reside pursuant to court order under the supervision of paid staff and personnel.

**FARM PRODUCTS:** Fruits, vegetables, mushroom, herbs, nuts, shell eggs, honey, or other bee products, flowers, nursery stock, livestock food products (including meat, milk, cheese, and other dairy products, and fish.

**FARMERS MARKET:** An indoor or outdoor market, open to the public, operated by a one or more Producers, at which (a) at least 75% of the products sold are Farm Products or Value-Added Farm products, and, (b) at least 75% of the vendors regularly participating during the market's hours of operation are Producers, or family members or employees of Producers.

**FENCE:** A structure made of wire, wood, metal, masonry, or other material, including hedges.

**FILLING STATION:** See SERVICE STATION.

**FLOOD:** A general and temporary condition of partial or complete inundation of normally dry land areas from: (a) the overflow of inland waters; (b) the unusual and rapid accumulation of runoff of surface waters from any source; and (c) mudslides (i.e., mudflows) which are proximately caused or precipitated by accumulations of water on or under the ground.

**FLOOD - 100 YEAR FREQUENCY:** The highest level of flooding that, on the average, is likely to occur once every 100 years.

**FLOODPLAIN OR FLOOD PRONE AREA:** Any normally dry land area that is susceptible to being inundated by water from any source.

**FLOODPROOFED:** Water - tight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

**FLOODWAY:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100 - year flood without cumulatively increasing the water surface elevation more than one foot at any point.

**FLOODWAY ENCROACHMENT LINES:** The lines marking the limits of floodways on the official zoning map.

**FLOOR AREA, GROSS:** The sum of the gross horizontal area of the several floors of a dwelling unit or units exclusive of porches, balconies, and garages, measured from the exterior faces of the exterior walls or from the centerline of walls or partitions separating dwelling units.

For uses other than residential, the gross floor area shall be measured from the exterior faces of the exterior walls or from the centerlines of walls or partitions separating such uses and shall include all floors, lofts, balconies, mezzanines, cellars, basements, and similar areas devoted to such uses.

The gross floor area shall not include floors used for parking space when such parking pertains to a residential, commercial, or office used in the same structure.

**FOOT CANDLE:** A unit of measure referring to illumination incident to a single point. One foot candle is equal to one lumen uniformly distributed over an area of one square foot.

**FRATERNITY OR SORORITY:** A club or social activity officially associated with and recognized and supervised by an institution for higher education whose membership is limited exclusively to students of the said institution.

**FRATERNITY/SORORITY HOUSE:** A building used by a fraternity or sorority to provide living quarters for some or all members as well as to provide study, meeting, recreational and other facilities.

**FRONTAGE:** All the property abutting one (1) side of the right-of-way of a street, measured along the right-of-way line of the street between the intersecting lot lines. In no case shall the line along an alley be considered as acceptable frontage. For purposes of this definition, frontage for a building wall shall be measured for the wall that is most nearly parallel to that street. In no case shall the same building wall be considered to have more than one frontage.

**GARAGE, PRIVATE:** A building used for the storage of vehicles and clearly accessory to the principal use permitted.

**HOLIDAY DECORATIONS:** Decorative elements of a temporary nature intended for the acknowledgement of a holiday or holiday season, exclusive of decorations, which contain business, product sales, or service advertising content. Holiday decorations shall not be considered "signs."

**HOME OCCUPATION:** An accessory use customarily conducted entirely within a dwelling, as permitted herein and further meeting all requirements of this ordinance.

**HOSPITAL (HUMAN CARE):** A building used by medical persons for treatment of persons generally on an in - patient basis.

**HOSPITAL (ANIMAL):** A building used by medical persons for treatment of animals generally on an in-patient basis and may have outside runs.

**HOTEL-MOTEL:** A building or buildings to be used for the temporary abiding place for travelers and transient guests.

**HOUSE TRAILER:** See MOBILE HOME.

**INTERIOR LANDSCAPING:** All landscaping surrounded by the perimeter landscaping, including all vehicular use landscaping.

**JUNK YARD:** An open area where waste materials are bought, sold, exchanged, stored, shredded, baled, packed, disassembled, etc., including, but not limited to, scrap metals, paper, rags, rubber tires, bottles, inoperative motor vehicles, etc.

**KENNEL:** Any area specifically used for the raising, boarding, or harboring of small domestic animals.



**LABORATORY, MEDICAL OR DENTAL:** A building or a portion of a building used for providing bacteriological, biological, medical, x-ray, pathological, and similar analytical or diagnostic services to doctors or dentists.

**LAUNDROMAT:** A business that provides washing, drying, and/or ironing machines for hire to be used by customers on the premises.

**LEASABLE AREA, GROSS:** The floor area occupied exclusively by tenant, including finished basement and mezzanine areas and excluding such areas as elevators, stairways, corridors, and lobbies.

**LEGIBLE:** A sign or message is "Legible" when it can be understood by a person with an eighth-grade education (or more). Where this Article requires a determination of "visibility" or "legibility," the standard shall be based on the eyesight of an adult eligible to receive a Kentucky driver's license (wearing any corrective lenses required by such license). Where the height of the person is material to the determination, the person shall be presumed to be more than five feet and less than six feet tall.

**LEGISLATIVE BODY:** The Fiscal Court of Kenton County.

**LEVEL OF SERVICE:** A qualitative measure describing operational conditions within a traffic stream, based on service measures such as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.

**LIVESTOCK:** Domestic animals of types customarily raised or kept on farms for profit or other productive purposes.

**LOADING AND/OR UNLOADING SPACE:** A space used for the temporary standing, loading and/or unloading of vehicles.

**LOT:** A parcel of land or any combination of several lots of record, occupied or intended to be occupied by a principal building or a building group, as permitted herein, together with their accessory buildings or uses and such access, yards, and open spaces required under this ordinance.

**LOT AREA:** The total area of a horizontal plane bounded by the front, side, and rear lot lines, but not including any area occupied by rights - of - way, the waters of any lake or river, and shall be in one (1) zone only.

**LOT, CORNER:** A "corner lot" is a lot situated at the intersection of two streets or on a curved street on which the interior angle of such intersection or curved streets does not exceed one hundred thirty - five (135) degrees.

**LOT, DEPTH OF:** The distance measured in the mean direction of the side lot lines from the midpoint of the front lot lines to the midpoint of the rear lot lines.

**LOT, DOUBLE FRONTAGE:** A lot other than a corner lot that has frontage on more than one (1) street.

**LOT, INTERIOR:** A lot, other than a corner lot, with only one (1) frontage on a deeded and occupied public right - of - way.

**LOT LINE, FRONT:** The common boundary line of a lot and a street right - of - way line. In the case of a corner lot or a double frontage lot, the common boundary line and that street right - of - way line toward which the principal or usual entrance to the main building faces.

**LOT LINE, REAR:** The boundary line of a lot which is most nearly opposite the front lot line of such lot. In the case of a triangular or wedge shaped lot, for measurement purposes only, a line ten (10) feet in length within the lot parallel to and at the maximum distance from the front lot line. In the case of a

corner lot, providing that all requirements for yard space are complied with, the owner may choose either side not abutting a street as the rear lot line, even though it is not opposite the front lot line. Once the choice has been made, it cannot be changed unless all requirements for yard space can be complied with.

**LOT LINE, SIDE:** Any boundary line of a lot, other than a front lot line or rear lot line.

**LOT OF RECORD:** A designated fractional part or subdivision of a block, according to a specific recorded plat or survey, the map of which has been officially accepted and recorded in the office of the appropriate county clerk, state of Kentucky.

**LOT WIDTH:** The width of the lot as measured along the building front setback line.

**MANSARD ROOF:** A four-sided gambrel-style hip roof. The upper slope is positioned at a shallow angle, while the lower slope is steep.

**MANUFACTURED HOME:** A single-family residential dwelling constructed after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq., as amended, and designed to be used as a single-family residential dwelling with or without permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning, and electrical systems contained therein and installed in accordance with KRS 227.570 by a Kentucky certified installer.

**MINIMUM FRONT YARD DEPTH:** The minimum distance required by this ordinance to be maintained within the lot between a line parallel to the front lot line, as defined herein, and the front lot line.

**MINIMUM REAR YARD DEPTH:** The minimum distance required by this ordinance to be maintained within the lot between a line parallel to the rear lot line, as defined herein, and the rear lot line.

**MINIMUM SIDE YARD WIDTH:** The minimum distance required by this ordinance to be maintained within the lot between a line parallel to the side lot line, as defined herein, and the side lot line.

**MOBILE HOME:** A structure manufactured prior to June 15, 1976, which was not required to be constructed in accordance with the federal act, which is transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width and forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Mobile homes must be installed in accordance with KRS 227.570 by a Kentucky certified installer.

**MOBILE HOME PARK:** Any lot, parcel, or premises, subdivided, designed, maintained, intended, and/or used to accommodate ten (10) or more mobile homes, and meets the requirements as specified in this ordinance. For the purpose of this ordinance, any lot or premises used for the wholesale or retail sale of mobile homes shall not be included within this definition. Double width mobile structures, which are fabricated on individual chassis with wheels and are designed to be joined shall be considered a mobile home for purposes of this ordinance.

**MODULAR HOUSING:** Housing manufactured off - site, often mass - produced, and designed so that sections are interchangeable. For purposes of this ordinance, this definition shall not include mobile homes.

**N/A:** Where used in the sign regulations, the particular requirement is "not applicable."

**NEIGHBORHOOD:** A geographical area containing residences or a combination of residences and businesses, which geographical area meets all of the following criteria:

- a. The area shall consist of at least 20 acres that are geographically contiguous;
- b. The area shall have direct access from local streets to one or more collector and/or arterial streets;
- c. The area shall not be part of another designated neighborhood for which permits for which permanent entrance signs have been issued; and
- d. The area shall either have been developed as one planned complex, subdivision or center, or it shall have established its identity as a neighborhood through activities of a community association, neighborhood festivals or other continuing activities separate from the desire for an entrance sign.

**NITA measure of luminance.** One nit is equal to one candela per square meter (1cd/m<sup>2</sup>). Ten thousand nits are equal to one stilb. A candela, on which the definition is based, is a unit of measurement of the intensity of light. Part of the SI system of measurement, one candela (cd) is the monochromatic radiation of 540THz with a radiant intensity of 1/683 watt per steradian in the same direction. Another way of putting it is that an ordinary wax candle generates approximately one candela.

**NONCONFORMING LOT:** A lot which was lawfully created but which does not conform to the minimum area or dimensional requirements specified for the zone in which it is located.

**NONCONFORMING USE OR STRUCTURE:** An activity or a building, sign, fence, structure, or a portion thereof, which lawfully existed before the adoption or amendment of this ordinance, but which does not conform to all of the regulations contained in this ordinance, or amendments thereto, which pertain to the zone in which it is located.

**NOXIOUS MATTER OR MATERIALS:** Matter or material which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the physical or economic well-being of individuals as determined by the appropriate health department.

**NURSERY:** Any building or lot, or portion thereof, used for the cultivation or growing of plants and including all accessory buildings.

**NURSERY SCHOOL:** Any building used for the daytime care or education of preschool age children with or without compensation, and including all accessory buildings and play areas.

**NURSING HOME:** A health establishment which provides nursing care under the direction of a Kentucky licensed physician to patients who, for reason of illness or physical infirmities, are unable to care for themselves properly.

**OCTAVE BAND:** A means of dividing the range of sound frequencies into octaves in order to classify sound according to pitch.

**OCTAVE BAND FILTER:** An electrical frequency analyzer designed according to standards formulated by the American Standards Association and used in conjunction with a sound level meter to take measurements in specific octave intervals.

**ODOROUS MATTER:** Any matter or material that yields an odor which is offensive in any way to a person with reasonable sensitivity.

**OPERATING FARM:** Any agribusiness conducted solely or primarily for the production of one or more agricultural products or commodities, including timber, for sale or home use.

**OWNER - OCCUPANT:** The property owner who will occupy the residence.

**PARKING AREA, OFF - STREET:** An open, surfaced area, other than the right - of - way of a street, alley, or place, used for temporary parking of motor vehicles.

**PARKING BUILDING OR GARAGE:** A building, or portion thereof, designed, intended, and used exclusively for the temporary parking of motor vehicles which may be publicly or privately owned and/or operated.

**PARTICULATE MATTER:** Any material, except uncombined water, which exists in a finely divided, suspended form as a liquid or solid at standard conditions.

**PDS:** Planning and Development Services of Kenton County.

**PEAK HOUR:** The one-hour period during the day when the highest volume of vehicles is utilizing the roadway. It is typical to have separate a.m. and p.m. peak hours.

**PERFORMANCE STANDARDS:** Criteria established to control building enclosure, landscaping, noise, odorous matter, exterior lighting, vibration, smoke, particulate matter, gasses, radiation, storage, fire, and explosive hazards, and humidity, heat, or glare generated by or inherent in, uses of land or buildings.

**PERIMETER LANDSCAPING:** The landscaping surrounding a land use or a vehicular use area.

**PERMANENT FOUNDATION:** A system of supports that is: (1) capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure; (2) constructed of concrete; and (3) placed at a depth below grade adequate to prevent frost damage.

**PLANNED UNIT DEVELOPMENT (PUD):** A large scale, unified land development which permits a mixture of land uses, clustering of residential units of varying types, and common recreation/open spaces, through flexible regulations which encourage creative design to preserve the natural features and foliage of the site.

**PRODUCER:** A person or entity that raises or produces Farm Products on land that the person or entity farms and owns, rents, or leases.

**QUALIFIED MANUFACTURED HOME:** A manufactured home that meets all of the following criteria:

- A. Is manufactured on or after July 15, 2002;
- B. Is affixed to a permanent foundation as is connected to the appropriate facilities and is installed in compliance with KRS 227.570;
- C. Has a width of at least twenty (20) feet at its smallest width measurement or is two (2) stories in height and oriented on the lot or parcel so that its main entrance door faces the street;
- D. Has a minimum total living area of nine hundred (900) square feet;
- E. Is not located in a manufactured home land-lease community; and
- F. Is compatible, in terms of assessed value, with existing housing located immediately adjacent to: (1) either side of the proposed site within the same block front; (2) adjacent to the rear; or (3) within a one-eighth (1/8) mile radius or less from the proposed location of the qualified manufactured home.

**RAILROAD RIGHTS - OF - WAY:** A strip of land within which the railroad tracks and auxiliary facilities for track operation are normally located, but not including freight depots or stations, loading platforms, train sheds, warehouses, car or locomotive shops, or car yards.

**REPLACEMENT TREE:** Any tree planted to meet the requirements of this ordinance, either for landscaping or tree density purposes.

**RESIDENTIAL CLUSTER DEVELOPMENT (RCD):** A large scale, unified land development which permits a clustering of attached and detached single - family residential dwellings, with common recreation/open spaces, through flexible regulations which encourage creative design to preserve the natural features, foliage, and other characteristics of the site.

**REST HOME:** Any building, institution, residence, or home used as a place of abode for the reception and care of three (3) or more persons, who by reasons of age, mental, or physical infirmities, are not capable of properly caring for themselves.

**ROADSIDE STAND:** A direct marketing operation with or without a permanent structure featuring the sale of products that are raised, produced, and processed on the premises.

**SCHOOLS, PAROCHIAL:** An institution or a place for instruction or education belonging to and maintained by a religious organization.

**SCHOOLS, PRIVATE:** An institution or a place for instruction or education belonging to and maintained by a private organization.

**SCHOOLS, PUBLIC:** An institution or place for instruction or education belonging to and maintained under public authority and open to the public for their attendance.

**SEPARATE (LIGHTING OR ILLUMINATION):** A prohibition on separate illumination for a sign does not prohibit indirect, incidental illumination that spills over from a light serving another lawful purpose.

**SERVICE FACILITIES, PUBLIC UTILITIES:** Service facilities include all facilities of public utilities operating under the jurisdiction of the Public Service Commission, or the Department of Motor Transportation, or Federal Power Commission, and common carriers by rail, other than office space, garage and warehouse space and include office space, garage space and warehouse space when such place is incidental to a service facility.

**SERVICE STATION:** Any building, structure, or land, used for the dispensing, sale, or offering for sale, at retail, of any automobile fuels, oils, or accessories and in connection with which is performed general automotive servicing other than body work.

**SHORT TERM RENTAL, OWNER OCCUPIED:** A dwelling unit or room that is rented, leased, or assigned for a tenancy of less than thirty consecutive days in duration and where no meals are served or provided by the host to any guest. The owner/operator of the short-term rental resides on the premises. This term shall not include hotel or motel rooms, extended stay lodging facilities, bed and breakfast inns, or boarding and lodging rooms.

**SHORT-TERM RENTAL, NON-OWNER OCCUPIED:** A dwelling unit or room that is rented, leased, or assigned for a tenancy of less than thirty consecutive days in duration and where no meals are served or provided by the host to any guest. The owner/operator of the short-term rental does not reside on the premises. This term shall not include hotel or motel rooms, extended stay lodging facilities, bed and breakfast inns, or boarding and lodging rooms.

**SIGN:** Any device, fixture, placard or structure, including its component parts, which by display of a visual image draws attention to an object, product, place, activity, opinion, idea, person, institution, organization or place of business, or which identifies or promotes the interests of any person, and which is visible from any public street, road, highway, right-of-way or parking area.

**SIGN, ANIMATED:** a sign which uses movement or change of lighting to simulate action or motion.

**SIGN, DETACHED:** Any sign erected on a freestanding frame, foundation, mast or pole and not attached in any way to any building. Every face of a freestanding sign shall be considered as a separate sign for purposes of computing the sign area.

**SIGN, DIRECTORY:** Any sign providing way-finding information by identifying occupants of specific buildings or units within a building and, where necessary, providing directions for finding such building or unit

**SIGN, PRINCIPAL:** The main freestanding sign on a site. The term is used to distinguish such a sign from other freestanding signs that may be allowed on multi-tenant or large sites.

**SIGN, TEMPORARY:** A sign which is not permanently affixed. This definition is intended to include all devices such as banners, pennants, flags, searchlights, twirling or sandwich type signs, sidewalk or curb signs and balloons or other air or gas filled figures.

**SIGN, WINDOW:** A sign affixed to or installed inside a window and clearly legible to persons outside the building. Note that signs that are installed behind windows but that are legible from other private property or from driving lanes of adjacent streets will be subject to limitations on window signs but will also be regulated as wall signs.

**SITE:** One or more lots or parcels of land that, for purposes of the Zoning Ordinance, are used as a single unit. As an example, but not by way of limitation, a site may include more than one "lot" as shown on a subdivision plat, but, for zoning purposes, the permissible use, setbacks and yard requirements are determined for the larger "site" and not for the individual "lots."

**SITE TRIP DISTRIBUTION:** Distribution of the development generated site trips to the study area intersections. It is a prediction of the direction in which vehicle trips will access the development.

**SOUND LEVEL METER:** An instrument standardized by the American Standards Association for measurement of intensity of sound.

**STORY:** That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it. For purposes of this ordinance, a basement shall not be counted as a story.

**STORY, HALF:** A story under a gable, hip, or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than three (3) feet above the floor of such story.

**STREET, PRIVATE:** A paved private roadway which affords access to abutting property for private users of such property. For the purposes of density calculations, a private street shall constitute the areas of its paved surface and sidewalks or the private right - of - way if designated on the recorded plat.

**STREET, PUBLIC:** A public roadway, constructed within the boundaries of an officially deeded and accepted public right - of - way, which affords principal means of access to abutting property. For purposes of density calculations, a public street shall constitute all of the area within the public right - of - way.

**STREET, ARTERIAL:** Public thoroughfares which serve the major movements of traffic within and through the community, as identified in the adopted comprehensive plan.

**STREET, COLLECTOR:** Public thoroughfares which serve to collect and distribute traffic, primarily from local to arterial streets.

**STREET, EXPRESSWAY:** A divided arterial highway for through traffic with full or partial control of access, and generally with grade separations at major intersections.

**STREET, FREEWAY:** A divided multi - lane highway for through traffic with all crossroads separated in grades and with full control of access.

**STREET, FRONTAGE ROAD (SERVICE OR ACCESS ROAD):** A street adjacent to a freeway, expressway, or arterial, street separated therefrom by a dividing strip and providing access to abutting properties.

**STREET, LOCAL:** Roadways which are designed to be used primarily for direct access to abutting properties and feeding into the collector street system.

**STRUCTURAL ALTERATION (SIGNS):** As it applies to signs, any change in supporting members of a building or structure, such as foundation, bearing walls, columns, beams or girders. For a sign, any change in or replacement of supporting members of a sign structure, such as foundation, columns, beams or girders shall be considered a structural alteration.

**STRUCTURE:** Anything constructed or erected, the use of which requires permanent location in or on the ground or attachment to something having a permanent location in or on the ground, including such as: buildings, mobile homes, signs, fences, etc.

**SUBDIVISION:** The division of a parcel of land into two or more lots or parcels for the purpose, whether immediate or future, of sale, lease, or building development, or if a new street is involved, any division of a parcel of land; providing that a division of land for agricultural purposes into lots or parcels of five acres or more and not involving a new street shall not be deemed a subdivision. The term includes resubdivision and when appropriate to the context shall relate to the process of subdivision or to the land subdivided.

**SWIMMING POOL, OUTDOOR:** Any structure or device of any kind that is intended for swimming purposes, including but not limited to: any pool or tank of any material or type of construction, or any depression or excavation in any natural or constructed material, or any dike or berm of any material or type of construction; including all appurtenances to such structure or device and all appliances used in connection therewith; which structure or device is intended to cause, or would cause, if completely filled, the retaining of water to a greater depth than eighteen (18) inches at any point. Any such structure or device shall be deemed to be included within the meaning of the term "structure" as used in this ordinance.

Outdoor swimming pools shall be deemed to consist of the following classes: private, semi - public, public, and commercial, as follows:

- a. Private: when consisting of an accessory structure appurtenant to a one - family or a two - family dwelling and used only as such by persons residing on the same lot and their private guests.
- b. Semi - public: when consisting of an accessory structure appurtenant to a multiple dwelling, hotel, motel, church, school, club, etc., and used only as such by persons who reside or are housed on the same lot or who are regular members of such organizations.

- c. Public: a swimming pool operated by a unit of government for the general public.
- d. Commercial: a swimming pool operated for profit, open to the public upon payment of a fee.

**TAVERN:** Any establishment selling alcoholic and nonalcoholic beverages by the drink for consumption on the premises.

**TRAILER:** See CAMPING/VACATION MOBILE UNIT.

**USE, PERMITTED:** A use which may be lawfully established, if permitted, in a particular zone provided it conforms with all requirements of such zone.

**VALUE-ADDED FARM PRODUCT:** Any product processed by a Producer from a Farm Product, such as baked goods, jams, and jellies.

**VARIANCE:** A departure from dimensional terms of this ordinance pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

**VEHICLE:** Any device meeting the definition of "motor vehicle" under KRS. §186.010.

**VEHICULAR USE AREA:** Any area containing more than one thousand five hundred (1,500) square feet and used by two or more vehicles for parking, sales, or service, exclusive of driveways.

**YARD DEPTH, FRONT:** An area extending the full width of the lot or building site measured between a line parallel to the street right - of - way line intersecting the foremost point of any building excluding steps and unenclosed porches and the front lot line, as defined herein.

**YARD DEPTH, REAR:** An area extending across the full width of the lot and measured between a line parallel to the rear lot line, as defined herein, which intersects the rearmost point of any building excluding steps and unenclosed porches and the rear lot line.

**YARD WIDTH, SIDE:** An area between any building and the side lot line, as defined herein, extending from the front to the rear yard, or on through lots or building sites from one front lot line to the other front lot line.

**ZONE:** An established area within the city for which the provisions of this ordinance are applicable. (Synonymous with the word "DISTRICT".)

**ZONING ADMINISTRATOR:** The official or officials appointed by the county to administer and enforce the provisions of this ordinance.

## ARTICLE X ZONES

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### SECTION 10.1 A-1 (AGRICULTURAL ONE) ZONE

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#### A. PERMITTED USES:

1. Agricultural uses;
2. Single-family residential dwellings (detached);
3. Mobile homes, subject to the requirements of SECTION 9.26 of this ordinance;
4. Roadside stands for the sale of products that are raised, produced, and processed on the premises, provided that no roadside stands of any type for the sale or display of agricultural products shall be permitted within fifty (50) feet from any road or highway;



5. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises;
6. Stables and riding academies.
7. Bed and breakfast establishments
8. Qualified manufactured homes, subject to the compatibility standards established in [SECTION 9.32](#) of this ordinance
9. Owner-Occupied Short-Term Rentals, subject to additional development controls in Section 10.1, F., 6.

B. ACCESSORY USES:

1. Customary accessory buildings and uses;
2. Fences and walls, as regulated by [ARTICLE XIII](#);
3. Home occupations, subject to the restrictions and limitations established in [SECTION 9.11](#) of this ordinance;
4. Signs, as regulated by [ARTICLE XIV](#).
5. Farmers Markets, subject to the following restrictions:
  - a. An accessory use permit is completed and recorded on file at the office of the [\[NKAPC\]PDS](#).
  - b. At least 75% of the products sold are Farm Products or Value-Added Farm products, as defined in Article 7, which have been produced, processed, or grown within the boundaries of the Commonwealth of Kentucky.
  - c. At least 75% of the vendors regularly participating during the market's hours of operation are Producers, as defined in Article 7, or family members or employees of Producers.
  - d. The owner of the premises on which the farmers market is located shall be a producer.
  - e. All Farmers' Markets and their vendors shall comply with all applicable federal, state, and local laws and regulations pertaining to the operation, use, and enjoyment of the market premises.
  - f. Minimum Lot Size: Three (3) Acres
  - g. Minimum Front Yard Setback: Forty (40) Feet
  - h. Minimum Side (on each side of lot), and Rear Yard Setback: Fifty (50) Feet
  - i. Minimum Setback from nearest residence: Two-Hundred (200) Feet
  - j. Parking: No parking shall be allowed in or on any right-of-way or within any site triangle as defined in [SECTION 9.17](#).,G.,2.
  - k. Site Distance for Access Points shall be regulated in [SECTION 11.3](#).,E.
  - l. Location of Access points shall be as regulated in [SECTION 11.3](#).,F.
  - m. Signage shall be allowed subject to the following restrictions:
    1. Maximum Signage Area: 32 square feet
    2. Maximum Sign Height: 12 feet

3. No sign shall be located within any site triangle as defined in [SECTION 9.17.,G.,2.](#)
  4. No sign shall interfere with any vehicular traffic movement nor shall any sign affect the general health, safety, or welfare of the public within or moving through the surrounding areas.
  5. Illuminated signage shall be prohibited
6. Agri-Tourism, subject to the following restrictions:
- a. PURPOSE: The purpose of permitting agri-tourism activities is to provide regulations and guidance in the agricultural-one zone to open opportunities for farmland owners to promote their land for agricultural operations. Only the proposed activities accomplishing this objective shall be permitted. Agri-tourism applications should only involve structures in keeping with an agricultural zone so as to preserve the agricultural viewscape of the rural community.
  - b. An accessory use permit is completed and recorded on file at the office of the [NKAPC]PDS.
  - c. Parking: No parking shall be allowed in or on any right-of-way or within any site triangle as defined in [SECTION 9.17.,G.,2.](#)
  - d. Site Distance for Access Points shall be regulated in [SECTION 11.3.,E.](#)
  - e. Location of Access points shall be as regulated in [SECTION 11.3.,F.](#)
  - f. Signage shall be allowed subject to the following restrictions:
    1. Maximum Signage Area: 32 square feet
    2. Maximum Sign Height: 12 feet
    3. No sign shall be located within any site triangle as defined in [SECTION 9.17.,G.,2.](#)
    4. No sign shall interfere with any vehicular traffic movement nor shall any sign affect the general health, safety, or welfare of the public within or moving through the surrounding areas.
    5. Illuminated signage shall be prohibited
  - g. Structures erected for agri-tourism must fit an agricultural building definition.
  - h. The farm owner or their designee shall be on the premises when an agri-tourism activity or event is taking place.
  - i. Permitted agri-tourism uses:
    1. Seasonal activities: farm rides, farm stands, u-pick operations, pumpkin patches, corn mazes, Christmas tree farms, nature trails, farm tours, and fishing ponds
    2. Educational activities: petting farms, classes, seminars, field trips, historical exhibits, product tasting, and farm tours

3. Celebration venues: weddings, reunions, and community gatherings
    4. Agricultural marketing activities: local farmers' markets and the direct sale of products produced on local farms
  - j. All permitted agri-tourism uses are limited to a 500 person maximum capacity.
- C. **CONDITIONAL USES:** The following uses or any customary accessory buildings and uses, subject to the approval by the board of adjustments, as set forth in [SECTION 9.14](#) and [SECTION 18.7](#) of this ordinance:
  1. Cemeteries;
  2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial or collector street;
  3. Governmental offices;
  4. Nursery schools;
  5. Police and fire stations, provided they are located adjacent to an arterial or collector street;
  6. Public and parochial schools;
  7. Veterinarians' 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:
    - b. Golf courses;
    - c. Country clubs;
    - d. Swimming pools;
    - e. Tennis courts/clubs;
    - f. Fishing lakes;
    - g. Gun clubs and ranges;
  10. Sanitary landfills, as regulated by [SECTION 9.27](#) of this ordinance;
  11. Funeral homes, providing they are located adjacent to an arterial street.
  12. Non-Owner Occupied Short Term Rentals, subject to additional development controls in Section 10.1, F., 6.
- 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 at Building Setback Line - One hundred (100) feet.
  3. Minimum Front Yard Depth - Forty (40) feet.
  4. Minimum Side Yard Width - Total: Thirty-eight (38) feet; One Side: Twelve (12) feet.
  5. Minimum Rear Yard Depth - 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 use shall be erected or structurally altered hereafter, except in accordance with the following regulations:
1. Minimum Lot Area - Twenty-two thousand five hundred (22,500) square feet.
  2. Minimum Lot Width at Building Setback Line - One hundred fifty (150) feet.
  3. Minimum Front, Side (on each side of lot), and Rear Yards - Fifty (50) feet.
  4. Maximum Building Height - Thirty-five (35) feet.
- F. OTHER DEVELOPMENT CONTROLS:
1. Off-street parking and loading and/or unloading shall be provided in accordance with [ARTICLE XI](#) and [ARTICLE XII](#).
  2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
  3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
  4. Screening and landscaping shall be provided, as regulated by [SECTION 9.17](#) of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
  5. The following shall apply to bed and breakfast establishments:
    - b. The owner shall live in the dwelling unit and operate the bed and breakfast establishment.
    - c. Food service may be provided for resident guests only.
    - d. No exterior alterations and/or additions shall be permitted for the purpose of increasing the number of guest rooms.
    - e. Interior alterations should maintain the unique characteristics of the structure, if possible.
    - f. One parking space per guest room and two parking spaces for the owner shall be provided on site. Parking shall be limited to the side and rear yards, screened from adjacent properties with a six (6) foot high masonry or wood fence, or dense vegetation.
    - g. A site plan, as regulated by [SECTION 9.19](#) of this ordinance, shall be required.
  6. The following shall apply to owner-occupied and non-owner occupied short-term rentals:
    - b. PURPOSE: The purpose of the short-term rental regulations is to provide regulations and guidance for short-term rental usage in unincorporated Kenton County. Short-term rentals are intended to be temporary lodging which allows property owners to leverage the agricultural community and natural resources of the area, maintain rural character and encourage Agri-tourism and tourism.
    - c. Must obtain any required building permit, zoning permit, and occupational license.
    - d. Site Distance for Access Points shall be regulated by [ARTICLE XI](#).

- e. The maximum length of each stay shall be 29 days.
- f. No lease shall be rented less than 1 night's stay.
- g. There shall be no external evidence of a short-term rental. The street address must clearly be visible from the right-of-way.
- h. Short-term rentals shall not adversely affect the character of the neighborhood nor shall the use generate noise, vibration, glare, odors, or other effects that unreasonably interfere with any person's enjoyment of his or her property.
- i. Short-term rentals are permitted in the primary structure and/or one accessory structure. Owner Occupied Short-term rentals shall be clearly incidental and commonly associated with the operation of the primary residential household living use.
- j. Short-Term rentals shall not be located in mobile homes, recreational vehicles, travel trailers, tents, campgrounds, sheds, garages, or barns or any other structure typically not used as a residence.
- k. Short-term rentals must provide one (1) parking space for each sleeping room or suite and one (1) for the caretaker of the property.

7. The following shall apply to agri-tourism activities:

- a. Agri-tourism activities shall end by 10 p.m. Sunday through Thursday and midnight on Friday and Saturday nights.
- b. No agri-tourism use shall produce odors, light, noise, or dust that are or will be observable beyond the parcel boundary. As per Right to Farm regulations, this does not include normal farm operations.
- c. Lighting requirements shall meet the following:
  - 1. All lighting shall be fully shielded from above, with no light being emitted above the horizontal plane.
  - 2. The maximum illumination at the property line shall not exceed 1 foot candle.
  - 3. Free standing lights shall not exceed fifteen (15) feet in height including base and/or pedestal.
- d. Noise requirements shall meet the following: The sound pressure of noise radiated continuously shall not exceed 60 dB between 7:00 a.m. and 10:00 p.m. and 50 dB between 10 p.m. and 7 a.m. at the property line.

## SECTION 10.29 A-2 (AGRICULTURAL TWO) ZONE

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### A. PERMITTED USES:

1. Agricultural uses;
2. Conservation subdivision subject to the requirements of [SECTION 9.34](#) of this ordinance;
3. Single-family residential dwellings (detached);
4. Mobile homes, subject to the requirements of [SECTION 9.26](#) of this ordinance;
5. Roadside stands for the sale of products that are raised, produced, and processed on the premises, provided that no roadside stands of any type for the sale or display of agricultural products shall be permitted within fifty (50) feet from any road or highway;
6. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises;
7. Stables and riding academies;
8. Bed and breakfast establishments;
9. Qualified manufactured homes, subject to the compatibility standards established in [SECTION 9.32](#) of this ordinance.
10. Owner-Occupied Short-Term Rentals, subject to additional development controls in Section 10.29, F., 6.

### B. ACCESSORY USES:

1. Customary accessory buildings and uses;
2. Fences and walls, as regulated by [ARTICLE XIII](#);
3. Home occupations, subject to the restrictions and limitations established in [SECTION 9.11](#) of this ordinance;
4. Signs, as regulated by [ARTICLE XIV](#).
5. Farmers Markets, subject to the following restrictions:
  - a. An accessory use permit is completed and recorded on file at the office of the [\[NKAPC\]PDS](#).
  - b. At least 75% of the products sold are Farm Products or Value-Added Farm products as defined in Article 7, which have been produced, processed, or grown within the boundaries of the Commonwealth of Kentucky.
  - c. At least 75% of the vendors regularly participating during the market's hours of operation are Producers, as defined in Article 7, or family members or employees of Producers.
  - d. All Farmers' Markets and their vendors shall comply with all applicable federal, state, and local laws and regulations pertaining to the operation, use, and enjoyment of the market premises.
  - e. Minimum Lot Size: Three (3) Acres
  - f. Minimum Front, Side (on each side of lot), and Rear Yard Setback: Fifty (50) Feet

- g. Minimum Setback from nearest residence: Two-Hundred (200) Feet
  - h. Parking: No parking shall be allowed in or on any right-of-way or within any site triangle as defined in [SECTION 9.17.,G.,2.](#)
  - i. Site Distance for Access Points shall be regulated in [SECTION 11.3.,E.](#)
  - j. Location of Access points shall be as regulated in [SECTION 11.3.,F.](#)
  - k. Signage shall be allowed subject to the following restrictions:
    - 1. Maximum Signage Area: 32 square feet
    - 2. Maximum Sign Height: 12 feet
    - 3. No sign shall be located within any site triangle as defined in [SECTION 9.17.,G.,2.](#)
    - 4. No sign shall interfere with any vehicular traffic movement nor shall any sign affect the general health, safety, or welfare of the public within or moving through the surrounding areas.
    - 5. Illuminated signage shall be prohibited
7. Agri-Tourism, subject to the following restrictions:
- a. PURPOSE: The purpose of permitting agri-tourism activities is to provide regulations and guidance in the agricultural-two zone to open opportunities for farmland owners to promote their land for agricultural operations. Only the proposed activities accomplishing this objective shall be permitted. Agri-tourism applications should only involve structures in keeping with an agricultural zone so as to preserve the agricultural viewscape of the rural community.
  - l. An accessory use permit is completed and recorded on file at the office of the ~~[NKAPC]~~PDS.
  - m. Parking: No parking shall be allowed in or on any right-of-way or within any site triangle as defined in [SECTION 9.17.,G.,2.](#)
  - n. Site Distance for Access Points shall be regulated in [SECTION 11.3.,E.](#)
  - o. Location of Access points shall be as regulated in [SECTION 11.3.,F.](#)
  - p. Signage shall be allowed subject to the following restrictions:
    - 1. Maximum Signage Area: 32 square feet
    - 2. Maximum Sign Height: 12 feet
    - 3. No sign shall be located within any site triangle as defined in [SECTION 9.17.,G.,2.](#)
    - 4. No sign shall interfere with any vehicular traffic movement nor shall any sign affect the general health, safety, or welfare of the public within or moving through the surrounding areas.
    - 5. Illuminated signage shall be prohibited
  - g. Structures erected for agri-tourism must fit an agricultural building definition.

h. The farm owner or their designee shall be on the premises when an agri-tourism activity or event is taking place.

i. Permitted agri-tourism uses:

1. Seasonal activities: farm rides, farm stands, u-pick operations, pumpkin patches, corn mazes, Christmas tree farms, nature trails, farm tours, and fishing ponds
2. Educational activities: petting farms, classes, seminars, field trips, historical exhibits, product tasting, and farm tours
3. Celebration venues: weddings, reunions, and community gatherings
4. Agricultural marketing activities: local farmers' markets and the direct sale of products produced on local farms

j. All permitted agri-tourism uses are limited to a 500 person maximum capacity.

C. **CONDITIONAL USES:** The following uses or any customary accessory buildings and uses, subject to the approval by the board of adjustments as set forth in **SECTION 9.14** and **SECTION 18.7** of this ordinance:

1. Cemeteries;
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street;
3. Governmental offices;
4. Nursery schools;
5. Police and fire stations, provided they are located adjacent to an arterial or collector street;
6. Public and parochial schools;
7. Veterinarians' 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;
  - b. Country clubs;
  - c. Swimming pools;
  - d. Tennis courts/clubs;
  - e. Fishing lakes;
  - f. Gun clubs and ranges;
10. Sanitary landfills, as regulated by **SECTION 9.27** of this ordinance;
11. Funeral homes, providing they are located adjacent to an arterial street.
12. Non-Owner Occupied Short Term Rentals, subject to additional development controls in Section 10.29, F., 6.



- D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: Except as provided for in [SECTION 9.33](#), no buildings shall be erected or structurally altered hereafter, except in accordance with the following regulations:
1. Minimum lot area - one acre;
  2. Minimum lot width at building setback line - 100 feet;
  3. Minimum front yard depth - 40 feet;
  4. Minimum side yard width - total: 38 feet; one side: 12 feet;
  5. Minimum rear yard depth - 25 feet;
  6. Maximum building height - 35 feet.
- E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:
1. Minimum lot area - 22,500 square feet;
  2. Minimum lot width at building setback line - 150 feet;
  3. Minimum front, side (on each side of lot), and rear yards - 50 feet;
  4. Maximum building height - 35 feet.
- F. OTHER DEVELOPMENT CONTROLS:
1. Off-street parking and loading and/or unloading shall be provided in accordance with [ARTICLE XI](#) and [ARTICLE XII](#).
  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 spill from this zone onto any street, or into any adjacent property.
  4. Screening and landscaping shall be provided, as regulated by [SECTION 9.17](#) of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
  5. The following shall apply to bed and breakfast establishments:
    - a. The owner shall live in the dwelling unit and operate the bed and breakfast establishment;
    - b. Food service may be provided for resident guests only;
    - c. No exterior alterations and/or additions shall be permitted for the purpose of increasing the number of guest rooms;
    - d. Interior alterations should maintain the unique characteristics of the structure, if possible;
    - e. One parking space per guest room and two parking spaces for the owner shall be provided on site; parking shall be limited to the side and rear yards, screened from adjacent properties with a six (6) foot high masonry or wood fence, or dense vegetation;
    - f. A site plan, as regulated by [SECTION 9.19](#) of this ordinance.
  6. The following shall apply to owner-occupied and non-owner occupied short-term rentals:

- a. PURPOSE: The purpose of the short-term rental regulations is to provide regulations and guidance for short-term rental usage in unincorporated Kenton County. Short-term rentals are intended to be temporary lodging which allows property owners to leverage the agricultural community and natural resources of the area, maintain rural character and encourage Agri-tourism and tourism.
- b. Must obtain any required building permit, zoning permit, and occupational license.
- c. Site Distance for Access Points shall be regulated by [ARTICLE XI](#).
- d. The maximum length of each stay shall be 29 days.
- e. No lease shall be rented less than 1 night's stay.
- f. There shall be no external evidence of a short-term rental. The street address must clearly be visible from the right-of-way.
- g. Short-term rentals shall not adversely affect the character of the neighborhood nor shall the use generate noise, vibration, glare, odors, or other effects that unreasonably interfere with any person's enjoyment of his or her property.
- h. Short-term rentals are permitted in the primary structure and/or one accessory structure. Owner Occupied Short-term rentals shall be clearly incidental and commonly associated with the operation of the primary residential household living use.
- i. Short-Term rentals shall not be located in mobile homes, recreational vehicles, travel trailers, tents, campgrounds, sheds, garages, or barns or any other structure typically not used as a residence.
- j. Short-term rentals must provide one (1) parking space for each sleeping room or suite and one (1) for the caretaker of the property.

7. The following shall apply to agri-tourism activities:

- a. Agri-tourism activities shall end by 10 p.m. Sunday through Thursday and midnight on Friday and Saturday nights.
- b. No agri-tourism use shall produce odors, light, noise, or dust that are or will be observable beyond the parcel boundary. As per Right to Farm regulations, this does not include normal farm operations.
- c. Lighting requirements shall meet the following:
  - 1. All lighting shall be fully shielded from above, with no light being emitted above the horizontal plane.
  - 2. The maximum illumination at the property line shall not exceed 1 foot candle.
  - 3. Free standing lights shall not exceed fifteen (15) feet in height including base and/or pedestal.
- d. Noise requirements shall meet the following: The sound pressure of noise radiated continuously shall not exceed 60 dB between 7:00 a.m.

and 10:00 p.m. and 50 dB between 10 p.m. and 7 a.m. at the property line.