David Voegele
Judge Executive
dvoegele@oldhamcountyky.gov

John Black
Deputy Judge Executive
jblack@oldhamcountyky.gov

FISCAL COURT
AGENDA ITEM REQUEST FORM

July 27, 2016

Today's Date

Comprehensive Zoning Ordinance revisions recommended by the Oldham County Joint Planning Commission

Name of Document and/or Agenda Item

Jim Urban, Planning and Development Services **222-1476 X 1401**

Submitted by (Name – Department - Committee) (phone / email)

Does this require Fiscal Court's approval? _x___ yes ____ no

August 2, 2016

Fiscal Court Presentation Date

Who will be presenting Item to Fiscal Court? Jim Urban 222-1476
(Ex: Committee, Chairperson, Department, Staff, Name)

What action (motion) are you requesting of the court? _____
First Reading, August 2, 2016
Second Reading and Public Hearing _____

***** REVIEWED AND APPROVED AS TO FORM & LEGALITY BY COUNTY ATTORNEY *****

(Signature) Date 07/28/2016
John Carter, Oldham County Attorney

COMMONWEALTH OF KENTUCKY
OLDHAM COUNTY

ORDINANCE NO. KOC 16-920-345

******

AN ORDINANCE REPEALING AND REPLACING CERTAIN SECTIONS OF THE EXISTING OLDHAM COUNTY COMPREHENSIVE ZONING ORDINANCE.

******

WHEREAS, the Oldham County Fiscal Court has the authority pursuant to the provisions of KRS Chapters 67, 100, and other applicable law to adopt and amend ordinances; and,

WHEREAS, Oldham County Joint Planning and Zoning Commission did conduct an advertised public hearing on March 22, 2016 on the issue of amending certain sections of the Oldham County Comprehensive Zoning Ordinance to include the attached revisions, and at the conclusion of said hearing, did recommend to the Oldham County Fiscal Court that certain sections of the Oldham County Comprehensive Zoning Ordinance be amended to include the revisions; and,

WHEREAS, Oldham County Fiscal Court did advertise and conduct a public hearing on the recommended Oldham County Comprehensive Zoning Ordinance changes attached hereto, and the said Fiscal Court having voted to adopt said revisions to sections at its regular meeting conducted

_____, 2016 :

Affected Sections:

Section 020-040 AG-1 Agricultural/Residential District Property Development Regulations
Section 030-040 CO-1 Conservation/Residential District Property Development Regulations
Section 040-040 R-1A Residential District Property Development Regulations
Section 060-040 R-2 Residential District Property Development Regulations
Section 070-010 Intent R-2A Residential District
Section 070-030 R-2A Residential District Conditional Uses
Section 070-040 R-2A Residential District Property Development Regulations
Section 080-040 R-3 Residential District Property Development Regulations

Section 090-030 R4-A Residential Conditional Uses

Section 090-040 R-4A Residential District Property Development Regulations

Section 100-040 R-4 Residential District Property Development Regulations

Section 110-020 T Manufactured Home District

Section 110-040 T Manufactured Home District Property Development Regulations

Section 120-040 O-1 Office District Property Development Regulations

Section 130-040 O-2 Office District Property Development Regulations

Section 140-020 C-N Commercial Neighborhood District Permitted Uses

Section 140-030 C-N Commercial Neighborhood District Conditional Uses

Section 140-040 C-N Commercial Neighborhood District Property Development Regulations

Section 150-020 C-1 Local Business District Permitted Uses

Section 150-030 C-1 Local Business District Conditional Uses

Section 150-040 C-1 Local Business District Property Development Regulations

Section 160-020 C-2 Community Business Permitted Uses

Section 170-020 C-3 General Business District Permitted Uses

Section 170-030 C-3 General Business District Conditional Uses

Section 180-020 C-4 Highway Service District Permitted Uses

Section 180-030 C-4 Highway Service District Conditional Uses

Section 190-020 Light Industrial District Permitted Uses

Section 190-030 Light Industrial District Conditional Uses

Section 190-040 I-1 Industrial District Property Development Regulations

Section 200-020 Heavy Industrial District Permitted Uses

Section 200-030 Heavy Industrial Conditional Uses

Section 200-040 I-2 Industrial District Property Development Regulations

Section 210-020 Industrial Park District Permitted Uses

Section 210-070 Industrial Park District Maximum FAR and Lot Coverage

Section 220-020 SWF-1 Solid Waste Facility Permitted Uses

Section 250-040 Accessory Dwelling Units

Section 250-080 Qualified Manufactured Homes

Section 250-090: Fences and Walls

Section 260-075 Auto Auctions

Section 260-200 Freight Terminals

Section 260-320 Private/Utility Buildings/Facilities

Section 250-030 Accessory Uses and Structures (without dwelling units)

Section 250-200: Scenic Corridors

Section: 290-110 Off-Premise Signage

Section: 290-120 Temporary Signage

Section: 290-030 Sign Definitions

Section: 290-060 Exempt Sign Standards

Section: 290-070 Signs Prohibited

Section 390-040 Site Plan Review Procedure

Division 235 Planned Residential Developments (PRD)

Division 240 LaGrange Historic District

Division 320 Access Management Regulations

Division 330 Exceptions and Modifications Division 235 Planned Residential Developments (PRD)

Division 420 Definitions: *Agricultural Uses, Yard Sales, Planning Staff, (Common) Open Space, Family, Floor Area Ratio, Auto Auctions, Minor Plats, Qualified Manufactured Homes*

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF THE COUNTY OF OLDHAM, COMMONWEALTH OF KENTUCKY, THAT:

1) The attached language is to replace, amend or add the Sections and Divisions described above of the Oldham County Comprehensive Zoning Ordinance adopted by ordinance KOC 06-920-473, passed 12-19-2006; Ord. KOC 08-920-787, passed 10-21-2008; Ord. KOC 10-920-900, passed - -2010; Ord. KOC 10-920-873, passed 6-1-2010; Ord. KOC 11-920-054, passed 5-17-2011).

This ordinance shall become effective upon its passage and advertisement according to law.

Dated this _____ day of _____, 2016.

_____

DAVID VOEGELE

Oldham County Judge/Executive

First Reading: _____

Second Reading:_____

ATTEST:

_____

SHEILA FAEHR

Oldham County Fiscal Court Clerk

DIVISION 20 AG-1 AGRICULTURAL/RESIDENTIAL DISTRICT

Sec. 020-010 Intent

The AG-1 Agricultural/ Residential District is intended to:
(1) support and encourage agriculture for the purpose of recognizing the cultural heritage of the community and the agricultural contribution to the economic base; and
(2) minimize urban-type development in rural areas until urban-type services and utilities can be efficiently provided.

Sec. 020-020 Permitted Uses

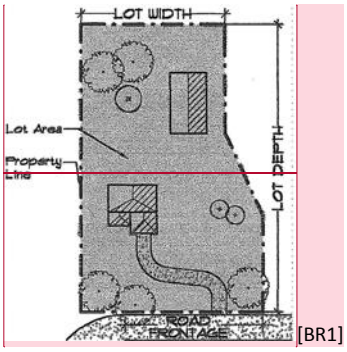
Agricultural Uses
Agricultural uses
Game Farms
Riding Academies and Stables
Community Facilities
Colleges and Schools, not for profit (CF)
Community Centers, not for profit Public and Governmental Buildings and Facilities
Public Parks and Recreation
Boat Docks and Launching Areas, Recreational Camps, Resorts
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Residential
Accessory Dwelling Units – Attached (ADUs)
Accessory Dwelling Units – Interior (ADUs)
Dwellings– Single-Family Detached
Special
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities (CF)

Sec. 020-030 Conditional Uses

Commercial
Veterinary Hospitals and Kennels
Community Facilities and Services
Day Care Facilities for four or more children
Marinas or Boat Rental
Recreational Vehicle Parks and Campgrounds
Light Industrial
Farm Implement Repair
Recreation
Aviaries and Zoos
Circus and Carnival Grounds
Commercial Rifle, Pistol and Skeet Ranges
Drive-in Theatres, Golf Courses, Swimming Pools, Tennis Courts and similar enterprises
Livestock Arenas
Private Clubs, Country Clubs, Golf Courses except Miniature Courses or Commercial Driving Ranges
Residential
Accessory Dwelling Units – Detached (ADUs)
Community Residences
Manufactured Homes – Single-Family Detached
Special
Airports, Heliports, and other Airship or Flying Machine Take-off or Landing Facilities
Bed and Breakfasts
Borrow Pits, Quarry, Gravel Pit or Stone Mill
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Extraction and Development of Natural Resources
Race Tracks
Utilities
Private Utility Buildings and Facilities
Sewage Treatment Facilities

(CF) Community Facilities Review
Refer to Division 400

Sec. 020-040 AG-1 Agricultural/Residential District Property Development Regulations



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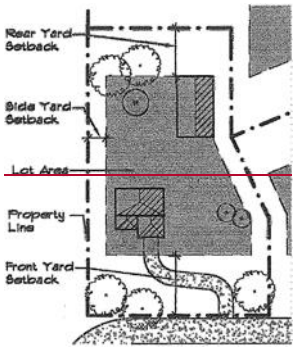
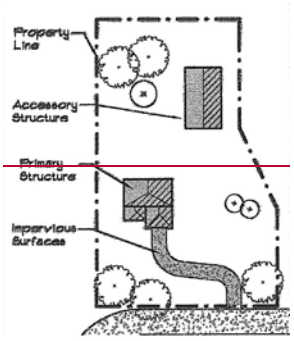




Minimum Lot Area:
- 43,560 square feet

Minimum Road Frontage:
- 150 feet
- 300 feet for lots of 2.5 acres or more

Minimum Lot Width:
- 150 feet
- 300 feet for lots of 2.5 acres or more

Minimum Lot Depth:
- 200 feet

Maximum Structure Height:
- 35 feet
- Agriculture related accessory structures are exempt

Minimum Front Yard Setback:
- 50 feet
- 75 feet when adjacent to an arterial roadway

Minimum Side Yard Setback:
- 15 feet
- 75 feet when adjacent to an arterial roadway
- 50 feet for street side

Minimum Rear Yard Setback:
- 40 feet

Maximum Lot Coverage for Structures:
- 20% of the lot area

Additional Standards that may Apply

Height..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240

DIVISION 30 CO-1 CONSERVATION/RESIDENTIAL DISTRICT

Sec. 030-010 Intent

The Conservation/ Residential District is intended to promote and protect significant natural features, wooded areas, water courses, existing and potential lake sites, other recreational and conservation resources, wildlife habitat, present and future water supplies, and to minimize erosion of soil and the siltation and pollution of streams and lakes.

Sec. 030-020 Permitted Uses

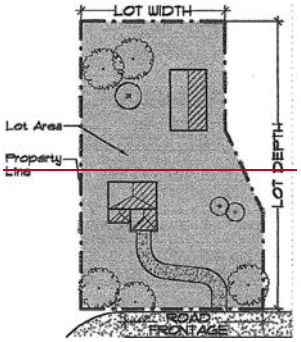
Agricultural Uses
Agricultural uses
Game Farms
Riding Academies and Stables
Community Facilities
Colleges and Schools, not for profit (CF)
Community Centers, not for profit
Public and Governmental Buildings and Facilities
Public Parks and Recreation
Boat Docks and Launching Areas, Recreational Camps, Resorts
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Residential
Accessory Dwelling Units – Attached (ADUs)
Accessory Dwelling Units – Interior (ADUs)
Dwellings – Single-Family Detached
Special
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities (CF)

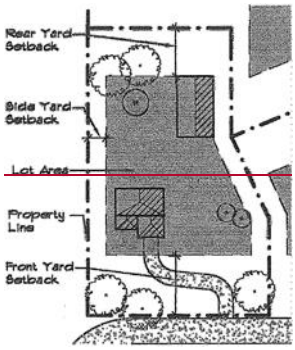
Sec. 030-030 Conditional Uses

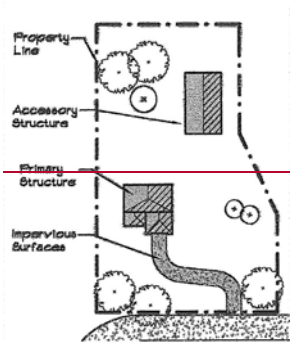
Commercial
Veterinary Hospitals and Kennels
Community Facilities and Services
Marinas or Boat Rental
Recreational Vehicle Parks and Campgrounds
Residential
Accessory Dwelling Units – Detached (ADUs)
Recreation
Aviaries and Zoos
Golf Courses, Swimming Pools, Tennis Courts and similar enterprises
Livestock Arenas
Private Clubs, Country Clubs, Golf Courses except Miniature Courses or Commercial Driving Ranges, Commercial Rifle, Pistol and Skeet Ranges
Special
Bed and Breakfasts
Borrow Pits, Quarry, Gravel Pit, or Stone Mill
Commercial Lakes
Extraction and Development of Natural Resources
Utilities
Private Utility Buildings and Facilities
Sewage Treatment Plants

(CF) Community Facilities Review
Refer to Division 400

Sec. 030-040 CO-1 Conservation/Residential District Property Development Regulations







Minimum Lot Area:
- 43,560 square feet

Minimum Road Frontage:
- 150 feet
- 300 feet for lots of 2.5 acres or more

Minimum Lot Width:
- 150 feet
- 300 feet for lots of 2.5 acres or more

Minimum Lot Depth:
- 200 feet

Minimum Front Yard Setback:
- 50 feet
- 75 feet when adjacent to an arterial roadway

Minimum Side Yard Setback:
- 15 feet
- 75 feet when adjacent to an arterial roadway
- 50 feet street side

Minimum Rear Yard Setback:
- 40 feet

Maximum Lot Coverage for Structures:
- 20% of the lot area

Maximum Structure Height:
- 35 feet Agriculture related accessory structures are exempt

Additional Standards that may Apply

Height..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240

DIVISION 40 R-1A RESIDENTIAL DISTRICT

Sec. 040-010 Intent

The purpose of the R-1A Residential District is to allow, preserve and protect the character of low-density, detached single-family areas and neighborhoods at densities ranging from one (1) dwelling unit per acre up to 1.74 dwelling units per acre.

Sec. 040-020 Permitted Uses

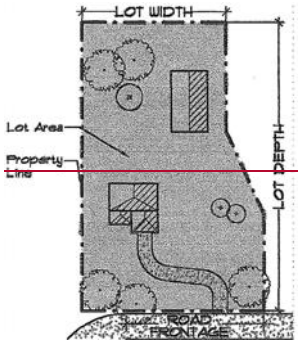
Agricultural Uses
Agricultural uses
Community Facilities
Colleges and Schools, not for profit (CF)
Community Centers, not for profit
Public and Governmental Buildings and Facilities
Public Parks and Recreation
Boat Docks and Launching Areas, Recreational Camps, Resorts
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Residential
Accessory Dwelling Units – Attached (ADUs)
Accessory Dwelling Units – Interior (ADUs)
Dwellings – Single-Family Detached
Special
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities (CF)

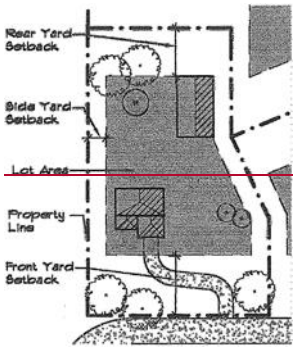
Sec. 040-030 Conditional Uses

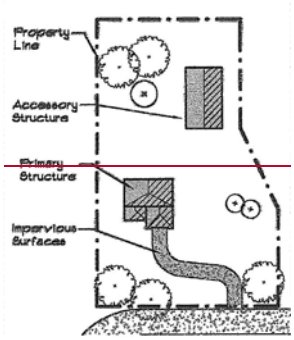
Agricultural Uses
Riding Academies and Stables
Commercial
Veterinary Hospitals and Kennels
Community Facilities and Services
Day Care Facilities for four or more children
Marinas
Indoor and Outdoor Recreation
Private Clubs, Country Clubs, Golf Courses except Miniature Courses or Commercial Driving Ranges
Swimming Pools, Tennis Courts and similar enterprises
Residential
Accessory Dwelling Units – Detached (ADUs)
Community Residences
Manufactured Homes – Single-Family Detached
Nursing Homes
Special
Borrow Pits, Quarry, Gravel Pit or Stone Mill
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Extraction and Development of Natural Resources
Private Airports, Heliports, and other Airship or Flying Machine Take-off or Landing Facilities
Utilities
Private Utility Buildings and Facilities

(CF) Community Facilities Review
Refer to Division 400

Sec. 040-040 R-1A Residential District Property Development Regulations







Minimum Lot Area:
- 25,000 square feet with sanitary sewers (43,560 square feet within the city of Pewee Valley)
- 43,560 without sanitary sewers

Minimum Lot Width:
- 100 feet
- 150 feet for lots without sanitary sewers

Maximum Density/Intensity:
- 1.74 DU/Acre
- 0.25 FAR

Maximum Structure Height:
- 35 feet
- Agriculture related accessory structures are exempt

Minimum Front Yard Setback:
- 35 feet

Minimum Side Yard Setback:
- 15 feet
- 30 feet total for both sides if no street side
- 35 feet for street side

Minimum Rear Yard Setback:
- 30 feet

Maximum Lot Coverage for Structures:
- 30% of the lot area

Additional Standards that may Apply

Height ..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations ..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs ..... Division 290
Historic Preservation ..... Division 240

DIVISION 50 R-1 RESIDENTIAL DISTRICT

Sec. 050-010 Intent

The purpose of the R-1 Residential District is to allow, preserve and protect the character of low density, detached single-family areas and neighborhoods at densities ranging from one (1) dwelling unit per acre up to 2.17 dwelling units per acre.

Sec. 050-020 Permitted Uses

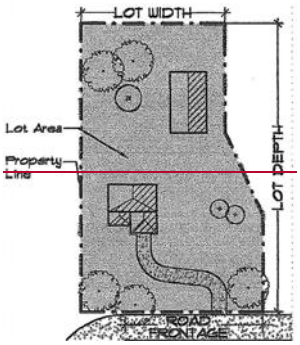
Agricultural Uses
Agricultural uses
Community Facilities
Colleges and Schools, not for profit (CF)
Community Centers, not for profit
Public and Governmental Buildings and Facilities
Public Parks and Recreation
Boat Docks and Launching Areas, Recreational Camps, Resorts
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Residential
Accessory Dwelling Units – Attached (ADUs)
Accessory Dwelling Units – Interior (ADUs)
Dwellings – Detached Single-Family Detached
Special
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities (CF)

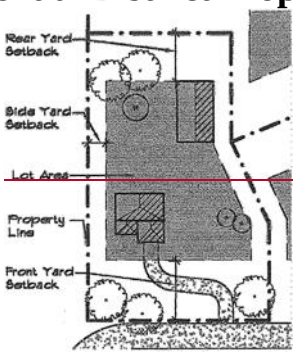
Sec. 050-030 Conditional Uses

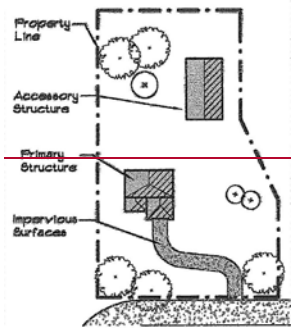
Agricultural Uses
Riding Academies and Stables
Commercial
Veterinary Hospitals and Kennels
Community Facilities and Services
Day Care Facilities for four or more children
Marinas
Recreation
Private Clubs, Country Clubs, Golf Courses except Miniature Courses or Commercial Driving Ranges
Swimming Pools, Tennis Courts and similar enterprises
Residential
Accessory Dwelling Units – Detached (ADUs)
Community Residences
Manufactured Homes – Single-Family Detached
Nursing Homes
Special
Borrow Pits
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Extraction and Development of Natural Resources
Utilities
Private Utility Buildings and Facilities

(CF) Community Facilities Review
Refer to Division 400

Sec. 050-040 R-1 Residential District Property Development Regulations







Minimum Lot Area:
- 20,000 square feet with sanitary sewers (43,560 square feet within the city of Pewee Valley)
- 43,560 square feet without sanitary sewers

Minimum Lot Width:
- 100 feet
- 150 feet for lots without sanitary sewers

Maximum Density/Intensity:
- 2.17 DU/Acre
- *0.25 FAR*

Minimum Front Yard Setback:
- 35 feet

Minimum Side Yard Setback:
- 15 feet
- 30 feet total for both sides if no street side
- 35 feet for street side

Minimum Rear Yard Setback:
- 30 feet

Maximum Lot Coverage for Structures:
- 30% of the lot area

Maximum Structure Height:
- 35 feet

Additional Standards that may Apply

Height.....Sec. 330-010
Accessory Uses and Structures .....Sec. 250-030
Home Occupations.....Sec. 260-230
Fences and Walls.....Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240

DIVISION 60 R-2 RESIDENTIAL DISTRICT

Sec. 060-010 Intent

The purpose of the R-2 Residential District is to allow, preserve and protect the character of low density, detached single-family areas and neighborhoods at densities up to 3.63 dwelling units per acre.

Sec. 060-020 Permitted Uses

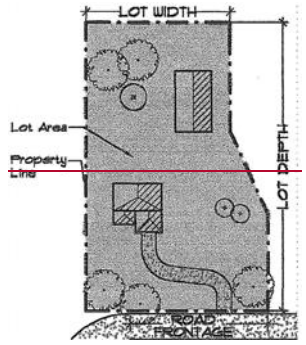
Agricultural Uses
Agricultural uses
Community Facilities
Colleges and Schools, not for profit (CF)
Community Centers, not for profit
Public and Governmental Buildings and Facilities
Public Parks and Recreation
Boat Docks and Launching Areas
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Residential
Accessory Dwelling Units – Attached (ADUs)
Accessory Dwelling Units – Interior (ADUs)
Dwellings – Single-Family Detached
Special
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities (CF)

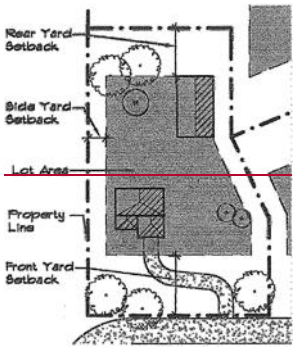
Sec. 060-030 Conditional Uses

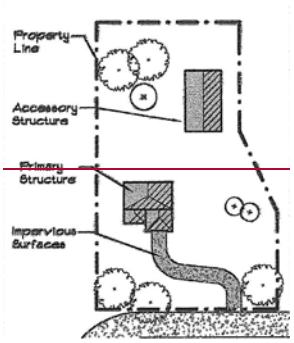
Agricultural Uses
Riding Academies and Stables
Community Facilities and Services
Day Care Facilities for four or more children
Marinas
Health Services
Hospitals and Institutions
Recreation
Private Clubs, Country Clubs, Golf Courses except Miniature Courses or Commercial Driving Ranges
Recreational Camps, Resorts
Swimming Pools, Tennis Courts and similar enterprises
Residential
Accessory Dwelling Units – Detached (ADUs)
Community Residences
Manufactured Homes – Single-Family Detached
Nursing Homes
Special
Borrow Pits
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Extraction and Development of Natural Resources
Utilities
Private Utility Buildings and Facilities

(CF) Community Facilities Review
Refer to Division 400

Sec. 060-040 R-2 Residential District Property Development Regulations







Minimum Lot Area:
- 12,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers

Minimum Lot Width:
- 80 feet
- 150 feet for lots without sanitary sewers

Maximum Density/Intensity:
- 3.63 DU/Acre
- *0.35 FAR*

Minimum Front Yard Setback:
- 35 feet

Minimum Side Yard Setback:
- 75~~7~~ feet
- 25~~10~~~~25~~ feet total for both sides if no street side
- 35 feet for street side

Minimum Rear Yard Setback:
- 25 feet

Maximum Lot Coverage for Structures:
- 30% of the lot area

Maximum Structure Height:
- 35 feet

Additional Standards that may Apply

Height..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240

DIVISION 70 R-2A RESIDENTIAL DISTRICT

Sec. 070-010 Intent

The purpose of the R-2A Residential District is to allow, preserve and protect the character of low to medium density, detached single-family, ~~and attached two-family areas~~ and neighborhoods at densities ranging from one (1) dwelling unit per acre up to 5.8 dwelling units per acre.

Sec. 070-020 Permitted Uses

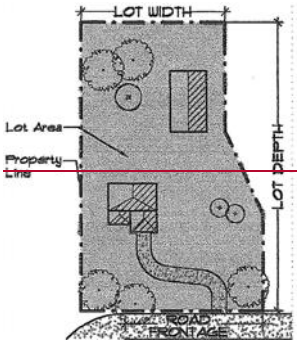
Agricultural Uses
Agricultural uses
Community Facilities
Colleges and Schools, not for profit (CF)
Community Centers, not for profit
Public and Governmental Buildings and Facilities
Public Parks and Recreation
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Residential
Accessory Dwelling Units – Attached (ADUs)
Accessory Dwelling Units – Interior (ADUs)
Dwellings – Single-Family Detached
Special
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities (CF)

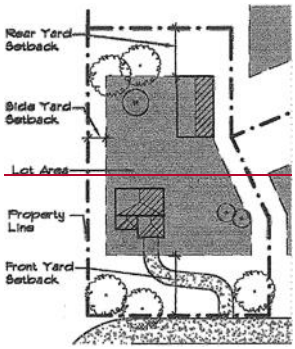
Sec. 070-030 Conditional Uses

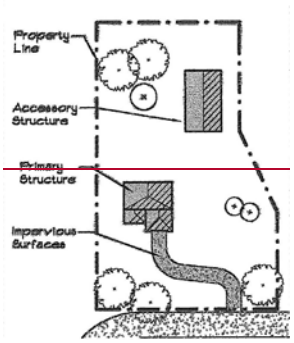
Agricultural Uses
Riding Academies and Stables
Community Facilities and Services
Day Care Facilities for four or more children
Marinas
Health Services Hospitals and Institutions
Public Parks and Recreation
Boat Docks and Launching Areas, Recreational Camps, Resorts
Recreation
Private Clubs, Country Clubs, Golf Courses except Miniature Courses or Commercial Driving Ranges
Swimming Pools, Tennis Courts and Similar Enterprises
Residential
Accessory Dwelling Units – Detached (ADUs)
Community Residences
Nursing Homes
Special
Borrow Pits
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Extraction and Development of Natural Resources
Utilities
Private Utility Buildings and Facilities

(CF) Community Facilities Review
Refer to Division 400

Sec. 070-040 R-2A Residential District Property Development Regulations







Minimum Lot Area:
- 7,500 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers

Minimum Lot Width:
- 50 feet
- 150 feet for lots without sanitary sewers

Maximum Density/Intensity:
- 5.81 DU/Acre
- 0.50 FAR

Maximum Structure Height:
- 35 feet

Minimum Front Yard Setback:
- 30 feet

Minimum Side Yard Setback:
- ~~7 feet~~~~5 feet~~7 feet
- ~~16 feet~~ ~~10 feet~~ 16 feet total for both sides if no street side
- 30 feet for street side

Minimum Rear Yard Setback:
- 25 feet

Maximum Lot Coverage for Structures:
- 30% of the lot area

Minimum Common Open Space:
- 250 sq. ft. per dwelling unit

Additional Standards that may Apply

Height..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240

DIVISION 80 R-3 RESIDENTIAL DISTRICT

Sec. 080-010 Intent

The purpose of the R-3 Residential District is to allow, preserve and protect the character of low to medium density, detached single-family, and attached two-family areas and neighborhoods at densities ranging from one (1) dwelling unit per acre up to 5.8 dwelling units per acre.

Sec. 080-020 Permitted Uses

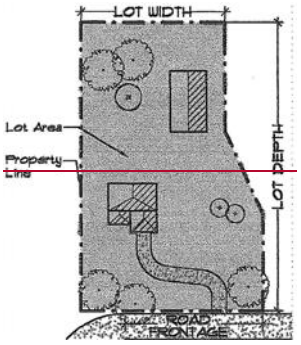
Agricultural Uses
Agricultural uses
Community Facilities
Colleges and Schools, not for profit (CF)
Community Centers, not for profit
Public and Governmental Buildings and Facilities
Public Parks and Recreation
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Residential
Dwellings – Single-Family Detached
Dwellings – Two-Family
Special
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities (CF)

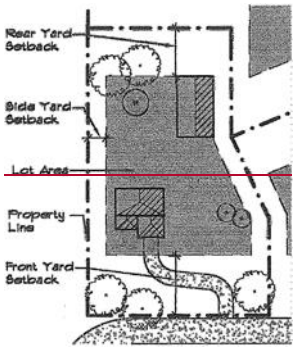
Sec. 080-030 Conditional Uses

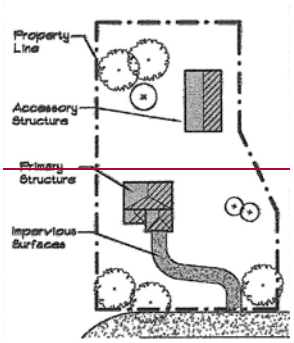
Agricultural Uses
Riding Academies and Stables
Community Facilities and Services
Day Care Facilities for four or more children
Marinas
Health Services Hospitals and Institutions **Public Parks and Recreation**
Boat Docks and Launching Areas, Recreational Camps, Resorts
Recreation
Private Clubs, Country Clubs, Golf Courses except Miniature Courses or Commercial Driving Ranges
Residential
Community Residences
Nursing Homes
Special
Borrow Pits
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Extraction and Development of Natural Resources
Utilities
Private Utility Buildings and Facilities

(CF) Community Facilities Review
Refer to Division 40

Sec. 080-040 R-3 Residential District Property Development Regulations







Minimum Lot Area:
- 7,500 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers

Minimum Lot Width:
- 50 feet
- 150 feet for lots without sanitary sewers

Maximum Density/Intensity:
- 5.81 DU/Acre
- 0.50 FAR

Maximum Structure Height:
- 35 feet

Minimum Front Yard Setback:
- 30 feet

Minimum Side Yard Setback:
- ~~7 feet~~~~5 feet~~7 feet
- ~~16 feet~~~~10 feet~~16 feet total for both sides if no street side
- 30 feet for street side

Minimum Rear Yard Setback:
- 25 feet

Maximum Lot Coverage for Structures:
- 30% of the lot area

Minimum Common Open Space:
- 250 sq. ft. per dwelling unit

Additional Standards that may Apply

Height..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240

DIVISION 90 R-4A RESIDENTIAL DISTRICT

Sec. 090-010 Intent

The purpose of the R-4A Residential District is to allow, preserve and protect the character of medium density, attached single-family and two-family areas and neighborhoods at densities ranging from one (1) dwelling unit per acre up to 8 dwelling units per acre.

Sec. 090-020 Permitted Uses

Agricultural Uses
Agricultural uses
Community Facilities
Colleges and Schools, not for profit (CF)
Community Centers, not for profit
Public and Governmental Buildings and Facilities
Public Parks and Recreation
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Residential
Dwellings – Single-Family Detached
Dwellings – Multi-Family (a maximum of four attached units per structure)
Special
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities (CF)

Sec. 090-030 Conditional Uses

Agricultural Uses
Riding Academies and Stables
Community Facilities and Services
Day Care Facilities for four or more children
Marinas
Health Services Hospitals and Institutions **Public Parks and Recreation**
Boat Docks and Launching Areas, Recreational Camps, Resorts
Residential
Community Residences
Nursing Homes
Recreation
Private Clubs, Country Clubs, Golf Courses except Miniature Courses or Commercial Driving Ranges
Swimming Pools, Tennis Courts and Similar Enterprises
Special
Borrow Pits
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Extraction and Development of Natural Resources
Utilities
Private Utility Buildings and Facilities

(CF) Community Facilities Review
Refer to Division 400

Sec. 090-040 R-4A Residential District Property Development Regulations

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Minimum Lot Area:

- 5,000 square feet for detached structures
- 2,000 square feet per dwelling unit for attached structures (See Sec. 250-070)
- 43,560 square feet without sewers

Minimum Lot Width:

- 50 feet for detached structures
- 18 feet for attached structures
- 150 feet without sanitary sewers

Maximum Structure Height:

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- 35 feet

Minimum Front Yard Setback:

- 20 feet

Minimum Side Yard Setback:

- 7 feet (detached)
- 16 feet total for both sides (detached)
- 7 feet for street side (detache d)
- 0 feet (attached)
- 10 feet for end unit of attached structures

Minimum Rear Yard Setback:

- 20 feet

Maximum Lot Coverage for Structures:

- 70% of the lot area

Minimum Common Open Space:

- 250 sq. ft. per dwelling unit

Additional Standards that may Apply

Height..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240

DIVISION 100 R-4 RESIDENTIAL DISTRICT

Sec. 100-010 Intent

The purpose of the R-4 Residential District is to allow higher density residential uses and low intensity non-residential uses in locations which are served by adequate infrastructure, while maintaining the unique character of neighborhoods at densities up to 16 units per acre. This district is used to encourage a variety of residential opportunities.

Sec. 100-020 Permitted Uses

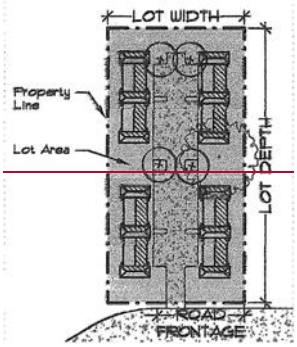
Agricultural Uses
Agricultural uses
Community Facilities
Colleges and Schools, not for profit (CF)
Community Centers, not for profit
Public and Governmental Buildings and Facilities
Office
Professional Offices
Public Parks and Recreation
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Residential
Dwellings – Single-Family Detached
Dwellings – Two-Family
Dwellings – Multi-Family
Special
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities (CF)

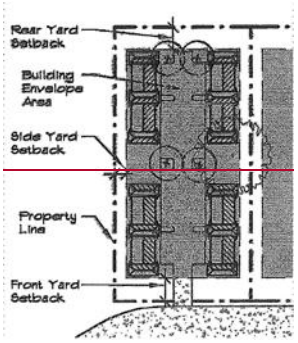
Sec. 100-030 Conditional Uses

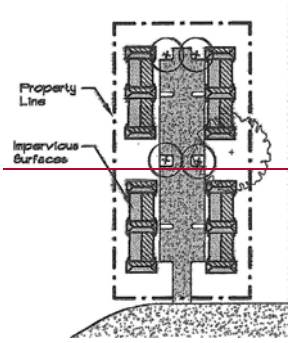
Community Facilities and Services
Day Care Facilities for four or more children
Marinas
Health Services Hospitals and Institutions **Public Parks and Recreation**
Boat Docks and Launching Areas, Recreational Camps, Resorts
Recreation
Private Clubs, Country Clubs, Golf Courses except Miniature Courses or Commercial Driving Ranges
Swimming Pools, Tennis Courts and similar enterprises
Residential
Community Residences
Nursing Homes
Special
Borrow Pits
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Extraction and Development of Natural Resources
Utilities
Private Utility Buildings and Facilities

(CF) Community Facilities Review
Refer to Division 400

Sec. 100-040 R-4 Residential District Property Development Regulations







Minimum Lot Area:
- 6000 square feet with sanitary sewers
- 43,560 square feet for each residential structure without sanitary sewers

Minimum Lot Width:
- 50 feet
- 150 feet for lots without sanitary sewers

Maximum Density/Intensity:
- 16 DU/Acre
- 4 DU/Acre without sanitary sewers
- 0.50 FAR

Maximum Structure Height:

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- 45 feet

Minimum Front Yard Setback:
- 25 feet

Minimum Side Yard Setback:
- ~~7.5 feet~~~~5 feet~~7.5 feet plus 3 feet for each story over three
- ~~15 feet~~~~10 feet~~15 feet plus 6 feet for each story over three for total for both sides if no street side
- 25 feet for street side

Minimum Rear Yard Setback:
- 25 feet

Maximum Lot Coverage for Structures:
- 50% of the lot area

Minimum Common Open Space:
- 250 sq. ft. per dwelling unit

Additional Standards that may Apply

Height..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240

DIVISION 110 T MANUFACTURED HOME DISTRICT

Sec. 110-010 Intent

It is the intent of this district to permit the establishment of manufactured home parks in areas in the county, or in areas within the municipalities, that best provide the proper facilities and setting for a manufactured home park development. This district should be provided with access to major traffic arterial streets and the necessary community facilities. Manufactured home parks themselves require special consideration as to the circumstances and conditions under which each such use may be permitted in order to provide adequate protection for, and consideration of, both the community and the manufactured home dweller.

Sec. 110-020 Permitted Uses

Community Facilities
Colleges and Schools, not for profit (CF)
Community Centers, not for profit
Public and Governmental Buildings and Facilities

Public Parks and Recreation
Boat Docks and Launching Areas, Recreational Camps, Resorts
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths

Religious Institutions
Churches and other Religious Institutions

Residential
Dwellings – Single-Family Detached

- Minimum Lot Size: 5,000 sq. ft.
- Minimum Lot Width: 40 feet
- Minimum Front Yard: 20 feet
- Minimum Side Yard: 5 feet
- Minimum Total Side Yard: 10 feet
- Minimum Street Side Yard: 20 feet
- Minimum Rear Yard: 20 feet

Manufactured Homes –

- New single-family manufactured homes bearing HUD Labels
- Pre-owned single family manufactured homes bearing B1 Seals
- Existing manufactured/mobile homes at their current locations

Utilities
Public Utility Buildings and Facilities (CF)

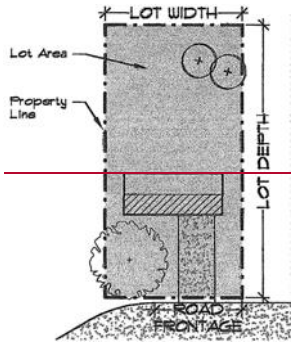
Sec. 110-030 Conditional Uses

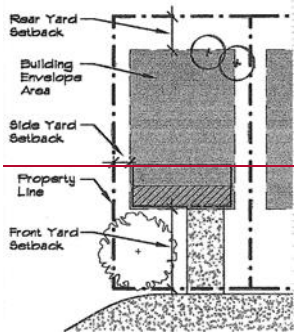
Community Facilities and Services
Day Care Facilities for four or more children

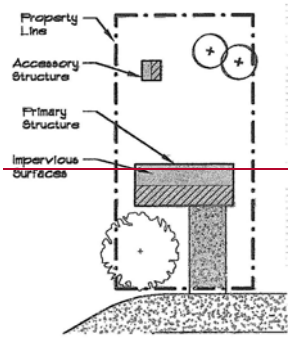
Utilities
Private Utility Buildings and Facilities

(CF) Community Facilities Review
Refer to Division 400

Sec. 110-040 T Manufactured Home District Property Development Regulations







Minimum Lot Area:

- 5000 square feet for each manufactured home space or lot

Minimum Lot Width:

- 40 feet of frontage on an improved access road

Maximum Density/Intensity:

- *8 DU/Acre*
- *0.50 FAR*

Minimum Front Yard Setback:

- 10 feet from an access road or access driveway
- 20 feet from any other manufactured home and service building or area
- 10 feet from any exterior property line of the manufactured home park
- 20 feet from any street or dedicated rights-of-way

Maximum Lot Coverage for Structures:

- 35% of the lot area

Maximum Structure Height:

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- 25 feet

Additional Standards that may Apply

Height..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240

DIVISION 120 O-1 OFFICE DISTRICT

Sec. 120-010 Intent

The purpose of the O-1 Office District is to provide locations for low intensity Professional Offices in relative proximity to residential districts. This district may serve as a reasonable transition between commercial districts and neighborhood residential areas. It is intended that any development in an O-1 district be designed, built, and maintained so that it will be compatible with the character of nearby residential neighborhoods and does not create or generate an excessive amount of traffic and/or noise.

Sec. 120-020 Permitted Uses

Agricultural Uses
Agricultural uses
Community Facilities
Colleges and Schools, not for profit (CF)
Private Clubs
Public and Governmental Buildings and Facilities
Office
Business and Professional Offices with a gross floor area < 5,000 square feet
Medical Office/Clinic with a gross floor area < 5,000 square feet
Public Parks and Recreation
Public Parks
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Residential
Dwellings – Single-Family Detached
Dwellings – Two-Family
Special
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities (CF)

Sec. 120-030 Conditional Uses

Residential
Community Residences
Recreation
Aviaries and Zoos
Health Services
Hospitals and Institutions
Community Facilities and Services
Nursery Schools, Day Nurseries, and Child Care Centers
Utilities
Private Utility Buildings and Facilities
Natural Resource
Borrow Pits, Quarry, Gravel Pit or Stone Mill
Extraction and Development of Natural Resources
Special
Airports, Heliports, and other Airship or Flying Machine Take-off or Landing Facilities
Cemeteries, Mausoleums and Crematories
Commercial Lakes

(CF) Community Facilities Review
Refer to Division 400

Sec. 120-040 O-1 Office District Property Development Regulations

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Minimum Lot Area:
- 5,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers

Minimum Lot Width:
- 50 feet
- 150 feet without sanitary sewers

Maximum Density/Intensity:
- 6 DU/Acre
- 1.0 FAR

Maximum Structure Height:

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- 45 feet

Minimum Front Yard Setback:
- 25 feet

Minimum Side Yard Setback:
- 7.5 feet plus 3 feet for each story over three
- 15 feet plus 6 feet for each story over three for total for both sides if no street side
- 25 feet plus 3 feet for each story over three for street side

Minimum Rear Yard Setback:
- 25 feet

Maximum Impervious Surface Including Structures:
- 80% of the lot area

Maximum Lot Coverage for Structures:
- 65% of the Lot Area

Additional Standards that may Apply

Height.....Sec. 330-010
Accessory Uses and Structures .....Sec. 250-030
Home Occupations.....Sec. 260-230
Fences and Walls .....Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240
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DIVISION 130 O-2 OFFICE DISTRICT

Sec. 130-010 Intent

The purpose of the O-2 Office District is to provide locations for medium-intensity business and Professional Offices and related uses. It is intended that any development in an O-2 Office District be designed, built, and maintained so that it will be compatible with the character of nearby residential neighborhoods and does not create or generate an excessive amount of traffic or noise.

Sec. 130-020 Permitted Uses

Agricultural Uses
Agricultural uses
Commercial
Funeral Homes and Mortuaries
Community Facilities
Colleges and Schools, not for profit (CF)
Adult Day Centers
Nursery Schools, Day Nurseries, and Child Care Centers
Office
Business and Professional Offices
Medical Office/Clinics
Outdoor Recreation
Private Country Clubs, Golf Courses except Miniature Courses or Commercial Driving Ranges
Public Parks and Recreation
Boat Docks and Launching Areas, Recreational Camps, Resorts
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Residential
Dwellings – Single-Family Detached
Dwellings – Two-Family
Special
Lakes (man-made) non-commercial
Private Clubs
Utilities
Public Utility Buildings and Facilities

Sec. 130-030 Conditional Uses

Commercial
Funeral Homes and Mortuaries
Veterinary Hospitals and Kennels
Health Services
Hospitals and Institutions
Natural Resource
Borrow Pits, Quarry, Gravel Pit, or Stone Mill
Extraction and Development of Natural Resources
Residential
Community Residences
Special
Airports, Heliports, and other Airship or Flying Machine Take-off or Landing Facilities
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Utilities
Private Utility Buildings and Facilities

(CF) Community Facilities Review
Refer to Division 400

Sec. 130-040 O-2 Office District Property Development Regulations

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Minimum Lot Area:
- 10,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers

Minimum Lot Width:
- 50 feet
- 150 feet without sanitary sewers

Maximum Density/Intensity:
- 16 DU/Acre
- 3.0 FAR

Maximum Structure Height:

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- 45 feet

Minimum Front Yard Setback:
- 35 feet front yard

Minimum Side Yard Setback:
- 10 feet
- 20 feet total of both sides
- 35 feet for street side

Minimum Rear Yard Setback:
- 25 feet

Maximum Impervious Surface Including Structures:
- 85% of the lot area

Maximum Lot Coverage for Structures:
- 65% of the lot area

Additional Standards that may Apply

Height..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240

DIVISION 140 C-N COMMERCIAL NEIGHBORHOOD DISTRICT

Sec. 140-010 Intent

The purpose of the C-N Commercial Neighborhood District is to promote the reuse of structures located in urban areas of Oldham County that have been constructed for mixed commercial and residential use, which may be currently under used or vacant, and which are located at street corners or on blocks with a significant number of retail business uses. C-N zoning may also be appropriate for new construction where a mixture of business and residential use is found to conform with the Comprehensive Plan and to any Master Plan covering that area.

Sec. 140-020 Permitted Uses

Agricultural Uses
Agricultural uses
Farmers Market
Eating Establishments
Restaurants without drive-thru facilities
Commercial
Retail and Personal Service Establishments with a gross floor area < 10,000 square feet
Community Facilities
Colleges and Schools, not for profit (CF)
Libraries, Museums, and Art Galleries
Parks, Playgrounds, Community Centers, and Similar Uses (CF)
~~Private Clubs~~
Office
Business and Professional Offices not including Clinics and Immediate Care Facilities
Public Parks and Recreation
Public Parks and Forest Preserves
Public Picnic Grounds and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Residential
Dwellings – Single-Family Detached
Dwellings – Two-Family
Dwellings – Multi-Family
Special
Bed and Breakfasts
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities (CF)

Sec. 140-030 Conditional Uses

Commercial
Funeral Homes and Mortuaries
Veterinary Hospitals and Kennels
Community Facilities and Services
Community Buildings and Facilities
Marinas or Boat Rental
Nursery Schools, Day Nurseries, and Child Care Centers
Health Services
Hospitals and Institutions
Residential
Community Residences
Manufactured Homes
Special
Private Clubs
Utilities
Private Utility Buildings and Facilities
Sewage Treatment Plants

(CF) Community Facilities Review
Refer to Division 400

Sec. 140-040 C-N Commercial Neighborhood District

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Minimum Lot Area:
- 5,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers

Minimum Lot Width:
- 50 feet
- 150 feet without sanitary sewers

Maximum Density/Intensity:
- 16 DU/Acre

Minimum Setbacks:
- None except when abutting a residential district

Maximum Impervious Surface Including Structures:
- 85% of the lot area

Maximum Lot Coverage for Structures:
- 65% of the lot area

Maximum Structure Height:

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- 45 feet

Additional Standards that may Apply

Height..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240

DIVISION 150 C-1 LOCAL BUSINESS DISTRICT

Sec. 150-010 Intent

The purpose of the C-1 Local Business District is to provide primarily for retail shopping and personal service uses to be developed either as a unit or in individual parcels to serve the needs of nearby residential neighborhoods.

Sec. 150-020 Permitted Uses

Agricultural Uses
Agricultural uses
Farmers Market
Riding Academies and Stables
Commercial
Adult Entertainment Establishments
Firework Sales (Permanent, Ancillary and Seasonal)
Funeral Homes and Mortuaries
Retail and Personal Service Establishments with a gross floor area < 50,000 square feet
Community Facilities
Adult Day Centers
Colleges and Schools, not for profit (CF)
Nursery Schools, Day Nurseries, and Child Care Centers
Parks, Playgrounds, Community Centers, and similar uses
Eating Establishments
Restaurants without drive-thru facilities
Office
Business and Professional Offices not including Clinics and Immediate Care Facilities
Public Parks and Recreation
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Special
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities

Sec. 150-030 Conditional Uses

Residential
Community Residences
Commercial
Veterinary Hospitals and Kennels
Community Facilities and Services
~~Community Residences~~
Marinas or Boat Rental
Public and Governmental Buildings and Facilities
Health Services
Hospitals and Institutions
Natural Resource
Borrow Pits, Quarry, Gravel Pit, or Stone Mill
Extraction and Development of Natural Resources
Recreation
Aviaries and Zoos
Private Clubs and Country Clubs, Golf Courses except Commercial Driving Ranges
Special
Airports, Heliports, and other Airship or Flying Machine Take-off or Landing Facilities
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Utilities
Private Utility Buildings and Facilities
Sewage Treatment Plants

(CF) Community Facilities Review
Refer to Division 400

Sec. 150-040 C-1 Local Business District Property Development Regulations

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Minimum Lot Area:
- 7,500 square feet with sanitary sewers

Minimum Lot Width:
- 50 feet
- 150 feet without sanitary sewers

Maximum Density/Intensity:
- 0.50 FAR

Minimum Setbacks:
- None except when abutting a residential district

Maximum Impervious Surface Including Structures:
- 65% of the lot area

Maximum Lot Coverage for Structures:
- 40% of the lot area

Maximum Structure Height:

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- 45 feet

Additional Standards that may Apply

Height ..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations ..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs ..... Division 290
Historic Preservation ..... Division 240

DIVISION 160 C-2 COMMUNITY BUSINESS DISTRICT

Sec. 160-010 Intent

The purpose of the C-2 Community Business District is to provide for retail shopping and personal service uses, shopping goods and household services for a population considerably larger than that served by local business districts.

Sec. 160-020 Permitted Uses

Agricultural Uses
Agricultural uses
Farmers Market
Riding Academies and Stables
Commercial
Adult Entertainment Establishments
Firework Sales (Permanent, Ancillary and Seasonal)
Funeral Homes and Mortuaries
Hotels and Motels
Nursing Homes
Retail and Personal Service Establishments with a gross floor area < 50,000 square feet
Vehicle Repair including service stations
Vehicle Washes
Vocational Schools
Community Facilities
Adult Day Centers
Colleges and Schools, not for profit (CF)
Nursery Schools, Day Nurseries, and Child Care Centers
Parks, Playgrounds, Community Centers, and Similar Uses
Eating Establishments
Restaurants with drive-thru facilities
Indoor Recreation
Movie Theatres
Office
Business and Professional Offices including Clinics and Immediate Care Facilities
Public Parks and Recreation
Boat Docks and Launching Areas, Recreational Camps, Resorts
Public Parks and Forest Preserves
Public Picnic Grounds, Bridle and Bicycle Paths
Religious Institutions
Churches and other Religious Institutions
Special
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities

Sec. 160-030 Conditional Uses

Commercial
Veterinary Hospitals and Kennels
Community Facilities and Services
Marinas or Boat Rental
Health Services
Hospitals and Institutions
Natural Resource
Borrow Pits, Quarry, Gravel Pit, or Stone Mill
Extraction and Development of Natural Resources
Recreation
Aviaries and Zoos
Indoor Sports Facilities
Private Clubs, Country Clubs, Golf Courses except Miniature Courses or Commercial Driving Ranges
Residential
Community Residences
Special
Airports, Heliports, and other Airship or Flying Machine Take-off or Landing Facilities
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Utilities
Private Utility Buildings and Facilities
Sewage Treatment Plants

(CF) Community Facilities Review
Refer to Division 400

Sec. 160-040 C-2 Community Business District Property Development Regulations

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Minimum Lot Area:
- 6,000 square feet

Minimum Lot Width:
- 50 feet
- 150 feet without sanitary sewers

Maximum Density/Intensity:
- 1.0 FAR

Minimum Setbacks:
- None except when abutting a residential district

Maximum Impervious Surface Including Structures:
- 65% of the lot area

Maximum Lot Coverage for Structures:
- 40% of the lot area

Maximum Structure Height:

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- 45 feet

Additional Standards that may Apply

Height..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240

DIVISION 170 C-3 GENERAL BUSINESS DISTRICT

Sec. 170-010 Intent

The purpose of the C-3 General Business District is to provide for appropriate locations for a wide variety of business, commercial, mass merchant and miscellaneous service activities, but does not include land uses characterized by extensive warehousing or frequent heavy trucking activity.

Sec. 170-020 Permitted Uses

Agricultural Uses
Agricultural uses
Farmers Market
Riding Academies and Stables
Commercial
Adult Entertainment Establishments
Building Material Sales
Firework Sales (Permanent, Ancillary and Seasonal)
Funeral Homes and Mortuaries
Hotels and Motels
Nursing Homes
Printing and Lithograph Shops
Retail and Personal Service Establishments with a gross floor area < 100,000 square feet
Vehicle Repair including service stations
Vehicle Sales and Display
Vehicle Wash
Vocational Schools
Community Facilities
Adult Day Centers
Colleges and Schools, not for profit (CF)
Nursery Schools and Child Care Centers
Parks, Playgrounds, Community Centers, and Similar Uses
Public and Governmental Buildings and Facilities
Eating Establishments
Eating Establishments of any kind
Light Industrial
Boat and Marine Supplies
Building and Related Trades Shops
Lumber Storage, Millwork, and Sales
Storage Facilities for Frozen Products
Office
Business and Professional Offices including Clinics and Immediate Care Facilities
Public Parks and Recreation
Boat Docks and Launching Areas, Recreational Camps, Resorts
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Recreation
Indoor Movie Theatres
Private Country Clubs, Golf Courses
Miniature Golf Courses or Commercial Driving Ranges
Religious Institutions
Churches and other Religious Institutions
Special
Lakes (man-made) non-commercial
Utilities
Public Utility Buildings and Facilities

Sec. 170-030 Conditional Uses

Commercial
Auto Auctions
Veterinary Hospitals and Kennels
Community Facilities and Services
Marinas or Boat Rental
~~Public and Governmental Buildings and Facilities~~
Health Services
Hospitals and Institutions
Light Industrial
Contractor's Equipment Storage
Grain and Feed Storage and Sales
Mini-Warehouses/Self Storage Facilities
Natural Resource
Borrow Pits, Quarry, Gravel Pit, or Stone Mill
Extraction and Development of Natural Resources,
Recreation Aviaries and Zoos Indoor Sports Facilities
Residential
Community Residences
Special
Airports, Heliports, and other Airship or Flying Machine Take-off or Landing Facilities
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Utilities
Private Utility Buildings and Facilities
Sewage Treatment Plants

(CF) Community Facilities Review
Refer to Division 400

Sec. 170-040 C-3 General Business District Property Development Regulations

~~*Reserved for Image*~~

Minimum Lot Area:
- 6,000 square feet with sanitary sewers

Minimum Lot Width:
- 50 feet
- 150 feet without sanitary sewers

Maximum Density/Intensity:
- 1.0 FAR

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Minimum Setbacks:
- None except when abutting a residential district

Maximum Structure Height:
- 45 feet

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Maximum Impervious Surface Including Structures:
- 65% of the lot area

Maximum Lot Coverage for Structures:
- 40% of the lot area

Maximum Structure Height:

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- 45 feet

Additional Standards that may Apply

Height .....Sec. 330-010
Accessory Uses and Structures .....Sec. 250-030
Home Occupations .....Sec. 260-230
Fences and Walls.....Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure..... Division 270
Parking ..... Division 280
Signs ..... Division 290
Historic Preservation ..... Division 240

DIVISION 180 C-4 HIGHWAY SERVICE DISTRICT

Sec. 180-010 Intent

The purpose of the C-4 Highway Service District is to provide for suitable locations for general commercial, businesses that require heavy infrastructure.

Sec. 180-020 Permitted Uses

Agricultural Uses
Agricultural Uses
Farmers Market
Riding Academies and Stables
Commercial
Adult Entertainment Establishments
Building Material Sales
Firework Sales (Permanent, Ancillary and Seasonal)
Funeral Homes and Mortuaries
Hotels and Motels
Nursing Homes
Printing and Lithograph Shops
Retail and Personal Service Establishments
Vehicular Sales & Display
Vehiclular Service & Repair~~e Repair Including Service~~
Stations Vehicle Wash
Vocational Schools
Community Facilities
Adult Day Centers
Colleges and Schools, Not For Profit (CF)
Nursery Schools, Day Nurseries, and Child Care Centers
Parks, Playgrounds, Community Centers, and Similar Uses
Eating Establishments
Eating Establishments of Any Kind
Light Industrial
Boat and Marine Supplies
Building and Related Trades Shops
Lumber Storage, Millwork, and Sales
Manufactured Home Sales and Service
Storage Facilities for Frozen Products
Office
Business and Professional Offices Including Clinics and Immediate Care Facilities
Recreation
Boat Docks and Launching Areas, Recreational Camps, Resorts
Indoor Movie Theatres
Miniature Golf Courses or Driving Ranges Private Country Clubs, Golf Courses Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
~~-~~**Religious Institutions**
Churches and Other Religious Institutions
Utilities
Public Utility Buildings and Facilities

Sec. 180-030 Conditional Uses

Commercial
Auto Auctions
Veterinary Hospitals and Kennels
Community Facilities and Services
Marinas or Boat Rental
Health Services
Hospitals and Institutions
~~**Heavy Industrial**~~
~~Freight Terminals and Similar Enterprises~~
Light Industrial
Carting and Express Hauling Establishments
Contractor's Equipment Storage
Grain and Feed Storage and Sales
Mini-Warehouses/Self Storage Facilities
Natural Resource
Borrow Pits, Quarry, Gravel Pit, or Stone Mill
Extraction and Development of Natural Resources
Recreation
Aviaries and Zoos
Indoor Sports Facilities
Residential
Community Residences
Special
Airports, Heliports, and Other Airship or Flying Machine Take-Off or Landing Facilities
~~Aqua Culture~~
Cemeteries, Mausoleums and Crematories
Utilities
Private Utilities
Sewage Treatment Plants

(CF) Community Facilities Review
Refer to Division 400

Sec. 180-040 C-4 Highway Service District Property Development Regulations

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Minimum Lot Area:
- 5,000 square feet with sanitary sewers

Minimum Lot Width:
- 50 feet
- 150 feet without sanitary sewers

Maximum Density/Intensity:
- 2.0 FAR

Minimum Setbacks:
- None except when abutting a residential district

Maximum Impervious Surface Including Structures:
- 65% of the lot area

Maximum Lot Coverage for Structures:
- 40% of the lot area

Maximum Structure Height:

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- 45 feet

Additional Standards that may Apply

Height..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs..... Division 290
Historic Preservation..... Division 240

DIVISION 190 I-1 LIGHT INDUSTRIAL DISTRICT

Sec. 190-010 Intent

The purpose of the I-1 Light Industrial District is to provide for commercial use, storage and any manufacturing use not normally creating a nuisance discernible beyond its property.

Sec. 190-020 Permitted Uses

Agricultural Uses
Agricultural uses
Riding Academies and Stables
Community Facilities
Nursery Schools, Day Nurseries, and Child Care Centers
Schools, Parks, Playgrounds, Community Centers, and Similar Uses
Commercial
Adult Entertainment Establishments
Art Studios
Colleges and Schools, not for profit (CF)
Household Services
Retail and Personal Service Establishments
Vehicular Repair of any kind
Veterinary Hospitals and Kennels
Vocational Schools
Eating Establishments
Eating Establishments of any kind
Light Industrial
Aircraft Factory or Hangar, not including wind tunnel and testing field
Blacksmith Shop or Horse Shoeing Establishment
Boat and Marine Supplies
Boat Building
Bottlers, Breweries, Distilleries, and Wineries
Box Factory
Lumber Storage, Millwork, and Sales
Mini-Warehouses/Self Storage Facilities
Public Parks and Recreation
Boat Docks and Launching Areas, Recreational Camps, Resorts
Indoor Sports Facilities
Public Parks and Forest Preserves
Public picnic grounds, beaches, bridle and bicycle paths
Religious Institutions
Churches and other Religious Institutions
Utilities
Public Utility Buildings and Facilities

Sec. 190-030 Conditional Uses

~~**Commercial**~~
~~Veterinary Hospitals and Kennels~~\
Community Facilities and Services
Marinas or Boat Rental
Private Utilities
Recreational Vehicle Parks and Campgrounds
Health Services
Hospitals and Institutions
Heavy Industrial
Asphalt Processing
Concrete, Central Mixing and Batching Plant
Fertilizer, Incineration, or Reduction Products
Freight Terminals and Similar Enterprises
Slaughter Houses
Recreation
Amusement Parks, Circus and Carnival Grounds
Aviaries and Zoos
Commercial Rifle, Pistol and Skeet Ranges (Indoor and Outdoor)
Drive-In Theatres
Private Clubs, country clubs, golf courses except Miniature Courses or Commercial Driving Ranges
Special
Airports, Heliports and other airship or flying machine take-off or landing facilities
Borrow Pits, Quarry, Gravel Pit, or Stone Mill
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Extraction and Development of Natural Resources
~~Salvage Yards~~
Utilities
Private Utility Buildings and Facilities
Sewage Treatment Plants

(CF) Community Facilities Review
Refer to Division 400

Sec. 190-040 I-1 Industrial District Property Development Regulations

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Minimum Lot Area:
- 10,000 square feet

Minimum Lot Width:
- 150~~50~~ feet

Maximum Density/Intensity:
- 1.0 FAR

Minimum Front Yard Setback:
- ~~100~~ ~~50~~ 100feet (Parking with a minimum of 35 feet front yard setback shall be permitted in this area)

Minimum Side Yard Setback:
- 35 feet
- 75 feet side yard setback is required where a side yard abuts a residential district

Maximum Impervious Surface Including Structures:
- 90% of the lot area

Maximum Lot Coverage for Structures:
- 75% of the lot area

Maximum Structure Height:

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- 50 feet

Additional Standards that may Apply

Height ..... Sec. 330-010
Accessory Uses and Structures ..... Sec. 250-030
Home Occupations ..... Sec. 260-230
Fences and Walls ..... Sec. 250-090
Landscaping ..... Division 300
Capacity of Infrastructure ..... Division 270
Parking ..... Division 280
Signs ..... Division 290
Historic Preservation ..... Division 240

DIVISION 200 I-2 HEAVY INDUSTRIAL DISTRICT

Sec. 200-010 Intent

The purpose of the I-2 Heavy Industrial District is to provide for industrial uses not allowed in any other district providing that such uses are not obnoxious or offensive by reason of the excessive emission of odor, dust, smoke, noise, gas fumes, cinders, vibrations, refuse matter or water carried waste and that such characteristics are normally not discernible beyond its property.

Sec. 200-020 Permitted Uses

Agricultural Uses
Agricultural Uses
Riding Academies and Stables
Commercial
Adult Entertainment Establishments
Commercial Schools, Colleges and Art Studios
Funeral Homes and Mortuaries
Household Services
Retail and Personal Service Establishments
Vehicular Repair of Any Kind
Veterinary Hospitals and Kennels
Community Facilities
Schools, Parks, Playgrounds, Community Centers, and Similar Uses
Eating Establishments
Eating Establishments of Any Kind
Heavy Industrial
~~Bottlers, Distilleries, and Wineries~~
Canneries and Agricultural Processing
~~Freight Terminals and Similar Enterprises~~
Ice Manufacturing and Cold Storage
Manufacturing or Assembly of Aircraft, Vehicles, Boilers, Auto Parts, Engines, Motors and Generator, Manufactured Homes, Trailers, Railroad Equipment, and Other Products Which Require the Use of Heavy Machinery
~~Metal, Glass and Paper Recycling Plants~~
Storage Elevators
Light Industrial
Aircraft Factory or Hangar, not including Wind Tunnel and Testing Field
Blacksmith Shop or Horse Shoeing Establishment
Boat Building, Boat and Marine Supplies
Box Factory
Bottlers, Breweries, Distilleries, and Wineries ~~Brewery, Distillery~~
Lumber Storage, Millwork, and Sales
Mini-Warehouses/Self Storage Facilities
Public Parks and Recreation
Boat Docks and Launching Areas, Recreational Camps, Resorts
Public Parks and Forest Preserves
Public Picnic Grounds, Beaches, Bridle and Bicycle Paths
Religious Institutions
Churches and Other Religious Institutions
Utilities
Public Utility Buildings and Facilities

Sec. 200-030 Conditional Uses

Commercial
Funeral Homes and Mortuaries
~~Veterinary Hospitals and Kennels~~
Community Facilities and Services
Hospital, Only with Emergency Facilities
Incident to an Industry
Marinas or Boat Rental
Health Services
Hospitals and Institutions
Heavy Industrial
Asphalt Processing
Concentrated Animal Feed Operations
Concrete, Central Mixing and Batching Plant
Fertilizer, Incineration, or Reduction Products
Freight Terminals and Similar Enterprises
Slaughter Houses
Recreational Vehicle Parks and Campgrounds
Recreation
Amusement Parks, Circus and Carnival Grounds
Aviaries and Zoos
Commercial Outdoor Recreation, Uses such as Lodges, Drive-in Theatres, Rental Cottages, Golf Courses, Miniature Golf Courses, Golf Driving Ranges, Swimming Pools, Tennis Courts and Similar Enterprises
Commercial Rifle, Pistol and Skeet Ranges, Indoor and Outdoor
Private Clubs, Country Clubs, ~~Golf Courses except Miniature Courses or Commercial Driving Ranges,~~ Sports Arenas
Special
Airports, Heliports, and Other Airship or Flying Machine Take-off or Landing Facilities
Borrow Pits, Quarry, Gravel Pit, or Stone Mill
Cemeteries, Mausoleums and Crematories
Commercial Lake
Extraction and Development of Natural Resources
~~Salvage Yards~~
Utilities
Private Utility Buildings and Facilities

(CF) Community Facilities Review
Refer to Division 400

Sec. 200-040 I-2 Industrial District Property Development Regulations

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Minimum Lot Area:
- 10,000 square feet

Minimum Lot Width:
- 150~~50~~ feet

Maximum Density/Intensity:
- 1.5 FAR

Minimum Front Yard Setback:
- ~~100~~ ~~50~~ 100 feet (Parking with a minimum of 35 feet front yard setback shall be permitted in this area)

Minimum Side Yard Setback:
- 35 feet
- 75 feet side yard setback is required where a side yard abuts a residential district

Minimum Rear Yard Setback:
- 25 feet

Maximum Impervious Surface Including Structures:
- 90% of the Lot Area

Maximum Lot Coverage for Structures:
- 75% of the Lot Area

Maximum Structure Height:

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- 50 feet
- An additional height of 5 feet or a fraction thereof is permitted for every 5 feet the required front, side and rear yards are increased

Additional Standards that may Apply

Height ..... Sec. 330-010
Accessory Uses and Structures..... Sec. 250-030
Home Occupations ..... Sec. 260-230
Fences and Walls..... Sec. 250-090
Landscaping..... Division 300
Capacity of Infrastructure..... Division 270
Parking..... Division 280
Signs ..... Division 290
Historic Preservation ..... Division 240

DIVISION 210 IPD INDUSTRIAL PARK DISTRICT

Sec. 210-010 Intent

The intent of the Industrial Park District (IPD) is to create performance standards that will best utilize the community's limited industrial and commercial resources resulting in the expansion of the community's economic base and enhancement of the community's quality of life. The Industrial Park District (IPD) is intended to:

1. Provide sufficient space in attractive, landscaped, and planned industrial parks for industrial, commercial, and office activities.
2. Protect future economic development opportunities from incompatible land uses.
3. Insure compatibility between industrial, commercial, and office operations within an industrial park.
4. Provide employment opportunities for the community's residents and reduce commuting times.

Sec. 210-020 Permitted Uses

All principally permitted uses in the Local Business District (C-1), Community Business District (C-2), General Business District (C-3), Highway Service District (C-4), Light Industrial District (I-1), and with the following exclusions and prohibitions:

1. Blacksmith Shop or Horse Shoeing Establishment
2. Boat Building
3. Commercial Indoor Rifle, Pistol, and Skeet Ranges
4. Feed Mixing Plant
5. Foundry
6. Killing or Dressing and/or Packaging of Poultry and Rabbits
7. Manufactured Home Sales and Service
8. Planing Mill
9. Sawmill, Raw Log or Veneer Processing
10. Solid Fuel such as Coal, Coke and Wood, Storage and Sales
11. Stable

~~12. Vehicle Wholesaling~~
~~13. Vehicular Sales and Display~~
~~14. Vehicular Service and Repair with more than 2 bays and with services more than a commercial establishment supplying motor fuel or lubricating oil; or conducting minor repair and routine maintenance of vehicles including tune-ups, oil-changes, tire replacement and puncture repair, brake repair, brake drum turning provided that no more than two brake lathes are present on-site, muffler repair, car wash and similar operations~~

Sec. 210-030 Conditional Uses

All conditional uses permitted in the Local Business District (C-1), Community Business District (C-2), General Business District (C-3), Highway Service District (C-4), Light Industrial District (I-1), and with the following exclusions and prohibitions:

1. Asphalt Processing and Road Mix Plant
2. Auto Auctions
3. Commercial Composting
4. Commercial Rifle, Pistol and Skeet Ranges
5. Concrete, Central Mixing and Batching Plants

6. Extraction and Development of Oil, Gas, and other Hydrocarbons
7. Extraction and Development of other Natural Resources
8. Extractions of Minerals – Rocks and Earth Products
9. Fertilizer, Incineration, or Reduction Products
10. Grain, Feed and Fuel Storage Sales
11. Ham Curing Operations
12. Land-farming Facility for Solid Waste
13. Livestock, Hog, or Cattle Feeding Yards
14. Lumber Yards, including Incidental Millwork
15. Single-Family Manufactured Homes
16. Slaughter Houses, Rendering Plants, or similar conditional uses
17. Solid Waste Incinerators
18. Vehicle Wrecking and Salvage Operations

Sec. 210-040 Required Lot Area & Dimensions

A. Lot Area

There shall be a minimum of 1-acre lot area. The lot must be of sufficient area to accommodate the required yard setbacks, required landscaped areas, buildings and structures, parking areas, outside storage areas, signs, and any topographic characteristics without the need for variances in any of the provisions of Division 350.

B. Lot Width

Lots shall have a minimum width of one hundred feet (100') as measured along the public rights-of-way line or the minimum front yard building setback line.

Sec. 210-050 Required Setbacks

A. Required Yard Setbacks

All structures, parking areas, outside storage areas, and processing areas shall observe the following minimum setbacks measured from the public rights-of-way lines or property lines unless otherwise provided for Section 210:

Front Yard Setback	35 Feet
Side Yard Setback	15 Feet
Street side Yard Setback	35 feet
Rear Yard Setback	25 Feet

Front Yard Setback—but not less than 50 feet from the street rights-of-way line or proposed street rights-of-way line of a major or minor arterial roadway as designated by the County.

Side Yard Setback—not less than twenty-five feet (25') when the IPD district abuts a residential district.

Street-Side Yard Setback—same as Front Yard

Corner lots and double frontage lots shall observe a streetside yard setback equal to the minimum front yard setback of thirty-five feet (35').

B. Permissible Encroachments Into Required Yards

1. Sidewalks leading from parking areas may encroach into a ten-foot (10') portion of the required front yard farthest from the public rights-of-way line. Such encroachment is for the sole purpose of providing pedestrian access from parking areas to a building's doorways.
2. Any driveway entrance originating on the public street may encroach into the required front yard for the purpose of providing vehicular access from the public rights-of-way to the parking lot. Such driveway entrance shall not include turnarounds, parking lanes, or parking areas.
3. No loading and maneuvering areas are permitted in any required front yard nor in any required yard abutting a residential district.

Sec. 210-060 Building Height

There shall be no maximum height, provided all minimum yards are increased five feet (5') for each story over three (3) stories or forty-five feet (45').

Sec. 210-070 Maximum FAR and Lot Coverage

A. Floor to area ratio: 1.0
B. Maximum lot coverage for structures: 60%
C. Maximum impervious surface: 80%

Sec. 210-080 Parking Area Standards

A. Parking Surfaces

All parking surfaces, including driveway entrances and outside storage areas, shall be paved with asphalt, concrete, or paver blocks.

B. Parking Surface Completion & Maintenance

Parking surfaces shall be installed within ninety (90) days of the completion of the construction the building. Parking surfaces shall be continuously maintained in a state of good condition and repair.

All parking areas shall be landscaped in accordance with applicable regulations. Parking areas shall provide interior landscape areas of at least five percent (5%) of the total parking/vehicle use area. One tree for every two hundred fifty square feet ($250'^2$) should be provided in the interior parking area.

C. Parking Prohibitions

All parking areas shall be prohibited from the required front yard setback of thirty-five feet (35') and the required side yard setback of fifteen feet (15'). Driveway entrances may encroach in the front yard as provided in Section 210-120.

Sec. 210-090 Outdoor Storage

A. Outside Storage Setbacks

All outside storage, shall not be directly accessible by the general public, shall observe the following minimum setbacks measured from the public rights-of-way lines or property lines:

Front Yard	100 Feet
Side Yard	15 Feet

Outside storage shall not encroach in the above listed front yard or side yard. Outside storage shall be prohibited in required rear yards when adjoining residentially zoned properties.

There shall be no outdoor storage permitted for properties abutting an expressway. Outdoor storage shall not be permitted in areas set aside, required, or designated for driving aisles, driveways, maneuvering areas, emergency access ways or vehicular parking necessary to meet the minimum number of required off-street parking spaces.

B. Outside Storage Screening

Outside storage shall be screened from view and not be visible from public rights-of-ways and adjacent properties. Such screening may consist of privacy fence, wall, or dense evergreen hedge.

C. Outside Storage Screening Completion & Maintenance

All outside storage area screening shall be installed prior to occupancy of the site. The required landscaping shall be installed in conformance of the approved plan, required prior to requesting a building permit, unless a full cash bond or an irrevocable letter of credit from a banking institution with offices in Oldham County has been posted. An extension of the installation timeframe may be approved by the Oldham County Planning Commission staff on an individual basis. All outside storage screening shall be continuously maintained in a state of good condition and repair.

D. Outside Display and Sales

There shall be no outdoor display or sale of item(s) allowed in the IPD District.

Outdoor sales: placement of any item(s) outside a building in a non-residential zone for the purpose of sale or rent.

Outdoor display: The exhibit of any item(s) outside a building in a non-residential zone as an example of product(s) available for sale or rent.

Sec. 210-100 Aesthetic Standards

A. Building Façade

1. The first floor of any building oriented towards the front property line shall have a façade comprised of one or a series of the following materials:
   a. Textured Concrete Block
   b. Painted Scored Concrete Block
   c. Brick
   d. Tilt Up Concrete
   e. Stucco/Dryvit
2. The second floor of any building oriented towards the front property line shall have a façade comprised of the same material as the first floor or architectural metal.

3. Accessory or auxiliary buildings shall be constructed of architectural metal or the same material as the principal building.

B. Loading Areas

All loading areas, including overhead doors, shall be oriented towards the side or rear property line. Loading areas oriented towards the front property line are prohibited. Loading docks are not permitted in the front or street side yards.

1. Exterior site lighting shall not be any more than one (1.0) foot candle at the property line.
2. Landscaping
   a. Front Yard/Street Side Yard:
      The required thirty-five-foot (35') yard shall be landscaped with a continuous cover of grass or other type of ground cover. At a minimum, one (1) tree per every forty feet (40') of lot width shall be required, and such trees shall have a minimum two inch (2") caliper at the time of planting. Trees may be equally spaced or planted in groups. All parking areas and maneuvering areas must provide a three-foot (3') tall continuous hedge, wall, fence or berm or a decrease of three feet (3') in elevation from grade when adjoining a residential use or zone or a public or private street, access road or easement, service road, freeway or arterial street. Loading and unloading areas shall provide screening from street or adjacent properties in the form of a continuous hedge or evergreen screening.
   b. Side Yard
      The required fifteen-foot (15') side yard shall be landscaped with a continuous cover of grass or other type of ground cover.
      Trees, minimum of two inch (2") caliper, shall be placed in all side and rear yards in numbers equal to one (1) tree/seventy-five (75) lineal feet of boundary. Trees do not have to be equally spaced. All side and rear yards shall provide a fifteen-foot (15') landscape strip that must be maintained and be free of buildings and structures.
   c. Yards Adjoining Residential Areas
      Side or rear yards adjoining residentially zoned properties shall be landscaped with a combination of earthen berms and evergreen tree plantings. Such earthen berms shall be a minimum of four (4) feet in height with evergreen tree plantings equally spaced at minimum every eight feet (8') on top of the earthen berm. The required earthen berm shall be landscaped with a continuous cover of grass or other type of ground cover, and the required evergreen trees shall have a minimum two-inch (2") caliper at the time of planting.
      Exterior site lighting shall be located outside the required side or rear yards adjoining residentially zoned areas and lighting shall be directed away from such adjoining residential areas and shall not be any more than one (1.0) foot candle at the property line.
   d. Landscaping Completion and Maintenance
      Landscaping shall be installed prior to occupancy of the site in conformance with the approved plan, required prior to requesting a building permit, unless a full cash bond or an irrevocable letter of credit

from a banking institution with offices in Oldham County has been posted. An extension of the installation timeframe may be approved by the Oldham County Planning Commission staff on an individual basis. Landscaping shall be continuously maintained in a state of good condition and repair.

Sec. 210-110 Public Street Standards

A. Curb And Gutters

Public streets shall be designed and constructed with curbs and gutters.

B. Pavement & rights-of-way width

Public streets shall be designed and constructed with a minimum twenty-four-foot (24') pavement width excluding curbs. Dedicated rights-of-way for local public or private streets shall have a minimum sixty-foot (60') width.

C. Public Street Standards Exclusions

Public streets that have been identified by the legislative bodies as a major or minor arterial or collector street may be constructed at a different standard than those listed above in order to allow for flexibility in design and the possibility of future construction of additional traffic lanes.

Sec. 210-120 Driveway Entrances

A. Turning Radius

Driveway entrances shall be designed and constructed with a sufficient turning radius to prevent damage to the edge of pavement. The turning radius shall be determined for each lot based upon the anticipated types of vehicular traffic and the width of the driveway entrance.

B. Headwalls

Headwalls for drainage pipes under driveway entrances shall be designed and constructed with a slope and flare.

Sec. 210-130 Utilities

A. Public Utilities

All new public utilities, with the exceptions of primary overhead electric power, telephone, and cable television, shall be installed underground.

B. Satellite Dishes, Storage Tanks, & Antennas

Satellite dishes, storage tanks, and antennas that are an accessory use to the principal structure may be installed in areas outside the required front yard or side yard.

DIVISION 220 SWF-1 SOLID WASTE FACILITIES DISTRICT

Sec. 220-010 Intent

The primary purpose of the Solid Waste Facilities 1 (SWF-l) zoning district is to establish location and design standards that will:

1. Protect public health by preventing water pollution, air pollution, noise pollution, rodent infestation, or other health hazards that may occur as a result of the improper location, design, or operation of a solid waste facility.
2. Protect public safety and infrastructure by requiring proper design and construction of public streets and private driving facilities to accommodate the heavy equipment necessary for the collection, processing, transportation, and disposal of solid waste.
3. Promote compatibility with adjacent land uses by requiring adequate perimeter screening, activity setbacks, and careful review of subsequent land uses allowed on a properly closed solid waste facility site.
4. Promote public welfare by providing a suitable location for the disposal of solid waste.

Sec. 220-020 Permitted Uses

Solid Waste or domestic septage site or facility, including any place at which solid waste or domestic septage is managed, processed or disposed, including:

1. Contained landfill
2. Construction Demolition Debris Landfill
3. Residual landfill
4. Landfarming or landspreading facility, including but not limited to any land application of domestic septage or sewage
5. Commercial recycling centers
6. Recycling facility
7. Transfer facility
8. Solid waste incinerators
9. Convenience centers
10. Commercial Composting
11. Salvage Yards
12. Sanitary Landfills
13. Metal, Glass and Paper Recycling Plant
14. Vehicle wrecking and salvage operations
15. Any other solid waste site or facility for solid waste or domestic septage management, processing or disposal by landfilling, incineration, landfarming, landspreading or any other method.

A. Accessory structures incident to any of the above uses.

Any use which, in the opinion of the Commission, is of the same general character as those listed above.

Sec. 220-030 Required Lot Area

There shall be no required minimum lot area in the SWF-1 Solid Waste Facilities District. The site must be of sufficient area to accommodate the required yard setbacks, structures, driving facilities, parking areas, storage areas, processing areas, disposal areas and any

minimum siting standards set forth in the Oldham County Solid Waste Ordinance Nos. KOC-94-800, KOC 97-830-53 and KOC-99-830-199.

Sec. 220-040 Setbacks

All structures, parking areas, and non-waste storage areas shall observe the following setbacks from property lines:

Front Yard Setback	100 Feet
Side Yard Setback	100 Feet
Rear Yard Setback	100 Feet

The driveway entrance road originating on the public street may encroach in the required yard setback area. Such driveway entrance road shall not consist of turnarounds, pulloffs, parking lanes or parking areas.

The required yard setback area shall remain undisturbed except for the installation of buffering provisions specified in Section 200-080.

All facility structures or land or water areas where solid waste management, processing or disposal is physically located or conducted shall observe the following setbacks from property lines, measured from the outside boundary of the structure or area:

Front Yard Setback	250 Feet
Side Yard Setback	250 Feet
Rear Yard Setback	250 Feet

Sec. 220-050 Requirements When Adjacent to Specific Land Uses

All facility structures or land or water areas where solid waste management, processing, or disposal is physically located or conducted shall observe the following minimum distances, measured from the outside boundary of the structure or area:

Residential Structure	1000 Feet
School or Church Property Line	1000 Feet
Public Park Property line	1000 Feet
Institutional Structure	1000 Feet
Industrial Structures	500 Feet

(Any structure or use listed above and located on the same property as the solid waste facility will not be required to observe the minimum distances.)

The Commission or Board of Adjustments may require greater minimum distances than set forth above if determined to be in the public's best interest.

The appropriate Board of Adjustments retains authority to grant a variance from the minimum distances in accordance with KRS Chapter 100 and Division 350 of this ordinance.

Sec. 220-060 Access to Public Streets

A transportation plan must be submitted to show the public street routes to be used for heavy truck traffic to and from the facility. Particular attention shall be given to the proper location

and design of vehicular access to the public street network. Attention shall be given to the adequacy of the public street network serving the SWF-l District to insure safe heavy truck traffic. The plan must demonstrate that heavy truck traffic associated with the solid waste facility, particularly traffic traveling through residential areas, narrow streets or bridges (less than eighteen feet (18') in width), low underpasses, grade railroad crossings, steep grades on streets, and streets lacking shoulders, will not pose a hazard to public safety. Provisions for the safe design of driveway entrances, deceleration turn lanes, and signage shall be set forth in the plan.

Access to public streets shall observe the following minimum standards and must be properly permitted by the state:

Public Street Access Width	Twenty (20) Feet.

The requirement that any heavy truck traffic not pose a hazard to public safety may be addressed by obtaining written comment from the appropriate transportation agency responsible for the maintenance and improvement of the subject public street. These written comments must address the public safety issue of allowing heavy truck traffic on an inadequate road and may include specific construction measures to be undertaken to address the inadequacies.

Sec. 220-070 Driving Facilities

The minimum driving facilities shall be constructed:

1. Driveway entrance roads shall be paved with an all weather surface material and non-dusting material, such as asphalt, concrete or paver blocks, two hundred fifty feet (250') from its entrance with the public street.
2. Driveway entrance roads shall be of sufficient width to accommodate two-way heavy truck traffic as recommended by the county engineer or the State Transportation Cabinet.
3. Drop-off and sorting areas and pads shall be constructed of an all weather surface material and non-dusting material, such as asphalt, concrete or paver blocks.
4. All driveways, internal roads, and parking areas, with the exceptions listed above, shall be constructed with gravel or a non-dusting material such as asphalt, concrete or paver blocks. The construction standard and maintenance of driveways, internal roads, and parking areas shall be sufficient to prevent the tracking of mud or debris onto the public streets. If these conditions cannot be met or there is tracking of mud or debris onto the street, wheel washers shall be installed on site.

Sec. 220-080 Buffering

Particular attention shall be given to the installation and maintenance of buffering to adequately screen the SWF-1 District from adjoining properties and public rights-of-way. Buffering measures may include earthen berms, existing mature tree lines, evergreen plantings, screening fences, and ridges or slopes. A buffering measure or any combination of buffering measures must adequately screen the solid waste facility from the adjoining properties and public rights-of-way. Earthen berms shall not exceed four feet (4') in height

and be constructed in a manner to prevent slumpage and erosion. Earthen berms shall be seeded with a permanent grass cover and properly maintained.

The buffering measures are to be located within the setback areas specified in Section 200-040 and along the entire perimeter of the SWF-1 District.

Sec. 220-090 Building Height

No building or structure in the SWF-1 District shall exceed fifty feet (50’) in height.

DIVISION 230 PUD PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 230-010 Intent and Purpose

A Planned Unit Development (PUD) is defined as an area with a specified minimum contiguous acreage to be developed as a single entity according to a plan for residential and non-residential uses. PUDs usually include provisions for the clustering of buildings, a mixture of land uses and building types, preservation of nature resources, and promotion of common open space. The purpose of PUD regulations is to encourage and allow more creative and imaginative design of land developments than is possible under conventional zoning regulations. This can be achieved by providing more flexibility in terms of development standards and requirements such as setback and yard area, lot size and dimensions, and building height. Ideally, this flexibility results in a development that is better planned, contains more amenities, is more desirable to live and work in and, ultimately, provides substantial benefits to the community and environment compared to the conventional zoning districting.

A planned unit development shall be a design alternative and not a density alternative. Each PUD shall be properly planned and designed to include features that further, and are in compliance with, the following objectives:

- To promote design creativity and excellence that will result in high-quality development;
- To allow a mixture of land uses and building types not otherwise allowed in a conventional zoning district by careful planning that establishes compatible relationships between uses within the site and uses adjacent to the site;
- To combine and coordinate architectural styles, building forms and heights, and structural/visual relationships within an environment that allows mixing of different land uses and building types in an innovative and functionally efficient manner;
- To encourage creative site design that seeks to preserve natural resources and unique environmental and cultural features, and to ensure that development occurs on land physically suited to proposed construction away from environmentally sensitive areas;
- To provide for abundant, accessible and properly-located open and recreational space, schools and other public and private facilities;
- To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources;
- To conserve energy through efficient building design and clustering, efficient use of the land and increased efficiency of public service delivery;
- To incorporate planning, design and construction techniques that minimize negative impacts on the environment and on human quality of life; and,
- To create a development pattern consistent with the adopted Comprehensive Plan.

Sec. 230-020 General Standards and Requirements

The following are general standards and requirements for Planned Unit Developments:

1. Comprehensive Plan: A PUD must comply with the goals and objectives of the currently adopted Oldham County Comprehensive Plan.

2. Size and Ownership of Site: The minimum size of an area required for a PUD zone shall be no less than ten (10) contiguous acres under single ownership and/or unified control.
3. Mixed Use Development: A PUD shall generally have a mixed-use orientation (combination of residential of various densities, commercial, institutional, recreational, and/or industrial uses) including accessory uses.
4. Compatibility: Measures shall be taken to assure compatibility of land uses within a PUD itself and with adjacent sites. When a PUD abuts a lower density/intensity land use or zoning district, a fifty-foot (50') perimeter landscape buffer shall be provided in all areas of the PUD adjacent to the lower density/intensity land use.
5. Open Space: A minimum of ten percent (10%) of the land area should be set aside for Open Space. A PUD with primarily residential use (more than fifty percent of the land area used for residential), a minimum of twenty-five percent (25%) of the land area should be set aside for Open Space.
    a. At least seventy percent (70%) of the required Open Space shall be Common Open Space;
    b. Open Space shall be distributed equitably throughout the PUD for easy access by all residents or property owners;
    c. A minimum of five thousand (5,000) square feet of contiguous area is required in order to be considered as Open Space.
    d. Privately-owned residential lots less than ten (10) acres shall not be included in the Open Space calculations;
    e. Open Space restrictions or easement shall be permanent;
    f. No more than fifty percent (50%) of the required Open Space shall be covered by water; and
    g. Amenities for community use may be included within the Open Space calculations.
6. Preservation of Natural Resources and Existing Site Features: To the greatest extent possible, the following natural resources and existing site features shall be preserved and incorporated into the project design:
    a. Archeological sites, historic sites and cemeteries;
    b. Existing significant trees (a diameter breast height of twenty-four inches (24") or greater);
    c. Habitat for endangered or threatened species;
    d. Healthy mature woodlands (total combined canopy covers one (1) acre or more);
    e. Slopes greater than twenty percent (20%) of at least five thousand square feet (5,000'^{2}) contiguous area;
    f. The 100-year floodplains;
    g. Water courses, water bodies over five thousand (5,000) square feet contiguous area; and,
    h. Wetlands meeting the Army Corps of Engineers' jurisdictional wetland standards.
7. Pedestrian Orientation: In general, a PUD shall have a pedestrian orientation. Sidewalks and/or trails shall be provided.
8. Multi-Modal Transportation Systems: A PUD shall incorporate multi-modal transportation elements through the development depending on the foreseeable needs

of future residents and users of the site and the relationship of the project site to the community at large. Such multi-modal elements may include provisions for mass transit stops or stations, car pooling lots, pedestrian and bicycle paths and lanes, and bicycle parking areas.

9. Transportation Connections and Entry Points: The provision of transportation connections (street connections, pedestrian paths and sidewalks, bicycle facilities) shall be provided in all PUDs unless physically unfeasible or undesirable due to land use characteristics. In addition, the various entry points into a PUD shall be marked or otherwise defined through the use of professionally designed landscaping, signage, architectural or sculptural elements, archways, markers and lighting when appropriate.
10. Architecture: An architectural theme shall be provided in PUDs. The architectural theme shall relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic. The use of architectural guidelines is required for multi-phased projects.
11. Landscaping: A PUD may establish alternative landscaping and buffering standards in lieu of the current Landscaping Regulations. However, street trees and screening of parking that adjoins public rights of way shall be provided. The use of landscape design guidelines is required for multi-phased projects.
12. Signage: A PUD may establish alternative signage standards in lieu of the current Signage Regulations. A consistent signage theme shall be provided within a PUD. The use of signage design guidelines is required for multi-phased projects.
13. Lighting: A PUD may establish alternative lighting standards in lieu of the current Lighting Regulations. A consistent lighting theme shall be provided within a PUD. The use of lighting design guidelines is required for multi-phased projects.
14. Fencing, Walls and Gates: A fencing and wall theme shall be provided within a PUD. The use of fencing and wall design guidelines is required for multi-phased projects.
15. Roads: All roads shall be constructed in accordance with the requirements and standards in the Roadway Construction Standards for Oldham County as found in the Oldham County Subdivision Regulations.
16. Capacity Analysis: Traffic impact analysis, utility capacities, school capacity and other capacity analyses may be required.
17. Digital submission of plans: The Developer shall place public monumentations within the PUD, and submit plans in digital format (in addition to paper format) in accordance to the digital submission standards as established by Oldham County.
18. Compliance with Other Regulations: Unless expressly authorized by the provisions of this Article and specifically approved as part of a PUD, none of the otherwise applicable Regulations and Ordinances may be waived or reduced as part of a PUD approval.

Sec. 230-030 Uses Permitted and Prohibited

Most uses or mixture of uses may be approved within a PUD, provided that uses within the site are compatible and not injurious to the adjacent neighborhood or otherwise detrimental to the public health, safety, moral or general welfare. Only the specific uses proposed in an approved application shall be allowed in the district.

The following uses are prohibited in a PUD either as a single use or as part of a mixed use:

Adult Entertainment
Building-mover and wrecker's establishment
Confined animal feeding operations
Feed mixing plant
Foundry, casting of metals
Killing or dressing and/or packaging of poultry and rabbits
Manufactured home sales and service
Planing mill
Quarry, gravel pit or stone mill
Railroad repair shop
Rock, sand, slag or gravel distribution
Rolling mill
Salt works
Saw mill, raw log or veneer processing
Slaughter houses and the rendering of lard
Solid fuel such as coal, coke and wood storage and sales
Storage and distribution of explosives or inflammables, garbage, offal or dead animals, rags, metal or junk, petroleum and petroleum byproducts in excess of an amount necessary for use of the premises
Truck Terminals
Uses related to Solid Waste excluding fill area for construction site and material used during construction
Wholesale lumber storage, millwork and sales
Other Heavy Industrial Uses
Other uses as determined by the Commission as not appropriate

Sec. 230-040 Density, Intensity and Dimensional Standards

Density, intensity, dimensional and bulk standards (i.e. lot size, lot width, setback, and height standards) shall be established for each proposal as part of the PUD approval.

Sec. 230-050 Phased Development

A PUD may be developed in one phase or multiple phases. For a multiple-phased development, the required Master Plan must cover the entire site. A Development Plan may cover one section of the PUD and may be submitted in phases. In the event that the developer seeks to modify the approved time schedule, such modification shall require the approval of the Commission. The Commission shall, in deciding whether to grant approval of the modification shall consider the availability and capacity of public facilities to accommodate the proposed developments.

Sec. 230-060 Procedures

A PUD approval includes five (5) steps. The first step, concept plan review, requires a pre-application conference with Commission staff and a neighborhood meeting. The second step is to secure approval of the Master Plan by the Commission and the appropriate legislative body to make a zoning map amendment. The third step, Development Plan Review (can substitute the Preliminary Plan for Subdivisions), may cover an entire development site or a section of the development and is approved by the Commission. The fourth step, consisting of the Construction Plan and Record Plat Review, is required under the Subdivision

Regulations and is approved by the County Engineer and the Commission Staff. The final step, Site Plan review, must be approved by the County Engineer and the Commission Staff before any building permits can be issued for all uses other than Single-Family Detached dwellings.

A. Concept Plan Review: A Concept Plan (or Sketch Plan) shall be prepared for a neighborhood meeting and may be used for discussion with Planning and Zoning staff. The Concept Plan should show the following:
Boundary and approximate acreage of the subject property; the general location of existing natural and cultural resources; the general location of proposed access points along the existing road network; the general location of proposed land uses; approximate residential units proposed and approximate square footage of non-residential uses; and existing and proposed streets.

1. Pre-Application Meeting: If a property owner proposes a PUD district, he or she shall meet with Planning and Zoning staff prior to the submission of a Master Plan. The purpose of the meeting will be to discuss the purpose and effect of this Article and the criteria and standards which may apply, and to outline the procedures and tentative schedule for the process. Upon completion of the Concept Plan, the applicant may request another meeting with Planning and Zoning staff for review of the Concept Plan. The applicant may choose to combine these two meetings.

2. Neighborhood Meeting: A meeting with identified neighbors (tier one property owners and owners of properties located within five hundred feet (500') of the PUD) is required to facilitate the identification and possible resolution of community concerns. The applicant will need to provide the Commission staff with a list of adjoining property owners as well as certification that each property owner listed was notified of the meeting at least 14 days prior to the meeting. The applicant shall submit with the zoning map amendment request a sign-in sheet from the meeting and a brief statement detailing issues raised at the required meeting with the neighbors and solutions proposed.

B. Master Plan Review: Following the pre-application meeting(s) and neighborhood meeting, a Master Plan shall be prepared and submitted for review, accompanied by a filing fee and an application for a zoning map amendment.

1. Technical Review Committee: The Master Plan shall be submitted for review by the Technical Review Committee. Comments from the Technical Review Committee should be addressed and incorporated into the Master Plan as much as possible.

2. Planning and Zoning Commission Public Hearing: Upon receipt of an application for approval of a Master Plan and zoning map amendment, the Commission shall hold a public hearing after notice as required under Kentucky Revised Statutes, Chapter 424. After the public hearing, the Commission shall find: (a) that the Master Plan is consistent with the intent, purpose, requirements and standards of this Article; (b) that the proposed development advances the general welfare of the community and neighborhood; (c) that the benefits, combination of various land uses, innovation of

physical design and the inter-relationship with the land uses in the surrounding area justify any deviations from conventional zoning districts; and (d) the proposed development and zoning map amendment are in agreement with the adopted Comprehensive Plan. The Commission will make a recommendation to the legislative body for either approval, approval with conditions, or denial of the Master Plan and zoning map amendment.

3. Appropriate legislative body or bodies: Following action by the Commission, the application shall be considered by the appropriate legislative body or bodies. Based on the application as amended and the recommendation of the Commission, the legislative body or bodies shall approve, remand to the Commission for amendments or additions or deny the application. If the application is approved by the appropriate legislative body or bodies, this approval constitutes a commitment to the general layout of the project, planned land-use types, density/intensities, design treatments and other particulars as shown on the Master Plan. However, the approval of the Master Plan shall not be construed to endorse engineering feasibility of plan elements that do not meet the development standards of the Comprehensive Zoning Ordinance or the Subdivision Regulations unless an exception is specifically granted through the review and approval of the Master Plan.

4. Zoning Map Amendment: A property is rezoned to a PUD upon approval of the Master Plan by the appropriate legislative body or bodies having zoning authority over the subject property. The Commission shall maintain records of the Master Plan and all conditions or binding elements the Commission and the legislative body or bodies have approved pertaining to the zoning map amendment. The official Zoning Map shall be amended to reflect the new PUD zoning of the subject property.

A Development Plan for all of a PUD or a section of a PUD shall be submitted for approval within twenty-four (24) months of the date of the Master Plan approval. The developer may request an extension in writing to the Commission prior to the expiration date for additional twelve (12) months. Two subsequent requests may be made in writing for additional periods of time of no more than twelve (12) months each. As part of the Master Plan extension approval, the Commission may request updated infrastructure impact analyses, such as a new traffic study.

C. Development Plan Review: After approval of a Master Plan and zoning map amendment, a Development Plan shall be submitted for review, accompanied by a filing fee.

1. Technical Review Committee: The Development Plan for the entire PUD site or any one phase of the PUD shall be submitted for review by the Technical Review Committee. Comments from the Technical Review Committee should be addressed and incorporated into the Development Plan.

2. Planning and Zoning Commission Public Hearing: This Development Plan can also serve the purpose of a Preliminary Plan for subdivisions. The Commission shall review the Development Plan to determine compliance with the approved Master Plan, specific guidelines and requirements of this Article, and the terms of any prior

conditional approval of the project. If the Commission finds that the Development Plan is not in compliance with the approved Master Plan, the applicant may (a) revise the Development Plan to comply with the approved Master Plan; or (b) apply for an amendment to the approved Master Plan. The Commission shall then approve the Development Plan, approve it with conditions, or deny it and state the reasons for denial.

Approval of a Development Plan shall be valid for two (2) years during which time the developer shall obtain approval of Construction Plan and Record Plat (if any). Extensions may be granted in accordance with the Subdivision Regulations.

The applicant has the option to submit the Development Plan simultaneously with the Master Plan Review and zoning map amendment application. In such cases any approval of Development Plans must be conditioned upon the approval of the Master Plan and zoning map amendment. If the approved Master Plan includes any additions or conditions by the legislative body, any Development Plan undergoing simultaneous review will be subject to those additions or conditions and may be reviewed by the Commission again to ensure compliance with the approved Master Plan.

D. Construction Plan and Record Plat Review

1. Review of Construction Plan: The applicant shall obtain approval of Construction Plans in accordance with the Subdivision Regulations.

   A Soil and Erosion Control Plan shall be submitted prior to or simultaneously with the Construction Plan and shall comply with the Oldham County Stormwater Ordinance. No land-disturbing activities shall begin prior to issuance of a Soil and Erosion Control Permit beyond what is necessary for site analysis and plan design. In addition, land-disturbing activities on slopes greater than twenty percent (20%) shall be required to prepare a geotechnical survey report. The geotechnical survey report shall be prepared by a professional engineer licensed in the State of Kentucky whose area of practice includes geotechnical engineering. The report shall include mitigation measures as needed to ensure stability and minimize environmental impact during site preparation and construction.

2. Review of Record Plat for Subdivisions: The applicant shall obtain approval of the Record Plat in accordance with the Subdivision Regulations. Prior to approval of a Record Plat, the following information shall be filed with the Commission and approved by the Commission attorney:
   a. Conservation easements and/or supporting covenants shall be filed among the land records that enumerate the property owners' association and all successors' obligations for perpetual maintenance of all common and private open space;
   b. Documentation of approval of any receiving entity (such as a public agency or a land trust) that is different than the property owners' association if any open space is to be dedicated to that entity.

E. Site Plan Review: Prior to the issuing of building permits, site plans, accompanied by filing fees, shall be submitted for review for all uses other than Single-Family Detached dwellings for approval by the County Engineer and the Commission staff. All site plans shall be prepared in accordance with the Site Plan Review requirements established under the Planning and Zoning Administrative Policies.

The developer or the property owners' association or its designee will be required to certify conformance with deed restrictions and architectural standards prior to submittal of the site plan for review and approval.

Sec. 230-070 Conditions of Approval in Master Plan and Development Plan

Conditions of approval in a Master Plan and in a Development Plan may be written or graphic and, where agreed upon by the Commission or the appropriate legislative body, shall become a fundamental part of the Master Plan or Development Plan.

Sec. 230-080 Amendments to an Approved Master Plan or Development Plan

Any amendment to the Master Plan or Development Plan (including maps and reports) must be approved by the Commission.

Variances do not apply to PUDs because the specific development standards of the PUD district are contained in the approved Development Plan for each PUD, and because the Development Plan normally takes into account those matters which might otherwise be the subject of variance review by the Boards of Adjustments. Amendments to an approved Master Plan and Development Plan shall follow the following procedure:

Minor amendments: The Administrator is authorized to approve minor changes to the approved Master Plan or Development Plan. Minor changes include decrease in density and intensity, consolidation and shifting of lot lines, land use and street modifications that would not negatively affect adjacent properties.

The Administrator must present any major amendment to an approved Master Plan or Development Plan to the Commission prior to approval.

Major amendments: Major amendments include reduction in lot sizes, increase in density or intensity, street modifications that would affect adjacent properties, change in points of street access onto existing streets, change in the time schedule, changes in the supplemental conditions of approval or other changes deemed major by the Administrator.

The Commission may review and approve major amendments to the approved Master Plan or Development Plan without a public hearing. The Commission may require a public hearing for the amendment when it deems necessary.

Sec. 230-090 Master Plan Requirements

The applicant seeking zoning map amendment for a PUD district is required to prepare a Master Plan for approval either prior to, or concurrent with, any Development Plan. The Master Plan shall be prepared according to the following requirements:

A. Master Plan Maps: This map or maps shall be drawn and submitted at a scale not less detailed than one inch equals two hundred feet (1"=200'), or other scale acceptable to the Commission staff.

1. Existing Conditions Map(s):
   a. Title Block: The Master Plan shall contain a title block placed in the lower right hand corner of the plan showing the name of the development preceded by the words "Master Plan"; the names, mailing addresses, telephone numbers of the property owner, the developer and the person or firm preparing the plan; date of preparation; and graphic and written scale.
   b. Vicinity Map: A sketch map with a north arrow showing the relative location of the proposed development to surrounding streets and community facilities. County and City boundary lines shall also be shown within one half mile of the PUD.
   c. Boundary Lines: The location, distances and bearings for property boundary lines per deed or survey. Site identification shall include a list by tax map and parcel number of all existing parcels to be rezoned.
   d. Adjacent Property: Names, addresses, parcel numbers and approximate boundary lines of all properties adjacent to or across any streets or water bodies from the subject property and properties within 500 feet of the subject property as shown on the most recent tax records. Properties located across I-71 or the Ohio River from the subject property are not required to be shown.
   e. Existing Zoning: Zoning and density/intensity of existing development, if any.
   f. Existing Topography: Topographic contours at two (2) foot intervals referenced to established and published sea level datum and mapping shall be to national standards of mapping and of sufficient detail to show the general character of the land. Natural slopes greater than twenty percent (20%) of 5,000 square feet or more shall be graphically indicated and labeled.
   g. Other Existing Natural Features: Areas of substantial existing trees including a general description of their type and size; marshes, water bodies, water courses, 100-year floodplains, wetlands, soil types; and other natural features which might affect the design of the subdivision.
   h. Existing Historic Structures: Locations, dimensions, dates of construction, and architectural styles of historical structures and sites, original accesses to historical structures and sites for all structures, buildings, and sites.
   i. Other Existing Manmade Features: Manmade features such as overhead utilities, houses, barns, outbuildings, fence rows, streets, driveways, cemeteries, railroads, and other manmade features which might affect the design of the subdivision.
   j. Existing easements and deed restrictions: Location, width and purpose of all easements and mineral rights and the nature and location of deed-restricted areas.
   k. The location and name of all existing streets, sidewalks and existing land uses.
   l. Such additional information as the Commission and staff may require.

2. Master Plan Map(s):

a. A general land use plan indicating the proposed land uses, including the proposed types of residential and nonresidential uses. The location and acreage of each proposed use.
b. A circulation plan showing the layout of proposed streets, bikeways, pedestrian paths and other multi-modal elements such as the location of proposed transit shelters within the planned development and any proposed improvements to the existing transportation system outside the planned development.
c. An open space plan showing the general location and acreage of open space areas to be set aside for conservation and recreational purposes with an indication for each whether it will be privately-owned or commonly-owned open space.
d. A community facility plan indicating the location and acreage of proposed community facilities and civic uses.
e. A general utility plan indicating the general locations for main utility lines serving the proposed PUD including water, sanitary sewer, natural gas, electric power, telephone and cable TV.
f. A stormwater management plan: indicating how existing drainage conditions would be changed as a result of the proposed development and the general location of proposed detention and retention basins.
g. A landscaping plan showing the general location of proposed landscaping.
h. Such additional information as the Commission and staff may require.

B. Master Plan Report:

1. Ownership and Legal Description of Site: A legal description per deed or survey of the proposed PUD site submitted along with the signature(s) of property owner(s).
2. Purpose and intent: A statement indicating the purpose and intent of the project and the applicant's statement of how the project complies with the Comprehensive Plan and the General Standards of this Article.
3. A sign-in sheet from the required neighborhood meeting and a brief statement detailing issues raised at the required meeting with the neighbors and solutions or consolations presented or proposed. A copy of the sign-in sheet and statement shall be mailed by the developer to each identified neighbor whether present or absent at the meeting.
4. Land Use: A description of the mix of land uses and the factors which ensure compatibility both within the development site and with adjacent land uses.
5. Circulation: An analysis for pedestrian, bikeway and vehicular circulation describing the general design capacity of the system as well as access points.
6. Street design standards: Minimum pavement width, right-of-way width, presence of curbs, on-street parking, street trees, street furniture, bikeways, sidewalks, and street cross-sections for each type of street classification proposed.
7. Site design standards: specifying density, intensity, dimensional and bulk standards (i.e. minimum lot size, minimum lot width, minimum setbacks, maximum Floor Area Ratio, and maximum and minimum building height standards), maximum lot coverage and frontage of building facades for all uses.
8. Architectural design standards: specifying materials and configuration permitted for walls, roofs, openings and other elements, or architectural guidelines to be

incorporated into the PUD's Master Declaration of Covenants and Restrictions and administered by an architectural review committee.

9. Stormwater management: describing pre- and post-runoff conditions of downstream drainage systems, types of planned drainage facilities and proposed mitigation of negative impacts.
10. Impact: School, water, sanitary sewage facility impact estimates.
11. Proposed standards for the following:
    a. Signage;
    b. Exterior lighting;
    c. Landscaping;
    d. Fencing, walls and gates; and,
    e. Off-street parking.
12. Statistical information including the following:
    a. Gross acreage of the site, plus net acreage of the site excluding jurisdictional wetlands, 100-year floodplains, water bodies, and slopes greater than twenty percent (20%);
    b. The maximum number of dwelling units requested;
    c. The maximum amount (gross leasable area) of retail, office, industrial and any other non-residential uses;
    d. The minimum amount of land devoted to open space expressed in acres and as a percentage of the gross acreage of the site for passive and active uses; and,
    e. The minimum amount of land devoted to civic uses expressed in acres and as a percentage of the gross acreage of the site.
13. Slopes greater than twenty percent (20%) of at least 5,000 square feet contiguous area: a general statement of impact of the development as well as mitigation measures shall be included.
14. A schedule for the proposed development (or for each phase, if it is to be developed by phases) containing the following information in order to show generally how the applicant will complete the project:
    a. The order of construction by phase delineated on the Master Plan;
    b. The anticipated time required to develop each phase;
    c. The proposed schedule for construction of improvements to open space areas; and,
    d. The proposed schedule for the installation of required public roadways, utilities or other infrastructural improvements, utility relocations, and the dedication of public rights of way, easements and properties.
15. Such additional information as the Commission and staff may require.

Sec. 230-100 Development Plan Requirements

The applicant shall prepare a Development Plan to proceed with a PUD. Development Plans shall be prepared by a design team consisting of a professional engineer licensed in the State of Kentucky and one or more of the following: a professional architect licensed in the State of Kentucky, a certified planner, a professional land surveyor licensed in the State of Kentucky or other professionals. In lieu of a Preliminary Subdivision Plan, a Development Plan consisting of a set of maps and a written report shall be prepared according to the following requirements.

A. Development Plan Map(s): This map or these maps shall be drawn and submitted at a scale not less detailed than one inch equals one hundred (100) feet, or other scale acceptable to the Commission staff and shall contain the following:

1. Title Block: The Development Plan shall contain a title block placed in the lower right hand corner of the plan, showing the name of PUD preceded by the words "Development Plan"; the names, mailing addresses, telephone numbers of the property owner, the developer, and the person or firm preparing the plan; date of preparation; and graphic and written scales.
2. Master Plan Maps: All maps included in the Master Plan shall be provided.
3. Property Line Survey: A property survey (including the entire PUD) certified by a professional Land Surveyor licensed in the State of Kentucky is required.
4. Proposed Streets: Location, name and widths of all proposed street and alley rights of way within or adjacent to the proposed project; access points designated for use by construction vehicles; total trip generation projected for the development; street classification of each street within or adjacent to the project in accordance with intended use based on design and total trip generated, such as local, collector, or arterial, which shall be shown within parentheses next to the existing and proposed street names.
5. Proposed sidewalks, trails and other multi-modal transportation facilities: The location and width of all proposed sidewalks, trails and other multi-modal transportation facilities shall be shown.
6. Proposed Land Uses: Location and proposed land uses which shall include the following information:
    a. Total acreage of all uses, total acreage of each individual use and acreage of each individual section or phase, if any;
    b. Gross density/intensity of all uses and the gross density of each individual section or phase, if any;
    c. Net density/intensity of all uses and the net density of each individual section or phase, if any;
    d. Total number of dwelling units by types and the number of dwelling units by types of each individual section or phase, if any;
    e. Overall floor area ratio and the floor area ratio of each individual nonresidential section or phase;
    f. Number of off-street parking spaces;
    g. Total square footage of each nonresidential uses (commercial, industrial, community facilities, etc.) and each nonresidential building;
    h. Types, acres and locations of common open space and amenities; and,
    i. Lot lines, lot dimensions, areas of each lot and lot numbers.
7. Building Elevation: Typical front elevation views for all proposed uses.
8. Street and Exterior lighting: Typical street lighting and exterior lighting.
9. Sections of streetscapes: Cross sections of typical streetscapes including centerline of streets, width of streets or lanes, on-street parking if any, curbs, street trees, sidewalks, building setbacks, front portion of typical buildings.
10. Signs: For commercial and industrial projects, conceptual sign plans showing sign type, size and location must be included.
11. Open space: The design and location of private and public open space must be shown.

12. Utility Easements: Show the location of utility easements.
13. Such additional information as the Commission and staff may require.

B. Development Plan Report: A written report on Development Standards shall be submitted, which will explain the type, nature, size, intent and characteristics of the proposed development and shall include the following information:

1. General description and location.
2. The physical and socio-economic reasons as to why the uses proposed in the PUD would produce a better overall use of this property over the conventional zoning.
3. The proposed provision of utilities, including water, sanitary sewer and drainage facilities.
4. The proposed methods for protection of abutting properties.
5. The proposed densities and total number of acres or square footage for each type of land use, including public facilities and common open space or recreational areas.
6. The proposed maintenance and ownership agreements for any streets and common open spaces not proposed for dedication to a public entity.
7. The proposed standards of development for all proposed uses, including restrictions on the use of property, lot sizes, setback requirements, height restrictions and proposed covenants.
8. A general statement addressing lighting proposed for the development.
9. A general statement addressing tree preservation and protection during construction and landscaping proposed for the development.
10. A general statement addressing sign controls proposed for the development.
11. A general statement indicating the substance of restrictive covenants, grants of easements, or other restrictions imposed, or to be imposed, upon the uses of the land, buildings and structures in the development including proposed easements for utilities and greenways.
12. A statement describing the probable impact of the development on the following:
    a. Water facilities;
    b. Sewer facilities;
    c. Public Roadways;
    d. Stormwater runoff;
    e. Schools; and
    f. Police, fire, and recreational facilities.
13. Such additional information as required by the Commission or staff.

Sec. 230-110 Site Plan Requirements

A. Applicability

Site plan approval shall be obtained for all developments other than those for Single-Family Detached dwellings located in a Planned Unit Development (PUD) district that meet one or more of the following criteria:

a. New construction;
b. An addition/expansion that will contain more than five hundred (500) square feet; and,
c. An addition/expansion that will contain more than fifty (50) percent of the original square footage.

B. Specific Information Required

Site plans shall be drawn and submitted at a scale not less than one (1) inch equals fifty (50) feet, or other scale acceptable to the Commission staff. All site plans shall contain the following:

1. Name of the PUD in which the site is situated.
2. Address and lot number of the site.
3. Vicinity map drawn to a scale of one (1) inch equals one thousand (1,000) feet or other scale acceptable to the Commission staff, which shall include streets and corporate limit lines within a one-half (0.5) mile radius of the site.
4. Names, addresses and telephone numbers of the owner and the applicant.
5. City, county and state.
6. Date.
7. Names, addresses, telephone numbers, and seals (on the section of the plan that they prepare) of all professional consultants participating in the preparation of the site plan.
8. North arrow with basis of meridian stated.
9. Acreage or square footage of the site.
10. Minimum required front, side and rear setback lines.
11. Location of the 100-year floodplains per FEMA maps or other data.
12. Wetlands meeting the Army Corps of Engineers' jurisdictional wetland standards.
13. Linear and nonlinear water bodies.
14. Existing and proposed land contours showing vertical intervals no greater than two (2) feet Based on national mapping standards or equivalent.
15. Name of owner(s), address and tax parcel numbers of adjoining properties.
16. Bearings and distances for all boundaries of the site.
17. A sheet showing all proposed improvements overlaid on the existing topography indicating what natural features will be destroyed or disrupted.
18. Existing and proposed easements with dimensions and designated type.
19. Existing and proposed locations, types and sizes of the following:
    a. Water lines.
    b. Fire hydrants.
    c. Sanitary sewers.
    d. Stormwater infrastructure.
    e. Culverts with inlet and outlet elevations.
    f. Street improvements.
    g. Electric lines.
    h. Gas lines.
    i. Any other utilities or services that serve or affect the site.
20. Parking layout and traffic control plan to include the locations and dimensions of the following:
    a. Vehicle entrances, exits and drives.
    b. Handicapped entrances, exits, walks and ramps.
    c. Vehicle parking spaces.
    d. Widths of vehicular traffic aisles.
    e. Truck loading and unloading spaces and docks.
    f. Proposed traffic control devices.
21. Location, style and material of proposed screening, fencing and walls.

22. Landscaping plan drawn and sealed by a landscape architect licensed in the State of Kentucky and placed on a separate sheet indicating the following:
    a. Acreage of proposed landscaping area.
    b. List of existing and proposed landscaping materials. Specify names, types, quantities, and sizes.
    c. Locations of existing and proposed landscaping materials shall be shown in accordance with the latest Landscaping Regulations.
    d. Maintenance agreements.
23. Lighting plan:
    a. Locations of proposed lighting.
    b. Types of lighting with details shown on the plan.
    c. Typical radius of light**.**
    d. Intensity in foot-candles.
24. Locations, dimensions, dates of construction and architectural styles of documented historic structures and sites, original accesses if known to historic structures and sites, and proposed plans for all structures, buildings and sites. Written documentation shall be provided by the applicant describing the impact on historical structures by the proposed use.
25. Architectural drawings including the following:
    a. Locations, square footages and exterior dimensions of all existing and proposed buildings and structures.
    b. Elevation views for all structures to include types and colors of exterior and the building materials to be used.
26. Statistics for the proposed development:
    (1) For residential uses:
    a. Lot design or layout of dwelling units.
    b. Typical square footage of each dwelling unit type.
    c. Total lot area.
    d. Minimum side, front and rear yard setbacks.
    e. Total percentage of lot coverage for structures.
    f. Total percentage of impervious surfaces.
    g. Maximum height of structures in feet.
    (2) For nonresidential uses:
    a. Total floor area ratios for all uses.
    b. Locations and square footages of all structures.
    c. Total lot area.
    d. Minimum side, front and rear yard setbacks.
    e. Total percentage of lot coverage for structures.
    f. Total percentage of impervious surface.
    g. Maximum height of structures in feet.

C. Site Plan Review Procedure

All site plans shall be submitted to the Administrator and shall be accompanied by the appropriate filing fees. Commission staff and the County Engineer will review all site plan applications.

D. Extension of Site Plan Approval

Approval of a site plan shall cease to be effective two years (2) after the date of approval if start of construction has not begun. Prior to the expiration of a site plan, an applicant may request in writing from the Administrator a maximum of one (1) extension, not to exceed twelve (12) months, without having to resubmit the site plan if no changes have been made. However, if a site plan has expired, or if changes have been made, or if the applicant wishes for the extended approval to be effective for greater than twelve (12) months, the applicant shall be required to resubmit the site plan to the Commission for approval.

Sec. 230-120 Maintenance of (Common) Open Space

The applicant shall file documentation with the Commission that the permanent dedication and continuous maintenance of open space shall be made in accordance with the Master Plan and Development Plan approved by the Commission, and that the common areas and recreation areas shall be made available to the residents and users of the overall PUD at a reasonable and non-discriminatory rate of charge. Such open space shall perpetually run with the PUD and shall not be developed or separated from the PUD at a later date.

Sec. 230-130 Bonds

The Commission may include in the Development Plan requirements for bonds (or appropriate alternatives) conditioned upon the satisfactory and timely completion of facilities in the Development Plan.

Sec. 230-140 Failure to Proceed, Complete or Comply

The Commission shall have cause to terminate the approval of the Master Plan and/or Development Plan if it finds one of the following situations exists: –

1. That a developer, who has Master Plan approval, does not apply for a Development Plan approval for all of a PUD or a section of a PUD within the specified time period, including any approved extension period;
2. For any PUD or phase thereof, the Commission finds that the Developer has failed to proceed or complete the development within the specified time period, including any approved extension period; and,
3. For any PUD or phase thereof, the Commission finds that the developer has failed to comply with any of the terms, conditions, and requirements of the Planned Unit Development approval, including all amendments.

The Commission shall set a date for a public hearing, of which the developer shall be notified in writing, for the developer to show cause why the approved Master Plan and/or Development Plan should not be terminated or other appropriate action taken.

If the Master Plan and/or Development Plan approval have been terminated, the applicant shall submit a new Master Plan and/or Development Plan in accordance to the PUD Master Plan and Development Plan approval procedures in order to proceed with the development.

Sec. 230-150 Certification of Completion, Future Development

Upon the substantial completion of each section or phase of the PUD, the developer shall notify the Administrator in writing as evidence that the developer is fulfilling the obligations under the approved Master Plan. "Completion" of any section or phase of the PUD shall

mean that the developer has acquired a certificate of occupancy for 80% of the housing units or nonresidential structure as set forth in the approved Master Plan. A PUD shall be considered complete on the date upon which a certificate of occupancy has been issued for the 80% of the residential or nonresidential structure in the last section of the development in accordance with the timing schedule set forth in the approved Master Plan. At this time, the developer shall be considered to have fulfilled all of the obligations pursuant to the Master Plan approval.

All future development or redevelopment of the PUD shall conform to the approved Development Plan including all amendments regardless of any change in ownership. Property owners, the Commission or the appropriate legislative body can apply for amendments to the approved Development Plan.

DIVISION 235 PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

Sec. 235-010 Intent & Purpose

A Planned Residential Development is defined as an area with a specified minimum contiguous acreage controlled by landowners, to be developed as a comprehensively planned entity for a number of dwelling units. The plan does not necessarily correspond in lot size, bulk or type of housing, lot coverage or required open space to the regulations in any one residential district established by any other standards in the current zoning ordinance.

The purpose of this district is to provide flexibility in design in order to support shifting market preferences and implement the goals and objectives of the Oldham County Comprehensive Plan. This can be achieved by affording development standards and requirements resulting in broader housing choices that serve the needs of people of different ages and incomes along with providing more desirable amenities, infrastructure improvements, compact development, and accommodation of environmental and scenic attributes.

A Planned Residential Development shall be a design alternative which can enable greater density without dramatic changes to the scale and height of a neighborhood. Each PRD shall be planned and designed to include features that further, and are in compliance with, the following objectives:

- To promote design creativity and excellence that will result in high-quality development;
- To allow a mixture of land uses and building types not otherwise allowed in a conventional zoning district by careful planning that establishes compatible relationships between uses within the site and adjacent to the site;
- To combine and coordinate architectural styles, building forms and heights, and structural/visual relationships within an environment that allows mixing of different land uses and building types in an innovative and functionally efficient manner;
- To encourage creative site design that seeks to preserve natural resources and unique environmental and cultural features, and to ensure that development occurs on land physically suited to proposed construction away from environmentally sensitive areas;
- To provide for abundant, accessible and properly-located open and recreational space, schools and other public and private facilities;
- To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources;
- To conserve energy through efficient building design and clustering, efficient use of the land and increased efficiency of public service delivery;
- To incorporate planning, design and construction techniques that minimize negative impacts on the environment and on human quality of life; and,
- To create a development pattern consistent with the adopted Comprehensive Plan.

Sec. 235-020 Permitted Uses

a. Dwellings units in detached, semi-detached, or attached buildings and garden apartments, or any combination thereof, when approved by the Commission.
b. Nonresidential uses of a recreational, commercial and institutional character to the extent they are designed and intended primarily to serve the residents of the PRD. Additionally, the location and designed type of commercial uses shall be included in the Development Plan and shall be approved upon recommendation of the Planning Commission.

i. Agricultural Uses: Agricultural Uses, Riding Academies and Stables.
ii. Community Facilities and Services: Schools, not for profit Community Centers, Libraries, Child and Adult Day Care Facilities.
iii. Public Parks and Recreation: Public Parks and Forest Reserves, Public Picnic Grounds, Bridle and Bicycle Paths, Private Clubs, Country Clubs, Golf Courses except Miniature Courses or Commercial Driving Ranges, Swimming Pools, Tennis Courts and other similar enterprises.
iv. Religious Institutions
v. Special: non-commercial Lakes (man-made)

Sec. 235-030 Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustments.

Sec. 235-040 Property Development Regulations

The Commission, upon recommendation of the Planning and Zoning office, shall determine the appropriate standards and limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for the community as stated in the Comprehensive Plan.

Minimum size of PRD: five contiguous acres of land unless the Planning and Zoning Office and the Commission find that a tract which contains less than five acres is suitable by virtue of some unusual conditions; in which case, the minimum may be waived by the Commission.
Maximum Floor Area Ratio: 2.0
Maximum Density: 6 dwellings per acre

Sec. 235-050 Special Requirements

The development shall be constructed in accordance with an approved development plan.
The development shall also conform to the following requirements:

1. Applicable articles of the Subdivision Regulations.
2. Parking requirements
   a. See Division 280.
   b. Additional parking should be provided to accommodate public or guest-parking in the case that dwelling unit parking is not sufficient.
3. Circulation
   Public and private roadways and related facilities shall be provided in accordance with Article VII of the Subdivision Regulations.
4. Open Space
   a. Common open space may include complementary structures and improvements.
   b. Open space and detention basins shall be landscaped and buffered. The amount of type of landscaping and/or buffering will be approved by the Planning Department based on the location, intended use, and the necessity to protect private areas within the development.
   c. Isolated or awkward parcels should not be used as open space, but should be incorporated into adjacent lots in a manner that encourages its maintenance by the lot owner.

DIVISION **240** LAGRANGE HISTORIC DISTRICTS ~~(RESERVED)~~

The LaGrange Historic Districts Commission was established by the LaGrange City Council to oversee the regulation of changes to property located in the Historic Districts and to designate future landmarks and Historic Districts within the city. The Mayor and City Council appoint the Commission members.

There are two designated historic districts in LaGrange: the Central LaGrange Historic District and the Russell Court Historic District. The Central LaGrange Historic District encompasses much of the historic portion of the City of LaGrange and provides an excellent picture of what the community was like at the height of its development in the early years of the twentieth century. Russell Court is significant as one of two early twentieth century subdivisions in LaGrange, platted and developed specifically in response to the arrival in the community of a commuter rail line from Louisville.

For additional information on the historic districts, what types of activities require review by the LaGrange Historic Districts Commission, and how you can submit an application for review please consult the LaGrange Historic District Guidelines document or contact LaGrange City Hall.

Sec. 250-090 Fences and Walls
1. Fences and walls in the R-1, R-1A. R-2, R-2A. R-3. R-4 and R-4A districts:
a. Required front and street side yards may be occupied by an ornamental fence or wall not to exceed three-and-one-half feet (3 ½') in height except as provided in Section 330-040 (Sight Triangle).
b. Required side and rear yards may be occupied by an ornamental fence or wall not to exceed seven feet (7') in height.
c. In all other districts these requirements shall apply when the district abuts a residential district.
d. See Section 250-170 Swimming Pools, Hot Tubs and Hydro Spas, numbers two and three, for fencing and exterior access requirements.

Sec. 250-200 Scenic Corridors
Design Guidelines within the City Limits of Pewee Valley
I. Applicability
1. The following design guidelines shall apply to all property adjacent to KY 146 and KY 22, which lies within 150 feet from either side of the centerline of each roadway, within the City of Pewee Valley.

II. Architectural Guidelines
1. Respect and enhance the existing mix of historic design guides and encourage both restoration and adaptive re-use to maintain the character of the Pewee Valley Area.
2. Consider the incorporation of elements of nearby historic buildings in new construction, if appropriate.
3. Large featureless buildings should be discouraged.
4. Promote careful building materials selection that complement and enhance the rural character of the Pewee Valley Area.
5. Building color scheme of balanced, complementary colors should be emphasized where appropriate.
6. New residential developments are encouraged to have building façades facing the street.
7. Emphasize fences to be compatible with the Pewee Valley rural character such as "diamond" style fencing along the scenic corridors.
8. Use native stone and brick walls and columns rather than manufactured stone walls and columns for signature entrances and walls.
9. Use weathering steel guardrails and wooden posts as the design standard where guardrails are required or replaced in the Pewee Valley Area.
10. Low-profile signature entrances along the scenic corridors should complement the rural character of the corridor; lighting should be directed toward the sign.
11. For new developments, consider the use of incentives, to include density bonuses, to provide landscape buffers and/or screening exceeding existing county requirements, along scenic corridors.
12. Parking lots should be screened by a landscape buffer or natural features from view along the scenic corridor.
13. All new buildings should have prominent façades facing the corridor.

14. Provide a sense of enclosure along the building front to form street walls where appropriate through design elements including, but not limited to, street trees, site features such as lampposts and benches. Parking areas should be located in the rear.
15. Buildings and sites should be designed to emphasize pedestrian scale architecture and landscaping, while avoiding large expanses of paved areas, large featureless buildings, and monotonous or franchise-style architecture.
16. Circulation systems should be designed to efficiently facilitate traffic flow yet discourage speeds and volume that impede pedestrian activity and safety such as a grid pattern with short block links.
17. Common or shared access points are encouraged. To the maximum extent feasible, common or shared delivery and services access should be provided between adjacent parcels or buildings and to the rear of buildings. Future access easements may be required,
18. A coordinated pedestrian system should be provided throughout the Mix-Use Village Centers, including connections between uses on the site and between the site and adjacent properties and rights-of-way.
19. Continuous sidewalks or other pedestrian facilities should be provided between the primary entrances to buildings, all parking areas that serve the buildings, pedestrian facilities on adjacent properties that extend to the boundaries shared with the development, any public sidewalks along perimeter streets, or other community amenities or gathering spaces.
20. Adequate parking should be provided, but excessive parking is discouraged.
21. The visual impact of parking should be minimized through the use of interior landscape islands and through dividing parking spaces into groupings. The edge of parking lots should be screened through landscaping or other methods, such as decorative fences.
22. The design of streets, pedestrian ways, landscaping, lighting, signage, street furniture should be coordinated and integrated throughout the site.
23. Vehicular streets and driveways should be designed to be compatible with pedestrian ways to encourage a pedestrian-friendly environment. The width of streets should be sensitive to pedestrian scale and building height.
24. Service areas and mechanical equipment should be screened from public view.
25. Buildings should be designed to respect and enhance the existing mix of historical design styles.
26. All sides of a building open to view by the public should display a similar level of architectural quality and should be divided and proportioned using features such as arcades, awnings, entrances, windows or other such features.
27. Building façades should have highly visible customer-service entrances that feature arcades, arches, canopies, display window, distinctive roof forms, landscaped features or overhangs. Primary entrances should face streets on which they are located.
28. Buildings should have well-defined rooflines with attention to architectural detail.
29. Building materials that complement and enhance the rural character of the Pewee Valley area should be promoted. For the Pewee Valley area, exterior building materials should consist primarily of wood, brick and stone and should incorporate design features of traditional village character such as paned windows.
30. Building height should reflect small village scale.
31. All lighting must conform to the City of Pewee Valley lighting ordinance (as may be amended from time to time).

III. Sign Guidelines

1. Design unique to Pewee Valley signs that identify the entries to Pewee Valley.
2. Design signs to identify the stream or creek and its watershed at every bridge within the Pewee Valley Area.
3. All signage should integrated with building façade or supporting structures.
4. Signs attached to buildings are encouraged rather than free-standing signs.
5. Monument signs are preferred over post-mounted signs to avoid a temporary and fragile appearance.
6. Landscaping should be planted around the base of free-standing signs.
7. For multi-tenant buildings, all signage on the façade should be consistent in color, size and elevation.
8. Back lighting only. No electronic reader signs.
9. All signage must conform to the Pewee Valley sign ordinance (as may be amended from time to time).

IV. Landscaping Guidelines

1. Perimeter landscaping that incorporate buffer-like improvements, such as berms and dense plantings are encouraged.

2. Parking lots that contain sufficient landscaping to visually soften view of buildings and parked automobiles are encouraged.
3. Open-space areas that incorporate dense or mature vegetation are encouraged.
4. Preserve existing trees and understory rather than new plantings and mounding as the preferred means of buffering.
5. Encourage the planting of three new trees at 3" caliper for each existing street at 8" caliper which is removed within the landscape buffer area.
6. Plant random clusters of trees and other planting materials.
7. Generally avoid a manicured or controlled appearance. Limit formal landscaping to small/tight areas.
8. Incorporate ground cover and/or bushes into landscaping.
9. Emphasize natural berms (with plantings throughout the entire contour of the berm).
10. Provide a complementary mix of deciduous and evergreen material, clustering varieties of species and sizes (canopies interspersed with understories, bushes and ground cover), and emphasize hardy native species.
11. Where additional screening is desired or required to buffer different land uses or to protect the scenic nature of an area, a predominance of evergreens may be required.

V. Environmental Guidelines

1. Encourage use of green-space and limit impervious surface through innovative materials such as pervious asphalt and concrete and other "green" type parking lot materials.
2. Promote water quality through innovative use of "green" technology, such as diverting rainwater through rain gardens (where possible), filtering drainage through plant material prior to entering the drainage systems.
3. Where practical, use of innovative design for drainage retention through the use of "bio-swale" and "bio-retention basins" rather than traditional drainage structures.
4. Evaluating the effectiveness (in terms of water quality) of any septic systems in place on the site and where applicable, upgrading those systems to better protect water quality.

DIVISION 250 SPECIAL PROVISIONS

Sec. 250-010 Purpose

The purpose of this Division is to address specific land uses or conditions and set minimum standards in order to permit proper integration of these items into the community and establish provisions for the protection of the health, safety, and general welfare of the public and for the protection of surrounding properties, persons, and neighborhood values.

Sec. 250-020 Applicability

The requirements set forth in this Division qualify or supplement the district requirements appearing elsewhere in the ordinance.

Sec. 250-030 Accessory Uses and Structures (~~with and~~ without dwelling units)

This section does not apply to agricultural uses and related accessory structures (e.g., barns, stables).

A. Agricultural Uses and Related Accessory Structures

1. Accessory structures for agricultural uses shall comply with the setback requirements for the principal structures of the zoning district in which it is located.
2. No other sections below apply to agricultural uses or related accessory structures (e.g. barns, stables).

B. Number of Accessory Structures

1. The number of allowed accessory structures over 120 square feet and the total maximum floor area shall be as follows:

Size of Parcel	Total Maximum Floor Area of Accessory Structures Allowed	Maximum Number of Accessory Structures Allowed
Less than 20,000 sq. ft.	800 sq. ft.	2
20,001 sq. ft. to 0.99 acres	1,200 sq. ft.	2
1.0 acre to 2.99 acres	1,800 sq. ft.	2
3.0 acres to 5.0 acres	2,700 sq. ft.	2
5.01 acres or larger	No restriction on size	2, 3 allowed with Conditional Use Permit

2. Conditional use permits for additional accessory structures over two (2) shall not be allowed on parcels less than 5.0 acres.

C. Shall Follow Principal Use

No accessory use or structure may be developed until after the start of the construction of the principal use on the building site, and no accessory use or structure may be used unless the principal use or structure has been developed except after review and approval as a Conditional Use. Accessory dwelling units shall comply with the applicable density standards of the zoning district in which it is located.

D. Same Parcel

Except as otherwise specifically permitted elsewhere in the Zoning Ordinance,

accessory uses and structure shall be located on the same parcel as the associated principal use.

E. Relationship to Street Setbacks

No accessory use or structure shall be located in between the principal building and the front yard property line. Accessory structures shall adhere to street-side yard setbacks.

F. Breezeway

When an accessory structure is attached to a principal building by a breezeway, roofed passage or similar structure, it shall be deemed to be part of the principal building and shall maintain the yard requirements of the principal building.

G. Minimum Distance Between Buildings

The minimum distance between buildings shall be five feet (5').

~~**F. Subordinate in Scale**~~

~~All accessory structures shall be subordinate in scale to the principal structure.~~

G. Rear Yard Rules for Accessory Structures

1. All accessory structures shall be set back from the rear and side property lines a minimum of five feet (5').
2. Accessory structures shall not occupy more than thirty-five percent (35%) of the area between the rear property line and the principal structure.

Sec. 250-040 Accessory Dwelling Units

A. Definitions:

Accessory Dwelling Unit – A living unit located on a residential lot with a primary unit/structure subordinate in scale and use to the primary unit/structure.

Interior Accessory Dwelling Unit – An accessory dwelling unit created and contained within the footprint of an existing or new house.

Attached Accessory Dwelling Unit – An accessory dwelling unit which is added to the floor area of an existing house.

Detached Accessory Dwelling Unit – An accessory dwelling unit that is separate from the primary dwelling unit.

Breezeway - A covered walkway open on all sides from the eaves of the roof to the ground, connecting a main structure with an accessory structure on the same building site, which is designed to minimally maintain the architectural design, style, appearance and character of the primary structure and does not exceed a length of twenty (20) feet.

B. General Provisions:

1. Only one accessory dwelling unit is allowed per parcel.
2. The property owners must reside in either the primary structure or the accessory dwelling unit. At the time of application for a building permit, the property owner will be required to complete and sign an accessory dwelling unit affidavit.

3. Interior Accessory Dwelling Units and Attached Accessory Dwelling Units will not count toward density calculations (0.0) and Detached Accessory Dwelling Units will count as a whole unit (1.0) toward density calculations.
4. Off-street parking must be provided for the accessory dwelling unit.
5. Accessory dwelling units must be designed to maintain the architectural design, style, appearance and character of the primary structure.
6. Accessory dwelling units shall not have separate utility services from that of the primary structure unless necessary to meet building or electrical codes; or required by service provider.
7. Accessory dwelling units shall not be allowed on non-conforming parcels or structures.
8. Accessory dwelling units should not violate any deed restrictions or covenants, conditions and restrictions associated with the property.
9. Accessory dwelling units shall comply with all applicable building codes, health department regulations and all other necessary permitting.

C. Interior Accessory Dwelling Units

1. Interior Accessory Dwelling Units shall be allowed by right in the AG-1, CO-1, R-1, R-1A, R-2, and R-2A zoning districts with an approved building permit if all conditions are met.
2. Interior Accessory Dwelling Units must have a permanent interior connection to the primary living area of the primary structure.

D. Attached Accessory Dwelling Units

1. Attached Accessory Dwelling Units shall be allowed by right in the AG-1, CO-1, R-1, R-1A, R-2, and R-2A zoning districts with an approved building permit if all conditions are met.
2. Attached Accessory Dwelling Units shall meet the minimum setbacks for primary structures.
3. Attached Accessory Dwelling Units shall not exceed 30 percent of the primary structure's finished square footage.
4. Attached Accessory Dwelling Units shall not exceed the height of the primary structure.
5. Attached Accessory Dwelling Units shall have a permanent interior connection through a common wall to the primary structure (breezeways are not considered a connection).

E. Detached Accessory Dwelling Units:

1. Detached Accessory Dwelling Units may be allowed only after approval of a Conditional Use Permit.
2. Detached Accessory Dwelling Units shall be allowed in the AG-1, CO-1, R-1, R-1A, R-2, and R-2A zoning districts only upon granting of a Conditional Use Permit.
3. Detached Accessory Dwelling Units will count as a whole unit (1.0) toward density calculations.
4. Detached Accessory Dwelling Units shall meet the minimum setbacks for primary structures.
5. Detached Accessory Dwelling Units shall not exceed 25 percent of the primary structure's square footage.
6. Detached Accessory Dwelling Units must be at least five (5) feet from the primary structure.
7. Detached Accessory Dwelling Units shall not exceed the height of the primary structure.
8. Detached Accessory Dwelling Units shall not be located in front of the primary structure.

F. Variances:

1. Upon application, the Board of Adjustments may grant variances from these regulations.

Sec. 250-045 Accessory Service and Retail Uses

An accessory use is a use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building. Accessory service and retail

uses serving at least seventy-five percent (75%) of the residents, clients or employees of the principal use with which they are associated shall be permitted in accordance with the following requirements:

A. Location

The accessory service or accessory retail use shall be located inside the building occupied by the principal use. Access may be from either the interior or exterior of the building which is occupied by the accessory service or retail use.

B. Maximum Floor Area

The total floor area occupied by all accessory service or accessory retail uses shall not exceed ten percent (10%) of the floor area of the development site; nor, shall such uses occupy more than twenty-five percent (25%) of the floor area of any single building.

C. Specific Accessory Service Uses

1. Banks/Financial Institutions: Banks and financial institutions with drive-thru facilities are a principal use and shall not be permitted as an accessory service use.
2. Drive-in Facilities: Drive-in facilities shall not be permitted in connection with any accessory service use.
3. Eating and Drinking Establishments: Eating and drinking establishments shall be permitted as an accessory service uses in the IPD only if the establishment is located internally within the building site.
4. Outdoor Display or Storage: Outdoor display or storage of merchandise shall not be permitted as a part of an~~d~~ accessory service or retail use.
5. Identification Signs: Exterior identification signs in addition to sign regulations for primary use should be no larger than six (6) square feet.

Sec. 250-090 Fences and Walls ~~(Reserved)~~

Fences and walls in the R-1, R-1A, R-2, R-2A, R-3, R-4A and R-4 districts:

a. Required front and street side yards may be occupied by an ornamental fence or wall not to exceed three-and-one-half feet (3½') in height except as provided in Section 330-040 (Sight Triangle).
b. Required side and rear yards may be occupied by an ornamental fence or wall not to exceed seven feet (7') in height.
c. In all other districts these requirements shall apply when the district abuts a residential district.

Section 250-200 Scenic Corridors

Design Guidelines within the City Limits of Pewee Valley ~~(Reserved)~~

I. Applicability

1. The following design guidelines shall apply to all property adjacent to KY 146 and KY 22, which lies within 150 feet from either side of the centerline of each roadway, within the City of Pewee Valley.

II. Architectural Guidelines

1. Respect and enhance the existing mix of historic design guides and encourage both restoration and adaptive re-use to maintain the character of the Pewee Valley Area.
2. Consider the incorporation of elements of nearby historic buildings in new construction, if

appropriate.

3. Large featureless buildings should be discouraged.
4. Promote careful building materials selection that complement and enhance the rural character of the Pewee Valley Area.
5. Building color scheme of balanced, complementary colors should be emphasized where appropriate.
6. New residential developments are encouraged to have building façades facing the street.
7. Emphasize fences to be compatible with the Pewee Valley rural character such as "diamond" style fencing along the scenic corridors.
8. Use native stone and brick walls and columns rather than manufactured stone walls and columns for signature entrances and walls.
9. Use weathering steel guardrails and wooden posts as the design standard where guardrails are required or replaced in the Pewee Valley Area.
10. Low-profile signature entrances along the scenic corridors should complement the rural character of the corridor; lighting should be directed toward the sign.
11. For new developments, consider the use of incentives, to include density bonuses, to provide landscape buffers and/or screening exceeding existing county requirements, along scenic corridors.
12. Parking lots should be screened by a landscape buffer or natural features from view along the scenic corridor.
13. All new buildings should have prominent façades facing the corridor.
14. Provide a sense of enclosure along the building front to form street walls where appropriate through design elements including, but not limited to, street trees, site features such as lampposts and benches. Parking areas should be located in the rear.
15. Buildings and sites should be designed to emphasize pedestrian scale architecture and landscaping, while avoiding large expanses of paved areas, large featureless buildings, and monotonous or franchise-style architecture.
16. Circulation systems should be designed to efficiently facilitate traffic flow yet discourage speeds and volume that impede pedestrian activity and safety such as a grid pattern with short block links.
17. Common or shared access points are encouraged. To the maximum extent feasible, common or shared delivery and services access should be provided between adjacent parcels or buildings and to the rear of buildings. Future access easements may be required,
18. A coordinated pedestrian system should be provided throughout the Mix-Use Village Centers, including connections between uses on the site and between the site and adjacent properties and rights-of-way.
19. Continuous sidewalks or other pedestrian facilities should be provided between the primary entrances to buildings, all parking areas that serve the buildings, pedestrian facilities on adjacent properties that extend to the boundaries shared with the development, any public sidewalks along perimeter streets, or other community amenities or gathering spaces.
20. Adequate parking should be provided, but excessive parking is discouraged.
21. The visual impact of parking should be minimized through the use of interior landscape islands and through dividing parking spaces into groupings. The edge of parking lots should be screened through landscaping or other methods, such as decorative fences.
22. The design of streets, pedestrian ways, landscaping, lighting, signage, street furniture should be coordinated and integrated throughout the site.
23. ~~Vehicular streets and driveways should be designed to be compatible with pedestrian ways~~ to

encourage a pedestrian-friendly environment. The width of streets should be sensitive to pedestrian scale and building height.

24. Service areas and mechanical equipment should be screened from public view.
25. Buildings should be designed to respect and enhance the existing mix of historical design styles.
26. All sides of a building open to view by the public should display a similar level of architectural quality and should be divided and proportioned using features such as arcades, awnings, entrances, windows or other such features.
27. Building façades should have highly visible customer-service entrances that feature arcades, arches, canopies, display window, distinctive roof forms, landscaped features or overhangs. Primary entrances should face streets on which they are located.
28. Buildings should have well-defined rooflines with attention to architectural detail.
29. Building materials that complement and enhance the rural character of the Pewee Valley area should be promoted. For the Pewee Valley area, exterior building materials should consist primarily of wood, brick and stone and should incorporate design features of traditional village character such as paned windows.
30. Building height should reflect small village scale.
31. All lighting must conform the City of Pewee Valley lighting ordinance (as may be amended from time to time).

III. Sign Guidelines

1. Design unique to Pewee Valley signs that identify the entries to Pewee Valley.
2. Design signs to identify the stream or creek and its watershed at every bridge within the Pewee Valley Area.
3. All signage should integrated with building façade or supporting structures.
4. Signs attached to buildings are encouraged rather than free-standing signs.
5. Monument signs are preferred over post-mounted signs to avoid a temporary and fragile appearance.
6. Landscaping should be planted around the base of free-standing signs.
7. For multi-tenant buildings, all signage on the façade should be consistent in color, size and elevation.
8. Back lighting only. No electronic reader signs.
9. All signage must conform to the Pewee Valley sign ordinance (as may be amended from time to time).

IV. Landscaping Guidelines

1. Perimeter landscaping that incorporate buffer-like improvements, such as berms and dense plantings are encouraged.
2. Parking lots that contain sufficient landscaping to visually soften view of buildings and parked automobiles are encouraged.
3. Open-space areas that incorporate dense or mature vegetation are encouraged.
4. Preserve existing trees and understory rather than new plantings and mounding as the preferred means of buffering.
5. Encourage the planting of three new trees at 3” caliper for each existing street at 8” caliper which is removed within the landscape buffer area.
6. Plant random clusters of trees and other planting materials.
7. ~~Generally avoid a manicured or controlled appearance. Limit formal landscaping to~~

small/tight areas.

8. Incorporate ground cover and/or bushes into landscaping.
9. Emphasize natural berms (with plantings throughout the entire contour of the berm).
10. Provide a complementary mix of deciduous and evergreen material, clustering varieties of species and sizes (canopies interspersed with understories, bushes and ground cover), and emphasize hardy native species.
11. Where additional screening is desired or required to buffer different land uses or to protect the scenic nature of an area, a predominance of evergreens may be required.

V. Environmental Guidelines

1. Encourage use of green-space and limit impervious surface through innovative materials such as pervious asphalt and concrete and other "green" type parking lot materials.
2. Promote water quality through innovative use of "green" technology, such as diverting rainwater through rain gardens (where possible), filtering drainage through plant material prior to entering the drainage systems.
3. Where practical, use of innovative design for drainage retention through the use of "bio-swale" and "bio-retention basins" rather than traditional drainage structures.

Evaluating the effectiveness (in terms of water quality) of any septic systems in place on the site and where applicable, upgrading those systems to better protect water quality

DIVISION 260 CONDITIONAL USE STANDARDS

Sec. 260-010 Purpose

To allow the proper integration of land uses into the community, singular land uses, due to their extent, nature of operation, limited application, or relationship to natural resources, must be considered as an exceptional case in the interest of the safety, health, and welfare of the public. The uses listed in this Division may be permissible in certain districts by issuance of a conditional use permit (CUP). A public hearing is required to review a CUP application by the applicable Board of Adjustments. Before a CUP is granted, the Board of Adjustments shall find the proposed use to be essential or desirable to the community and not in conflict with the elements and objectives of the Comprehensive Plan.

Sec. 260-020 General Provisions

Granting of a conditional use permit does not exempt the applicant from complying with the conditions stated herein, all of the requirements of building, housing, and other regulations, and any necessary conditions the Board of Adjustments may attach to such permit.

As part of an application for a conditional use permit, a development plan of sufficient detail must be submitted to demonstrate to the Board of Adjustments the character and objectives of the proposed development and the potential impacts of the development on the community and its surroundings. The Administrator may require the following additional material to be submitted with a conditional use application:

1. A demonstration of appropriateness document that addresses:
    a. Whether the proposal is consistent with the applicable policies of the Comprehensive Plan.
    b. The compatibility of the proposal with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc.
    c. Whether necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. will be adequate to serve the proposed use.
2. Vicinity map;
3. Topographical characteristics of the site and immediate surrounding area;
4. Present development of the site and surrounding property;
5. Proof of approval from the Commonwealth of Kentucky for applications requiring state approval;
6. Proof of submittal for permits or controls, filed with the application that are required by all public agencies concerned with the operation;
7. Compelling reasons for locating proposed use at this specific location;
8. Community or neighborhood need for proposed use and potential benefits to community or neighborhood;
9. Provisions for the protection of the health, safety, morals, and general welfare of the public and for the protection of surrounding properties, persons, and neighborhood values;
10. Assurances to be given to ensure facilities, operations, and protections indicated for installation;

11. Assurances are to be given to ensure that facilities or operations shall not adversely influence or affect the county;
12. Disposal proposal of facilities and restoration of the site upon termination or abandonment of use.

The Administrator may waive certain non-applicable submittal requirements. The Board of Adjustments or the Administrator may require an application for a conditional use permit to be subject to review by a Technical Review Committee.

Upon approval of a conditional use permit by the Board of Adjustments, no certificate of land use or any other documentation can be signed or distributed until the meeting minutes have been approved at the next regular meeting of the body.

Sec. 260-075 Auto Auctions

1. Minimum lot size required shall be one (1) acre.
2. All outdoor storage area shall be screened from view and not be visible from public right-of-way and adjacent properties by solid fences, walls, landscaping, or buildings, or a combination thereof, not less than 6 feet in height. Vehicles greater than 6 feet in height are prohibited within 15 feet of the required screening.
3. All parking surfaces, including driveway entrances and outside storage areas, shall be paved with asphalt, concrete, or paver blocks.
4. Parking surfaces shall be installed within ninety (90) days of the completion of the construction of the building. Parking surfaces shall be continuously maintained in a state of good condition and repair.
5. All parking areas shall be landscaped in accordance with applicable regulations. Parking areas shall provide interior landscape areas of at least 5 percent (5%) of the total parking/vehicle use area. One tree for every two hundred fifty square feet (250) should be provided in the interior parking area.

All parking areas shall be prohibited from the required front yard setback of thirty-five feet (35') and the required side yard setback of fifteen feet (15'). Driveway entrances may encroach in the front yard as provided in Section 210-120.

~~Sec. 260-320 Private Utility Buildings/Facilities (Reserved)~~

DIVISION 290 SIGN REGULATIONS

Sec. 290-010 Purpose

The purpose of this sign ordinance is to support the focus and direction of the Comprehensive Plan; to promote a healthy business climate by encouraging the effective use of signs; to maintain and enhance the aesthetic environment of the county by encouraging signage to be compatible with the surrounding areas and not create a hazard due to collapse, fire, collision, decay or abandonment. Also, to promote the safety of persons and property by requiring that signs do not create traffic hazards by distracting or confusing motorists, or impairing motorist's ability to see pedestrians, other vehicles, obstacles, or to read traffic signs.

Sec. 290-020 Applicability

The requirements of this Section shall apply to all businesses, private entities, or individuals erecting signs in Oldham County. Certain signs that are exempt from the requirements of this Section are addressed in Section 290-60.

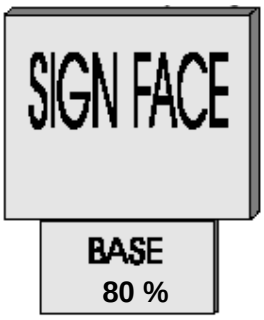
1. All signs must comply with the regulations of the zoning district in which it is located.
2. Signs shall be maintained in a safe and secure condition. If the Code Enforcement Officer is of the opinion that a sign is not secure, safe, or in good state of repair, written notice of this fact shall be given to the business owner. If the business owner can not be reached the ultimate responsibility for the sign falls to the property owner. If the defect in the sign is not corrected within the time permitted by the Code Enforcement Officer, the Officer may revoke the sign permit thus placing the sign owner in violation of the Sign Ordinance.
3. When the location of a sign falls within the LaGrange Historic District, or any other such body, approval from that body must be obtained prior to filing a sign permit with the Oldham County Planning & Zoning Office.
4. No sign shall be placed in any public or private right-of-way without written permission from the jurisdiction that has ownership of the right-of-way.

Sec. 290-030 Sign Definitions

Abandoned Sign	A permitted sign which was erected on property in conjunction with a particular use, that use having been subsequently discontinued for a period of 12 months or more, or a permitted temporary sign for which the permit has expired.
Above-roof Sign	A sign displayed above the peak or parapet of a building.
Animated or Moving Sign	Any sign or part of a sign that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation.
Architectural, Historic District or Scenic Corridor	An area that contains unique architectural, historic, or scenic characteristics that require special regulations to ensure that signs displayed within the area enhance its visual character and are compatible with it.
Awning	A cloth, plastic, or other nonstructural covering that

	either is permanently attached to a building or can be raised or retracted to a position against the building when not in use. Backlit awing signs are prohibited.
Banner	Any sign of lightweight fabric or similar material that is mounted to a pole, a wall or a building at one or more edges.
Bench Sign	A sign painted, located on, or attached to any part of the surface of a bench, seat, or chair placed on or adjacent to a public place or roadway.
Billboard Sign	See Off-premises sign.
Board of Adjustments and Appeals	An officially constituted body whose principal duties are to hear appeals and, where appropriate, grant variances and conditional uses from the strict application of the zoning ordinance.
Building Frontage	The side of a building abutting a street. It is possible for a structure to have multiple building frontages.
Changeable Copy Sign	Changeable message means a portion of a sign which message copy is changed manually or automatically in the field through the utilization of attachable letters, numbers, symbols and other similar characteristics. This portion of a sign is included in the maximum area allowed.
Construction Sign	A temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of the architects, engineers, landscape architects, contractors, or similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project.
Directional/Information Sign	An on-premise sign giving directions, instructions or facility information such as parking or exit and entrance signs.
Directory Sign	A sign listing the tenants or occupants of a building or group of buildings and that may indicate their respective professions or business activities.
Double-Faced Sign	A sign with two faces which are back-to-back and have a common set of supports.
Electronic Sign	Sign whose alphabetic, numeric, pictographic, or symbolic informational content can be changed or altered on a fixed display screen composed of electronically illuminated segments; includes LED (Light Emitting Diode), LCD (Liquid Crystal Display) and other similar technologies.
External Illumination	Illumination of a sign that is affected by an artificial source of light not contained within the sign itself.
Flag	An exhibit made of flexible material which is mounted

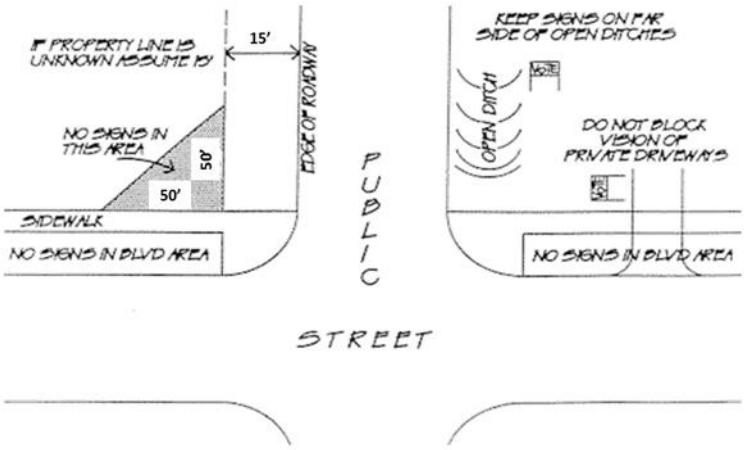
	on a pole or similar device and which represents or symbolizes an organization, group, cause, event, activity, or unit of government.
Flashing Sign	Any directly or indirectly illuminated sign that exhibits changing natural or artificial light or color effects by any means whatsoever.
Free-Standing Sign	Any non-movable sign not affixed to a building. Free-standing signs may include pole signs, ground signs, billboard signs, bench signs, construction signs, directional signs, directory signs, monument signs, off-premises signs, and on-premises signs. The free-standing sign shall not create a public safety hazard.
Frontage	The side of a lot abutting a street. It is possible for a lot to have multiple frontages.
Governmental Sign	A sign erected and maintained pursuant to and in discharge of any governmental functions or required by law, ordinance, or other governmental regulation.
Ground Sign	See Monument Sign.
Home Occupation Sign	A sign containing only the name and occupation of a permitted home occupation.
Identification Sign	A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol, and address of a building, business, development, or establishment on the premises where it is located.
Illuminated Sign	A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.
Inflatable Sign	Any display capable of being expanded by air or other gas and used on a permanent or temporary basis to advertise a product or event.
Mansard Roof	A sloped roof or roof-like façade architecturally comparable to a building wall. For the purpose of this sign regulation, a sign on a mansard roof shall be considered a roof sign.
Memorial Sign	A sign, tablet, or plaque memorializing a person, event, structure, or site.
Monument Area	The supporting framework, bracing or structure of the monument not including the sign area.
Monument Sign	A free standing business sign with a base width of at least eighty percent (80%) of the width of the sign cabinet or sign face.



Monument Style Sign

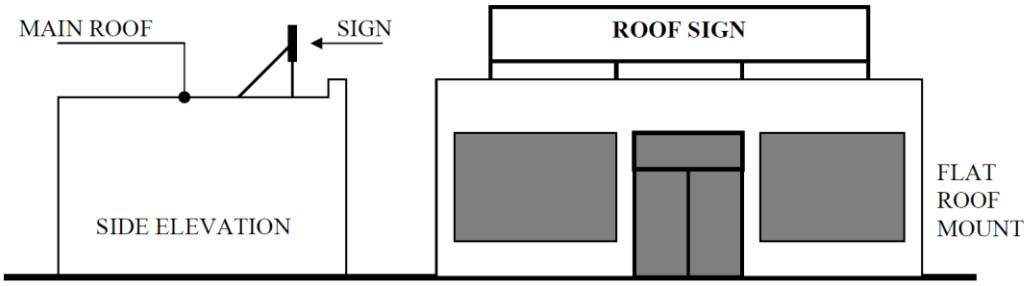
Multi-Tenant Sign	A sign that includes the names of two or more businesses, places, organizations, buildings, or persons it identifies.
Nameplate Sign	A sign, located on the premises, giving the name or address, or both, of the owner or occupant of a building or premises.
Nonconforming Sign	A sign that was lawfully constructed or installed prior to the adoption or amendment of this regulation and was in compliance with all of the provisions of the sign regulation then in effect, but which does not presently comply with this regulation.
Normal Average Grade	The lower of existing average grade prior to construction/ installation or the newly established average grade after construction/installation.
Off-Premises Sign	A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.
On-Site Informational Sign	A sign commonly associated with, and not limited to, information and directions necessary or convenient for visitors coming on the property, including signs marking entrances and exits, parking areas, circulation direction, rest rooms, and pickup and delivery areas.
Parapet	The extension of the main walls of a building above the roof level.
Pennant	Any lightweight plastic, fabric, or other material with or without a logo, suspended from a rope, wire, string or two corners, in series with like materials, creating an impression of a line, and designed to move in the wind.
Permanent Sign	A sign or advertising display constructed of durable materials attached to a building, structure or the ground and intended to be displayed for the duration of time that the use or occupant is located on the premises.
Pole Sign	A sign that is mounted on a free-standing pole or poles or other support so that the bottom edge of the sign face is above normal grade.
Political Sign	A temporary sign announcing or supporting political candidates or issues in connection with any national,

	state, or local election.
Portable Sign	A sign that is not permanent, affixed to a building, structure, or the ground.
Private Sale	A temporary sign advertising private sales of personal property, such as garage sales, yard sales, rummage sales, and the like.
Projecting Sign	A sign that is wholly or partly dependent upon a building for support and that projects more than twelve inches from such building. Projecting signs may include hanging signs, suspended signs, awning signs, canopy signs, and marquee signs.
Property Line	A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.
Real Estate Sign	A sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.
Right-of-way	A strip of land determined of a site-specific basis that includes a roadway, sidewalk or railroad to accommodate traffic and safety requirements, utilities, environmental issues, and maintenance.

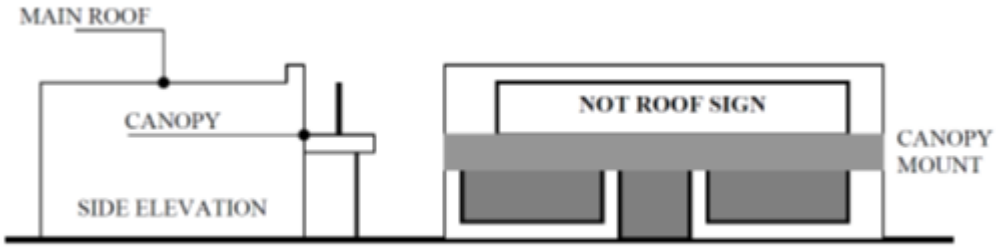


Roof Sign	A sign that is displayed above the eave, parapet or deck line of a roof and under the peak of a building or roof. For the purpose of this sign regulation, a sign on a mansard roof shall be considered a roof sign.

Examples of Roof Signs:



Examples of Wall Signs (Not Considered Roof Signs):



Sign	Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.
Sign Area	The entire face of a sign, including the advertising surface and any framing, trim, or molding but not including the supporting structure.
Sign Face	The area or display surface used for the message.
Sign Height	The distance from grade to the highest point on the sign structure. Any raised landscaped bed or foundation the sign may rest upon shall be included in the total sign height.
Sign Permit	Document issued by the Planning & Zoning Office to the sign applicant granting permission to construct or install a sign.
Snipe Sign	Any sign, whether attached in any way to a utility pole, tree, traffic control device, or any object, or the ground, or otherwise situated either on public property without the consent of the appropriate public body, or on private property without the consent of the owner or occupier thereof.
Special Event Sign	A temporary sign advertising private charitable events, such as picnics, carnivals, bazaars, game nights, art fairs, and craft shows.

Temporary Sign	A sign or advertising display constructed of cloth, canvas, fabric, plywood, or other light material and designed of, intended to be displayed for 30 days or less as designated in the applicable approved sign permit.
Vehicle Sign	A sign on a vehicle not customarily and regularly used to transport persons or properties.
Wall Sign	A sign fastened to or painted on the wall of a building or structure. For the purpose of this sign regulation, a sign on a mansard roof shall be considered a roof sign.
Window Sign	A sign applied, painted or affixed to or in the window of a building. A window sign may be permanent or temporary.

Sec. 290-040 Procedure

A sign permit shall be obtained prior to the construction or erection of any allowable sign and the fee will be required in conjunction with said application. Refer to the current fee schedule in the Planning & Zoning Office.

The following information shall be included along with the application at the time of submittal:

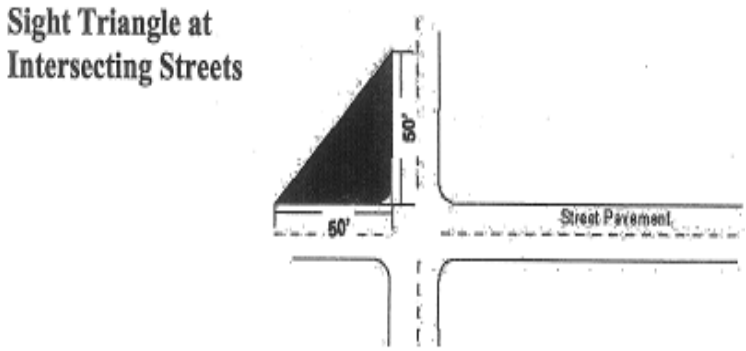
1. Name, address and telephone number of the applicant. Name, address and signature of the owner of property on which the sign is to be located.
2. The location, size, height and type of each existing sign to remain on the property;
3. A site plan of the property on which the sign is to be erected showing property lines, existing structures, right-of-way lines and proposed location of the sign.
4. A drawing of the proposed sign showing display area dimensions, height of sign, and information to be conveyed on sign.
5. The estimated cash value of the sign.
6. If the sign is temporary the following applies:
    a. The length of time anticipated for use of the sign;
    b. A statement by the applicant in which he or she agrees to remove temporary signs within the time limit herein established.

Sec. 290-050 Sign Requirements/Allowances Calculations

1. For the purposes of this ordinance:
    a. The front setback is measured from the right-of-way or the front property line.
    b. If a parcel has multiple frontages, then the parcel has multiple front setbacks.
    c. The side yard setback is measured from the side property line.
2. The height of a sign shall be computed as the distance from the base of the sign at normal average grade to the top of the highest attached component of the sign. Normal average grade shall be construed to be the lower of: existing-grade prior to construction or installation, or the newly established grade after construction or installation.
3. The area of a sign shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or

color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. Supporting framework, bracing or structure shall not be included in computation of sign area.

4. Unless otherwise stated, the total area of a sign having two or more sides or faces shall be calculated according to the following:
    a. Double-faced signs: the sign area is of one sign face only.
    b. "V" shaped signs with two sides or faces: the sign area is the sum of the areas of the two sign faces.
    c. Signs with three or more sides or faces: the sign area is the sum of the areas of all sides or faces.
5. No more than two identification signs per place of business shall be allowed, with only one of which being separated from the principal building. Additional signs may be allowed in the commercial and industrial zoning districts if:
    a. A parcel has a total street frontage exceeding 600 feet in which case a second free-standing sign shall be allowed. Each free-standing sign shall be allowed to have a sign area up to the maximum allowable sign area for the zoning district. However, the distance between the two free-standing signs shall be no less than 300 feet.
    b. A parcel has frontage on two or more streets in which case one wall sign for each frontage shall be allowed.
6. Clear sight triangles shall be maintained at all street intersections for a minimum of 50 feet as measured along the curb or pavement edge. No free-standing signs shall be allowed in the clear sight triangle.



Sec. 290-060 Exempt Sign Standards

The following types of signs are not required to obtain a sign permit and shall not be counted towards the total number of signs and allowable sign area, but must meet the following limitations:

1. Memorial signs – Must be characteristic with the surrounding area and must not be a public safety hazard.
2. Nameplate signs of two square feet or less– Must only contain the name or address, or both, of the owner or occupant of a building or premises.
3. No trespassing signs of six square feet in area or less.
4. On-Site Directional/Information Sign of six square feet or less– Must not be a public safety hazard.

5. Political signs – Signs shall be removed within ten days following the election. Signs for successful primary election candidates, eligible for the general election, may remain after the primary election. Permission must be granted by the property owner for a sign to be placed on their property and the sign may not be located in any road right-of-way.
6. Non-commercial p~~P~~rivate sale or special event signs of six square feet or less – May be placed seven days prior to the event and must be removed the ~~d~~day following the event. Signs may be placed on private property with consent from the property owner. Signs may not be located in any road right-of-way. These signs shall advertise events occurring in Oldham County~~only the activity lawfully practiced on site~~ and shall not be illuminated or contain any electrical component.
7. Real Estate signs of six square feet or less – Must be located on the property that is for sale, lease, or rent, and one may be placed at the entrance of the subdivision. Must ~~and~~ must be taken down within seven days after the sale is complete. May not be located in any road right-of-way.
8. Public signs, notices or traffic signs required by law, or any sign relating to an emergency.
9. Signs carried by a person – Must not be a public safety hazard.
10. Signs integrated into or on a coin-operated machine, vending machine, gasoline pump, or telephone booth.
11. Signs used to identify local Landmark/National Register of historic sites.
12. Sports signs within a ballpark, field or diamond which indicates sponsorship of the teams or activities that occur therein. These signs shall be oriented toward the field or diamond and shall not be higher that the fences.
13. Traffic signs-traffic control signs which contain no commercial message and that comply with the Manual of Uniform Traffic Control Devices for Streets and Highways"
14. Temporary window signs in commercial zoning districts – Total area of window signs shall not exceed 30% of the window area of the façade of the building.
15. ~~Three (3) flags per parcel~~Flags, symbolic in nature, for non-commercial, non-promotional purposes.
16. Electronic signs not exceeding 4 square feet provided that there is no more than one such sign per business establishment (not applicable in LaGrange).
17. In the city of LaGrange signs stating that a business other than a home occupation is open, provided that there is no more than one such sign per business establishment inside the building, and that such sign does not exceed four (4) square feet in area. Neon signs are allowable in this case.
18. Snipe signs for commercial purposes of six square feet or less may be placed on premise. Only one per road frontage is permitted.

Sec. 290-070 Signs Prohibited

The following signs are prohibited:

1. Any sign or part of a sign that incorporates in any manner any continuous scrolling, flashing, blinking, oscillating or moving lights, or that changes physical position or light intensity by any movement or rotation or that gives the appearance of such movement or rotation.
2. String lights or any unshielded light that is visible by the public from a public street or produces glare onto a residential structure, and is used in connection with commercial premises for commercial purposes, including attention-getting, other than seasonal

decorations.

3. Any sign which has any visible moving part, visible revolving parts or visible mechanical movement achieved by electronic or mechanical means or action of norma normal wind currents.

4. Any sign which obstruct or detract from the visibility of any traffic sign or traffic control devise on public streets and roads, by reason of the size, location, coloring, or illumination.
5. Any sign or sign structures which (a) is structurally unsafe, (b) constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidated or abandonment, (c) is not kept in good repair, or (d) is capable of causing electrical shocks to persons likely to come into contact with it.
6. Signs which make use of words such as "STOP", "LOOK", "DANGER", "YIELD", or other similar words, phrases, symbols or characters in such a manner to imply the need or requirement of stopping or the existence of danger.
7. Permanent use of portable signs, folding signs, "A" frame signs, or any other similar free-standing signs.
8. Free standing signs that extend or are built over public property and/or signs in the right-of-way.
9. Wall signs painted on a building, except as permitted under conditional use application by the appropriate Board of Adjustments and Appeals, after public hearing. Area requirements are same as for permitted wall signs in zoning district in which property is located.
10. Any sign erected or maintained upon trees or painted or drawn upon rocks or other natural features.
11. No marquee constructed over sidewalks in those districts where permitted shall extend closer than two feet to the curb line of any adjoining street.
12. Off-premises sSnipe signs advertising commercial activities.
13. Above-roof signs.
14. Signs on vehicles or trailers which are parked or located for the primary purpose of displaying said sign.
15. Free-standing banner or banners not attached to a building, wall. See banner section of this ordinance for proper display regulations.
16. Backlit awning signs.

Sec. 290-080 Sign Lighting

1. Signs may be internally illuminated, backlit, or illuminated by downlighting or by ground-mounted light fixtures that illuminate the sign face and base only.
2. Illumination of the sign face by ground-mounted light fixtures shall not exceed 50 foot-candles as measured on the sign face.
3. Illumination for off-premise advertising signs is prohibited.
4. Signs shall not have exposed bare-bulb or flashing illumination.
5. In the city of LaGrange internally illuminated signs other than changeable copy signs shall have opaque backgrounds with translucent letters, symbols and logos unless the background is integral to the design of a corporate image or registered trademark.
6. In the city of LaGrange the use of neon window signs is prohibited, and illuminated banding on buildings shall be limited to one band.

Sec. 290-110 Off-premises Signage

1. All permanent off-premises signs must receive approval as a conditional use from the appropriate Board of Adjustments prior to the issuance of a sign permit from the Planning & Zoning Office.
2. In addition to any condition of approval which the Board applies to ~~an~~ a permanent off-premises sign approval, the sign must also comply with the sign regulations for the zoning district in which it is located and shall be counted towards the total number of signs allowed.
3. Off-premises signs will not be allowed to be located within:
    a. Fifty feet from street intersections as measured along the curb or edge of pavement;
    b. The placement of one panel on top of another panel is prohibited.
    c. The maximum height for all off-premises signs is 35 feet or the maximum height allowed for on-premises signs in the zoning district in which the sign is located, whichever is lesser.
    d. Off-premises signs are not allowed in the city of LaGrange.
4. See sign lighting requirements under Section 290-080.
5. Temporary off-premises signs are permitted with a temporary sign permit application that includes approval of the property owner. The sign must comply with the temporary sign standards, the sign regulations for the zoning district in which it is located, and shall be counted towards the total number of temporary signs allowed.

Sec. 290-120 Temporary Signage

A temporary sign permit shall be obtained prior to the placement of any combination of signs, banners, posters, pennants, portable signs, flags, inflatable devices, or other similar devices used for commercial promotional purposes or to announce community events. The Planning & Zoning Office reserves the right to revoke a temporary sign permit at any time. The following rules apply to temporary sign permits.

Types of Permits

1. 30-day permit not to exceed 32 square feet.

Free-Standing Signs

1. These signs must meet the front setback requirements and the height requirements for the zoning district in which they are located.
2. More than one temporary sign may be permitted simultaneously as long as the total area of all temporary signs does not exceed the maximum sign area.
3. Various types of portable signs may be used on a temporary basis by permit. (not allowed in the city of LaGrange).
4. Banners for commercial purposes are not allowed as temporary free-standing signs in LaGrange.

Wall Signs

1. Apply the appropriate percentage to the one square foot of area allowed for every one lineal foot of building frontage owner/leased by the applicant not to exceed 32 square feet.

Banners

1. Business owners of commercially zoned properties may obtain a sign permit valid for 30 days to periodically display banners attached to the building. No more than one such permit may be issued per property per calendar quarter (Jan-March, Apr-June, July-Sept, Oct-Dec).~~Business owners of commercially zoned properties may obtain a sign permit valid for 30 days to periodically display banners attached to the building. No more than one such permit may be issued per property per calendar year.~~
2. The area of the banner attached to a building may be equal but not greater than one square foot for every lineal foot of building frontage owned/leased by the applicant.~~Banners must be attached to the building. No more than one such permit may be issued per property per calendar year.~~
3. Free-standing banners must comply with the sign regulations for the zoning district in which it is located.~~The area of the banner may be equal to but not greater than one square foot for every lineal foot of building frontage owned/leased by the applicant.~~
4. The Planning & Zoning Office may revoke this permit if the appearance of the banner becomes a safety hazard or is in disrepair.~~The Planning & Zoning Office may revoke this permit if the appearance of the banner becomes a safety hazard or is in disrepair.~~
5. Banners may also be used to announce community events (not to exceed 32 square feet). Said banners require a permit and if off-premise, the approval of the property owner.
6. Vertical banners for commercial purposes are permitted as temporary free-standing signs.
7. In the city of LaGrange banners may also be used to announce community events (not to exceed 32 square feet). Said banners may be free-standing.

Flags for Commercial Promotional Purposes

1. The total area of all flags on a lot shall not exceed 60 square feet in area.
2. No flag shall be flown from a pole that exceeds 35 feet in height.
3. If a flag is mounted to a building, the vertical clearance from ground level when limp shall not be less than 9 feet. ~~and~~
4. No flag shall be mounted above the roofline of a structure.
5. Flags for commercial promotional purposed are not allowed in the city of LaGrange.

DIVISION 320 ACCESS MANAGEMENT REGULATIONS ~~(RESERVED)~~

Sec. 320-010 Intent and Applicability

This division presents design guidelines for managing vehicular access to land development, while preserving traffic flow in terms of safety, capacity, and speed. Major thoroughfares and collectors serve as the primary network for moving people and goods. These corridors also provide access to businesses and homes and have served as the focus for commercial and residential development. The design principles described herein are intended to balance the right of reasonable access to private property with the right of the citizens of Oldham County to safe and efficient travel.

Sec. 320 -020 Relationship to the Comprehensive Plan

This division is intended to assist in implementing the Goals, Objectives and Plan Elements of Outlook 2020.

Sec. 320-030 Access Classification System and Standards

A. The Administrator, in consultation with the County Engineer and the Kentucky Transportation Cabinet, is responsible for approving the number and location of curb cuts. The County Engineer issues encroachment permits in accordance with the design principles presented in this division, AASHTO standards and good engineering practice.

B. Roadways within Oldham County are classified for the purposes of access management as shown in the map, "Roadway Classification and Projected Corridors."

C. Separation between access points on all County maintained roadways should meet or exceed the following minimum standards for that classification.

Table 1: Oldham County Access Classification System & Standards: (1)

Functional Classification	Driveway Spacing	Spacing of Median Openings or Major Intersections (2)	Signal Spacing
Arterial	600 ft.(3), 400 ft.(4)	1200 ft. (3), 600 ft. (4)	¼ mile
Collector	300 ft.	300 ft. to 600 ft.	¼ mile

(1) It is recognized that some locations, due to existing development characteristics, may not meet the standards provided in this section. Access to such properties is allowed to continue.
(2) Applies to full median openings on roadways with medians. Directional median opening spacing shall be ¼ mile on all major arterials.
(3) Applies to facilities with a speed of 45 mph or greater. Speed refers to posted speed or 85th percentile speed, whichever is lower.
(4) Applies to facilities with a speed of less than 45 mph. Speed refers to posted speed or 85th percentile speed, whichever is lower.

1. To provide reasonable flexibility in administration, some deviation from access spacing standards may be permitted, if the Administrator finds that a property is otherwise unable to meet minimum driveway spacing standards and allowing such a deviation would not create a safety hazard on the public road.

2. The Administrator may establish some or all of the following conditions as the basis for approving deviation from the driveway spacing standards:

a) A traffic impact study, prepared at the expense of the applicant, demonstrates that the deviation will not create a public safety hazard;

b) A joint-use driveway will be established wherever feasible, to serve two abutting building sites, with cross-access easements provided in accordance with Section 320-050;

c) The building site is designed to provide cross access and unified circulation with abutting sites;

d) The property owner shall agree to close any pre-existing curb-cuts that are nonconforming on the building site, after the construction of both sides of the joint-use driveway.

Sec. 320-040 Corner Clearance

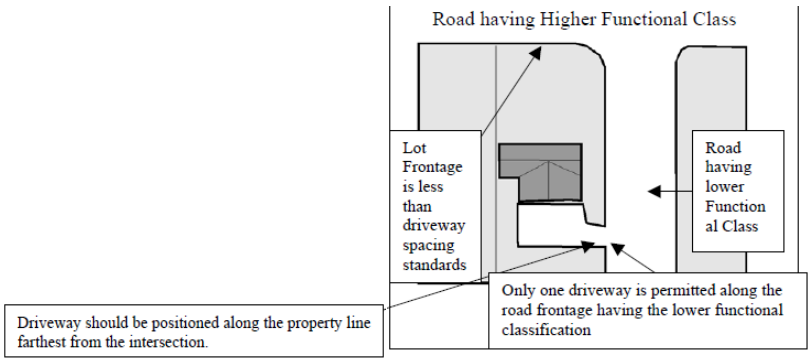
A. Locate new driveways outside the functional area of an intersection, as defined by the driveway spacing standards of this article. Exceptions to this standard may be approved if the Administrator finds that:

1. No other reasonable access to the property is available, including joint and cross access with adjacent properties, and

2. The connection does not create a safety or operation problem, upon review of a site-specific study for the proposed connection prepared by a qualified professional.

B. If the Administrator finds that no other alternatives exist and provided appropriate sight distance standards are met, a driveway within the functional area of the intersection may be constructed. It shall be located as close to the property line and as far from the intersection as site conditions allow. Only one driveway will be permitted and it shall access the road frontage of the street having the lower functional classification, unless the Administrator determines that this would create a safety or operational problem on the public street system.

Preferred Corner Development



Sec. 320-050 Joint and Cross Access

A. Properties located on arterial or collector roadways should provide a cross access drive and pedestrian access to allow circulation between adjacent sites. Such connection is generally required in retail commercial use adjacent to other commercial, office, industrial or multi-family development.

B. Required cross access corridors shall be shown on any subdivision or site plan. A system of joint use driveways and cross access easements shall be required to provide unified access and circulation among parcels and assist in local traffic movement. In such cases, the building site shall incorporate the following:

1. A continuous cross access or service drive with sufficient width to accommodate two-way travel aisles for automobiles, service vehicles, and loading vehicles.

2. Stub-outs and other design features to make it visually obvious that abutting vacant properties should be tied in to provide cross access at the time they are developed.

3. Building sites shall be designed to ensure parking, access and circulation may be easily tied in to future adjacent development.

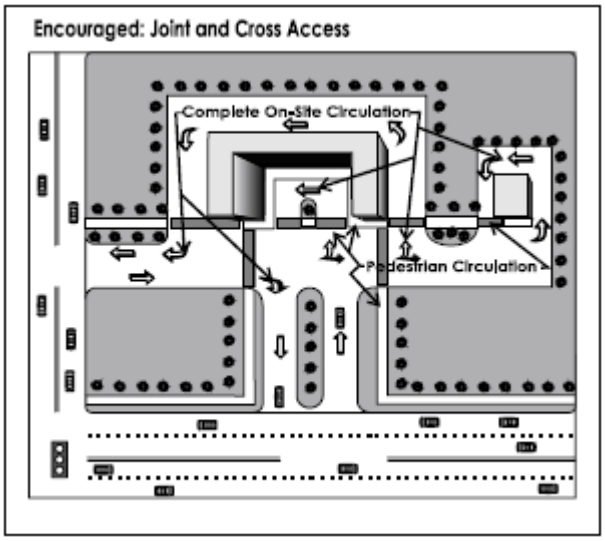
C. Where joint- and cross-access is provided pursuant to this section, property owners shall:

1. Record an easement in the office of the Clerk of Oldham County Kentucky, allowing cross-access to and from other properties served by the joint use driveways or service drive, which shall be a covenant running with the land;

2. Record an agreement in the office of the Clerk of Oldham County Kentucky that any pre-existing curbcuts providing for access in the interim shall be closed and eliminated after construction of the joint-use driveway, which shall be a covenant running with the land; and

3. Record a joint maintenance agreement in the office of the Clerk of Oldham County Kentucky, defining maintenance responsibilities of property owners that share the joint use driveway and cross access system, which shall be a covenant running with the land.

4. Items described in paragraphs 1 –3, above, shall be recorded prior to requesting a building permit; if no new construction, the items shall be recorded before requesting a certificate of occupancy.



Sec. 320-060 Requirements for Unified Access and Circulation

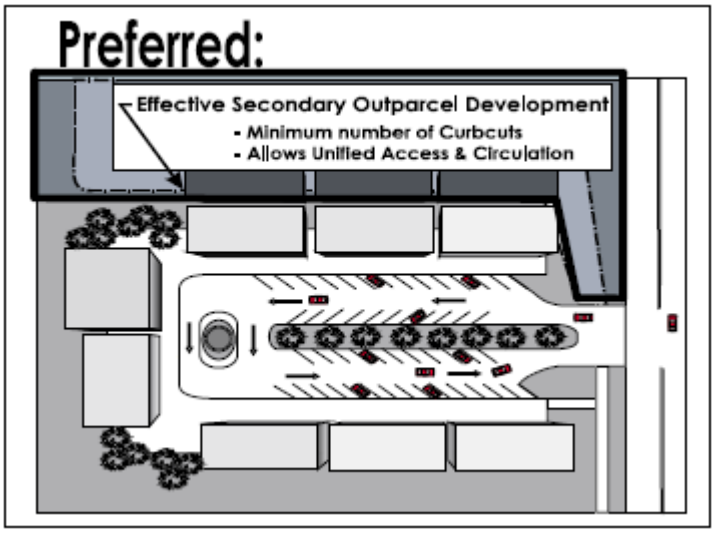
A. In the interest of promoting unified access and circulation systems, integrated development sites comprised of more than one building or more than one lot are not considered separate properties in relation to the access management standards of this code. This will also apply to phased development plans. In addition, the following standards apply:

1. The number of curb cuts permitted shall be the minimum number necessary to provide reasonable access to the overall site and not the maximum available for that frontage. Reasonable access shall be determined by the Administrator.

2. All necessary easements, agreements, and stipulations required under Section 1.5 (C) shall be met. Subsequent owners and lessees within the affected area are responsible for compliance with these requirements.

3. Outparcels should be accessed via the shared circulation system of the principal development or retail center. Access to outparcels should be designed to avoid excessive movement across parking aisles and queuing across surrounding parking and driving aisles.

B. Where abutting properties are in different ownership and not part of an overall development plan, cooperation between the various owners to create a unified access and circulation system is encouraged. Abutting properties shall provide unified access and circulation at the time that they are developed, or are redeveloped as provided in Section 320-080.



Sec. 320-070 Driveway Location and Design

A. Sight distance at driveway approaches must be located and designed in conformance with appropriate AASHTO, ITE or other applicable standards.

B. The Administrator may require deceleration or storage lanes where deemed necessary due to traffic volumes, speed limits, or where there may be a safety or operational problem. The design of left-turn and right-turn deceleration/storage lanes shall conform to appropriate agency standards.

C. Due to the potential for vehicular weaving conflicts and crashes, construction of driveways along acceleration or deceleration lanes, left turn storage lanes and tapers is to be avoided, unless no other access to the property is available.

D. Driveways across from median openings should be consolidated wherever feasible, to coordinate access at the median opening.

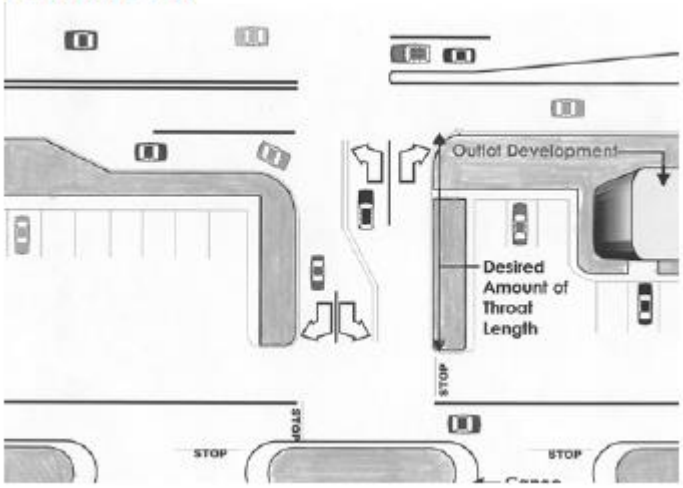
E. Driveways on undivided roadways should be aligned directly opposite driveways on the opposite side of the road, or offset from each other in accordance with applicable County or State Highway Standards, due to the potential for conflicting left turns or jog maneuvers and resulting safety or operational problems.

F. Driveway width and return radius or flare shall be adequate to serve the volume of traffic and provide for efficient movement of vehicles onto and off of the major thoroughfare. However, the width of driveways shall not be so excessive as to pose safety hazards for pedestrians and bicycles. The Administrator may require longer radii and/or wider throats where deemed necessary to accommodate trucks.

G. Driveways with more than two lanes should incorporate channelization features. Double-yellow lines may be considered instead of medians where truck off-tracking is a problem.

H. Driveways shall be designed with adequate on-site storage for entering and exiting vehicles to reduce unsafe conflicts with through or on-site traffic and to avoid congestion at the entrance. These guidelines are intended for the principal access to the property and are not intended for minor driveways.

Preferred:



Sec. 320-080 Redevelopment

Access connections to roadways in place as of the date of the adoption of this article that do not conform with the standards herein are considered nonconforming. Properties with nonconforming connections should be brought into compliance with this article as changes to the roadway design allow or when an existing development is changed in any of the following ways (a site plan is filed):

a) existing structure is replaced by new structure or improvements; or
b) an addition/expansion that will contain more than twenty-five hundred (2,500) square feet of building/structure area;
c) a new parking area is established;
d) existing structure or parking area is expanded by 20% or more beyond the size existing at the effective date of this regulation (incremental changes that cumulatively increase the size by 20% fall within the regulated activities of this paragraph); or
e) an addition/expansion that will contain more than fifty (50) percent of the original square footage of the building/structure area for sites one-half acre and less.
f) an existing use is changed to a use for which the Zoning Ordinance specifies a higher parking ratio.

See Section 390 for complete details on site plan requirements.

Sec. 320-090 Corridor Access Management Overlay Zones

A. Segments of a roadway corridor may be designated as corridor access management zones for the purpose of applying special access management controls that exceed the requirements and standards in this article. The purpose of this designation is to avoid significant traffic congestion problems, reduce vehicular and pedestrian conflict areas, and to ensure appropriate development within the designated area in accordance with the Oldham County Comprehensive Plan.

B. The controls in such districts are not intended to be substituted for other general zoning district provisions but can be superimposed over such district provisions and should be considered additional requirements.

C. Corridor access management zones shall be designated and approved in accordance with the public involvement and public hearing requirements of Oldham County that govern the creation of all land use designations and zoning districts.

Sec. 320-100 Access to Homes and Subdivisions

A. When a residential subdivision is proposed that abuts an arterial or collector roadway, it shall be designed to provide lots abutting the roadway with access only from an interior local road or frontage road.

B. Direct Driveway access to individual one and two family dwellings on arterial and collector roadways are prohibited unless the Planning Commission determines that there is no acceptable access alternative.

DIVISION 330 EXCEPTIONS AND MODIFICATIONS

Sec. 330-020 Yard Requirements

1. In any district where the average depth of existing front yard of the nearest existing buildings, located within one hundred feet (100') on each side of a lot and within the same block as such lot, is greater than prescribed by this ordinance, then in such cases the depth of the front yard on such lot shall not be less than the average depth of said existing front yards. If there is only one such building within one hundred feet (100'), the depth shall not be less than the average depth of the front yard of such building and the depth specified in this ordinance for the district or area in which the lot is located.
2. Where forty percent (40%) or more of the frontage on one side of a street between two intersecting streets or where forty percent (40%) or more of the frontage within two hundred feet (200') of a lot (when an intersecting street is at a greater distance) is improved with buildings which have observed an average front yard with a variation in depth of not more than ten feet (10'), which is more or less than the required front yard for the district, any building hereafter erected or altered in this block shall not be located closer to the front property line than this established line. This regulation shall not be interpreted to require a front yard in excess of sixty feet (60').
3. On double frontage lots, the required front yard shall be provided on each street.
4. The buildable width of a corner lot which is of record at the time of the adoption of these regulations shall not be reduced to less than thirty-two feet (32') by the application of the required side yard on the street side. Nothing in this section shall be construed to allow reduction of any other required side yard.
5. Where dwelling units are erected above, and as a subordinate use to, commercial and industrial structures in commercial and industrial districts, and each dwelling unit has openings to the outside only on the front and the rear and is no more than two rooms in depth, no side yard is required except such side yard as may be required in the district regulations for a commercial or industrial building on the side of the lot adjoining a residential district.
6. Whenever a lot abuts an alley, one-half (1/2) of the alley width may be considered as a portion of the required yard.
7. Every part of required yard shall be open to the sky except as authorized by this section and the ordinary projection of sills, belt courses, cornices, and ornamental features, which may project a distance not to exceed thirty inches (30") into the required yard.
8. Free-standing gasoline pumps and pump islands at vehicle service stations may occupy the required front and street side yards, provided however, that they are not less than fifteen feet (15') from property lines.

~~9. Fences and walls in the R-1, R-1A, R-2, R-2A, R-3, R-4A and R-4 districts:~~
~~a. Required front and street side yards may be occupied by an ornamental fence or wall not to exceed three-and-one-half feet (3½') in height except as provided in Section 330-040 (Sight Triangle).~~
~~b. Required side and rear yards may be occupied by an ornamental fence or wall not to exceed seven feet (7') in height.~~
~~c. In all other districts these requirements shall apply when the district abuts a residential district.~~

9~~10~~. An open, unenclosed, unroofed porch, deck, or paved terrace may project into a required front yard or required rear yard a distance of not more than ten feet (10'). Roofed entry porches not exceeding fifty (50) square feet in coverage area and not projecting more than five (5) feet from the structure shall be allowed.~~An open, unenclosed porch or paved terrace may project into a required front yard or required back yard a distance of not more than ten feet (10').~~

Roofed entry porch which would be allowed to project up to five feet.	*Full covered front porch, all of which must be behind required setback.*

10. A porte-cochere or canopy may project into a required side yard provided every part of such porte-cochere or canopy is unenclosed and shall not be less than five feet (5') from the lot line.
11. For the purpose of the side yard regulations, a two-family dwelling, or a multiple-family dwelling, shall be considered as one building occupying one lot.
12. Open or lattice-enclosed fire escapes, outside stairways, balconies opening upon fire towers, and the ordinary projections of chimneys and flues into the rear yard may be permitted by the Building Inspector for a distance of not more than five feet (5'), but only where the same are placed so as not to obstruct light and ventilation.

~~14. A private family swimming pool may be constructed in required rear yard in excess of the maximum coverage of thirty percent (30%) by accessory buildings, provided that such pool shall be no closer than five feet (5') to any property line, and also is enclosed by a fence or other protective device at least four feet (4') in height prior to its use. Any buildings or structures in conjunction with a pool shall be classified as accessory buildings unless they are part of the main building~~.

13. In the R-4 District or any location where constructed, the least dimension of a side yard on which the principal entrances or exits of a multiple-family dwelling face shall be twenty feet (20').
14. It shall be unlawful to erect, enlarge or reconstruct any building or addition thereto on property lying within a building setback required yard except as permitted by the appropriate Board of Adjustments after a public hearing.

DIVISION 390 SITE PLAN REGULATIONS

Sec. 390-010: Applicability

Site plan approval shall be required for the following land uses prior to the issuing of building permits:

2. Residential Uses: Attached housing developments of 10 units or more.
3. Non-residential Uses: Prior to the issuing of a building permit, site plan approval shall be obtained for nonresidential development that meet one or more of the following criteria:
    a. New construction of buildings/structures, reconstruction of buildings/structures at the same location, or relocation of buildings/structures to a new on-site location;
    b. An addition/expansion that will contain more than twenty-five hundred (2,500) square feet of building/structure area;
    c. An addition/expansion that will contain more than twenty (20) percent of the original square footage of building/structure area for sites greater than one-half acre; and,
    d. An addition/expansion that will contain more than fifty (50) percent of the original square footage of building/structure area for sites one-half acre and less.

4. Manufactured Home Park: Site plan approval shall be obtained for all new manufactured home parks.

5. Parking Areas and Structures: Site plan approval shall be required for a parking garage, for a new parking area or for an addition to any existing parking area resulting in an increase/expansion of an existing vehicular use area by twenty (20) percent before a building permit can be issued.

Sec. 390-020: Specific Information Required

Site plans shall be drawn and submitted at a scale not less detailed than one (1) inch equals fifty (50) feet, or other scale acceptable to the Planning and Zoning Commission staff. All site plans shall contain the following:

1. Name of the development and/or subdivision in which the site is situated.
2. Address and lot number of the subdivision in which the development is proposed.
3. Key map drawn to a scale of one (1) inch equals one thousand (1,000) feet, which shall include streets and corporate limit lines within a one-half (0.5) mile radius of the site.
4. Names, addresses and telephone numbers of the owner and the applicant.
5. Names, addresses telephone numbers, and seals (on the section of the plan that they prepare) of each professional consultant participating in the design.
6. North arrow.
7. City, county and state.

8. Date.
9. Existing zoning and parcel number for the site.
10. Proposed use.
11. Name of owner(s), address, parcel number, zoning and use of adjoining properties.
12. Minimum required front, side and rear setback lines.
13. Location of the 100-year floodplains per FEMA maps.
14. Location and size of wetlands, if any, meeting the Army Corps of Engineers' jurisdictional wetland standards.
15. Location of water bodies.
16. Existing and proposed land contours showing vertical intervals no greater than two (2) feet.
17. Bearings and distances for all boundaries of the site with notation as to whether data is based on deeds or actual surveys.
18. Locations, square footages and exterior dimensions, measured from outside wall to outside wall, of all existing and proposed buildings and structures.
19. A sheet showing all proposed improvements overlaid on the existing topography indicating what natural features will be destroyed or disrupted.
20. Existing and proposed easements with dimensions and designated type.
21. Existing and proposed locations, types and sizes of the following:
    a. Water lines
    b. Fire hydrants
    c. Sanitary sewers
    d. Stormwater infrastructure
    e. Culverts
    f. Street improvements
    g. Sidewalks
    h. Electric lines
    i. Any other utilities or services affected by the site
22. Parking layout and traffic control plan which shall include the locations, arrangements, and dimensions of the following:
    a. Vehicle entrances, exits and drives
    b. Handicapped pedestrian entrances, exits, walks and ramps
    c. Vehicle parking spaces
    d. Widths of vehicular traffic aisles
    e. Truck loading and unloading spaces and docks
    f. Proposed traffic control devices
23. Location of existing and proposed signs.
24. Landscaping plan conforming to the Landscape Regulations.
25. Statistics for the proposed development:
    a. Total lot area
    b. Lot width
    c. Total floor area of buildings
    d. Floor Area Ratio (FAR) for all uses
    e. Total lot area covered by structures
    f. Percentage of lot covered by structures
    g. Total lot area covered by impervious surface
    h. Percentage of lot covered by impervious surface

i. Height of structures in stories and feet
j. Setbacks of all buildings, structures and parking area (front yard, side yard and rear yard).

26. The applicant shall provide any additional information, as determined by the Planning and Zoning Commission staff.

Sec. 390-030: Property Owners' Signature and Responsibility for Accuracy:

All site plan applications shall be signed by the owner(s) of the affected property. Leaseholders, option holders, developers, and agents should also be identified.

The Applicant shall be held responsible for the accuracy of the information submitted as part of the site plan applications. The applicant must be a real person or entity as defined in KRS 271B.1-400.

Sec. 390-040: Site Plan Review Procedure

All site plans shall be submitted to the Planning and Zoning Administrator, accompanied by filing fees, prior to the issuance of building permits. Planning and Zoning Commission staff and the County Engineer will review all site plan applications.

For purposes of review procedure, developments are divided into three distinct categories based upon a traffic review completed by the Oldham County Traffic Consultant. The categories are:

A. Category 1 – Development proposal does not trigger impacts on the road network and shall undergo review by the Zoning Administrator and Planning staff.
B. Category 2 – Development proposal that generates more than 20 peak-hour trips and will have an entrance on a road with greater than 1,500 Average Daily Trips (ADT) shall require a traffic assessment and shall undergo review by the Technical Review Committee.
C. Category 3 – Development proposal that generates more than 100 peak-hour trips and will have an entrance on a road with greater than 2,000 ADT shall require a traffic impact study and shall require approval by the Planning Commission.

The review process for each category of development is outlined below. Initial or revised submissions shall follow the procedure determined by the new or additional development proposed unless a higher level of review is required by another section of this ordinance. Requested waivers, variances and other items are not appropriate for Administrative approval or Technical Review Committee approval and shall be reviewed by the Planning Commission.

A. Category 1 Review Procedure - Zoning Administrator Approval

Prior to issuance of building permits, the Zoning Administrator shall assure the plan is in compliance with the applicable requirements of this ordinance and all binding elements and conditions of approval. These requirements include but are not limited to: allowable uses; setbacks; impervious surfaces; height; landscaping; parking; and environmental assessment. The Zoning Administrator shall approve the proposed development if it complies with the requirements of this ordinance, associated binding elements, and other applicable law. In cases in which the Zoning Administrator has reason to question the site plan's compliance, the

Administrator may forward the development plan to the Technical Review Committee for review and action.

B. Category 2 Review Procedure – Technical Review Committee Review

The Technical Review Committee shall assure the plan is in compliance with the applicable requirements of this ordinance including capacity standards; all binding elements and conditions of approval; and other applicable law. In addition to the site plan application, the Category 2 development requires a Technical Review Committee application which includes the following:

1. Complete Oldham County Planning and Zoning Technical Review Committee Application.
2. Required TRC Fee of $300, and Notice fees equal to $5.00 per adjoining property owner.
3. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels. 1st tier adjoining parcels include all those that border the property, including those across streets and streams.
4. Property information for the project location as listed by the Property Valuation Administration (PVA).
5. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreement. Include any surveys of the property, if available.
6. Twenty copies of the Site Plan, including required components listed in the attached plan checklist (Maximum size of 30" x 42").
7. Reduced copies of the plan to an 8 ½" x 11" size, one for each adjoining property owner.
8. Photos and other supporting documents (10 copies).
9. Traffic Assessment. See **Division 270-040 Road Capacity Standards** for guidance.
10. Review comments from the appropriate agencies (Agency contact list is attached to TRC application). *Note: Only the Conservation District letter is required at time of application.*
11. Information from neighborhood meeting with TRC application.

All documents shall be submitted in person by the last Wednesday of the month; failure to submit all required material may result in the delay of the application review. In cases in which the Technical Review Committee has reason to question the site plan's compliance, the Committee may forward the development plan to the Planning Commission for review and action.

C. Category 3 Review Procedure – Planning Commission Review

The Planning Commission shall assure the plan is in compliance with the applicable requirements of this ordinance including capacity standards; all binding elements and conditions of approval; and other applicable law. In addition to the site plan application and the TRC application and review, the Category 3 development requires a Planning Commission application which includes the following:

1. Complete Oldham County Planning and Zoning Planning Commission Application.
2. Required Preliminary Plan fee of $500 plus $5.00 per adjoining property owner.
3. Mailing labels for all adjoining property owners including name and address of all 1st tier adjoining parcels. 1st tier adjoining parcels include all those that border the property, including those across streets and streams, and 2nd tier parcels within five hundred feet of subject site.

4. Property information for the project location as listed by the Property Valuation Administration (PVA).
5. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.
6. Twenty tri-folded copies of a Preliminary Plan including the required components listed in the attached Preliminary Plan Checklist (maximum size of 30" x 42').
7. One reduced copy of the plan to an 8 ½" x 11" size.
8. Written explanation of the provisions of reservations and arrangement for maintenance of common areas and open spaces.
9. Review comments from the appropriate agencies. Agency contact list is provided by Planning and Development Services.
10. Traffic Impact Study (see **Division 270-040 Road Capacity Standards** for guidance) and 20 copies of the summary section.
11. If applicable, a general statement describing the nature of environmentally sensitive areas, and the manner in which any such area is to be handled during development of the property, as well as any special design measures taken by the developer to minimize the development's impact on the environmentally sensitive areas.
12. Photos and other supporting documents (20 copies).
13. Wastewater Treatment and Capacity Form (for developments served by sanitary sewers).

All documents shall be submitted in person by the last Wednesday of the month; failure to submit all required material may result in the delay of the application review. Additional requests, such as variances, waivers or zoning map amendments may be reviewed at the time of site plan review.

Sec. 390-050: Extension of Site Plan Approval

Approval of a site plan shall cease to be effective one (1) year after the date of approval if start of construction has not begun. Prior to the expiration of a site plan, an applicant may request, in writing from the planning commission, up to one (1) extension, not to exceed one (1) year, without having to resubmit the site plan if no changes have been made; however, if a site plan has expired, or if changes have been made, or if the applicant wishes for the extension to be effective for greater than one (1) year, the applicant shall be required to resubmit the site plan for approval.

DIVISION 420 DEFINITIONS

For the purpose of these regulations, certain terms or words used herein shall be interpreted as follows. All words used in the present tense include the future tense. All words in the singular include the plural, and all words in the plural include the singular. The word "shall" is mandatory and not directory. The word "used" shall be deemed to include "designed, intended, or arranged to be used". The word "building" shall include structure. When definitions are included within divisions of this documents, those definitions shall take precedence over definitions in this division where differences exist.

Accessory Service and Retail Use	Accessory service and retail uses serving primarily (75% of business) residents, clients, or employees of the principal use with which they are associated and located on the same lot with such principal use; is subordinate in purpose, area, or extent to the principal use served; and is located on the same building site as the principal use.
Accessory Structure	A subordinate building, the use of which is purely incidental and subordinate to that of the main building and located on the same lot as the main building.
Accessory Use	A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.
Acre-foot	Acre-foot means a measure of volume equivalent to a material that is one foot (1') deep over one (1) acre of surface area.
Adult Day Center	A community facility that provides supervised therapeutic and medical care for senior citizens during any part of the day, but less than twenty-four (24) hour care.
Agricultural Uses	""Agricultural use" means the use of: a. A tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers, or ornamental plants, including provision for dwellings for persons and their families who are engaged in the agricultural use on the tract, but not including residential building development for sale or lease to the public, b. regardless of the size of the tract of land used, small wineries licensed under KRS 243.155, c. A tract of at least five (5) contiguous acres used for the following activities involving horses: 1. Riding lessons; 2. Rides; 3. Training; 4. Projects for educational purposes;

5. Boarding and related care; or

6. Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving seventy (70) or less participants. Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving more than seventy (70) participants shall be subject to local applicable zoning regulations; or

d. A tract of land used for the following activities involving horses:

1. Riding lessons;
2. Rides;
3. Training;
4. Projects for educational purposes;
5. Boarding and related care; or
6. Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving seventy (70) or less participants. Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving more than seventy (70) participants shall be subject to local applicable zoning regulations.

This paragraph shall only apply to acreage that was being used for these activities before July 13, 2004

~~Agricultural use" means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers, or ornamental plants, including provision for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public, and shall also include, regardless of the size of the tract of land used, small wineries licensed under KRS 243.155, and farm wineries licensed under the provisions of KRS 243.156;~~

Alley — Any public or private way set aside for public travel less than twenty feet (20') in width and providing only a secondary means of access to property abutting thereon.

Appeal	A request for a review of the Administrator's interpretation of any provision of this ordinance or a request for a variance.
Archaeological Site	Archaeological Site: In the Commonwealth of Kentucky, an archaeological site is defined by the Kentucky State Historic Preservation Office as any location where human behavior has resulted in the deposition of artifacts, or other evidence of purposive behavior at least 50 years of age. An archaeological site can be the remains of prehistoric or historic activities including habitation sites (prehistoric villages, camp sites, rockshelters; historic farmsteads, sites associated with standing structures, etc.), extractive sites (prehistoric flint quarries; historic quarries), burial sites (prehistoric mounds, cemeteries, and isolated graves; historic cemeteries), processing sites (prehistoric tool manufacture areas; historic sites such as lime kilns, iron furnaces, etc.), transportation sites (old road beds, early railroad beds, etc.), battlefields (pioneer or the Civil War), early forts (pioneer and the Civil War) and stations (pioneer), petroglyphs (prehistoric art on rocks or outcroppings) and many other types of remains.
Arterial Roadways	A roadway that provides for high mobility and limited access. These roadways connect urban centers and convey traffic for distances more than one mile. Arterials often connect urban centers with outlying communities and employment.
Attached Single Family	A one-family dwelling attached to two or more one-family dwellings by common vertical walls.
Auto Auction	A facility for the sale of automobiles to the highest bidder.
Basement	The portion of a building having its floor subgrade (below ground level) on all sides.
Bed and Breakfast	A building where, for compensation and by rearrangement for definite periods, lodging, and/or morning meals are provided for ten (10) rooms or less.
Board of Adjustments	An officially constituted body whose principle duties are to hear appeals and, where appropriate, grant variances from the strict application of the Zoning Ordinance.
Boarding or Lodging House	A building other than a hotel where meals or sleeping accommodations, or both, are provided for compensation for three, but not more than twenty, persons.
Building	Any structure constructed or used for residence, business, industry or other public or private purpose, or accessory thereto. Such as a walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructures.
Building Elevation	A fully dimensioned drawing of the front, rear or side of a building which shows features such as windows, doors

	and the relationship of grade to floor level.
Building Envelope	The three-dimensional space within which a structure is permitted to be built on a lot and that is defined by maximum height regulations, and minimum yard setbacks.
Building Height:	The vertical distance from finished grade to the top of the highest roof beams on a flat or shed roof, the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs. Building height shall be measured from the average grade level facing the highest adjoining sidewalk or street right of way.
Building, Principal	A building, including covered porches, carports, and attached garages in which is conducted the principal use of the lot on which it is situated. In any residential district any dwelling shall be deemed to be the principal building on the lot on which the same is situated
Building Site	A parcel of land occupied or intended to be occupied by main structures and accessory structures and uses, together with all open spaces as are required by this ordinance.
Caliper	Measurement used to state the diameter of the trunk of a tree.
Camping Trailer	A vehicle intended for seasonal use but not for the year-round living accommodations.
Camp or Campgrounds	Tracts of land of a design or character suitable for and used for seasonal, recreational, and other similar living purposes. The tracts may have located on them a structure of a seasonal, temporary or movable nature, such as a cabin, hunting shelter, or tent. Any permanent structures such as cabins must comply with the appropriate requirements for dwellings in that district, including requirements of the Health Officer.
Change of Use	Any use that substantially differs from the previous use of a building or land.
Churches and Other Religions Institutions	A building, structure, group of buildings, or place of worship in which worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held. Permitted accessory uses may include schools, meeting halls, recreational facilities, day-care, counseling, and kitchens capable of feeding hundreds of persons.
College	An educational institution authorized by the state to award baccalaureate or higher degrees.
Commercial Resort	A resort furnishing lodging, meals, and such recreational facilities as swimming, boating, shuffleboard, horseback riding, and golf. The recreational facilities shall be

	incidental to the furnishing of lodging and meals.
~~(Common) Open Space~~	~~An open space area within or related to a site designated as a development, and that is designed and intended for the use or enjoyment of residents and owners of the development. (Common) Open Space may contain such complementary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development.~~
Commercial Center	A facility used for a fraternal, social or recreational program, generally open to the public, and intended to accommodate and serve significant segments of the community.
Community Residences	A residence licensed by the Commonwealth of Kentucky Department for Human Resources, operated and maintained to provide a homelike setting for developmentally disabled individuals (see definition), having only one kitchen and only one dining area (both of which must be common to the residence), not adjacent to or part of an institutional campus, operated by a sponsoring agency or individual for individuals who shall participate in community activities and use community resources, where there are more than five persons who are not related to any other resident by blood, legal adoption or marriage.
Concentrated Animal Feeding Operation	A lot or facility where animals have been, are, or will be stabled or confined and fed or maintained for a total of forty-five (45) days or more in any twelve (12)-month period and where crops, vegetation forage growth, or post-harvest residues are not sustained over any portion of the lot or facility in the normal growing season and there are more than three hundred (300) Animal Units (defined by the Kentucky Division of Water) confined and there is a discharge to the Waters of the Commonwealth, or, there are more than one thousand (1000) Animal Units confined.
Conditional Use	A use which is essential, desirable, 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 in the zoning regulation.
Conditional Use Permit	Legal authorization to undertake a conditional use issued by the administrative official pursuant to authorization by the Board of Adjustments, consisting of two parts: 1. A summary statement of the factual determination by the Board of Adjustments, which justifies the issuance of the permit; and

	2. A statement of the specific conditions which must be met in order for the use to be permitted and allowed to continue.
Construction Plan	A document prepared by a professional engineer licensed in the State of Kentucky showing details concerning the construction of physical improvements for a subdivision or development including but not limited to roads, drainage, and utilities.
Deciduous	Foliage that sheds at the end of the growing season.
Density	The gross number of dwelling units per acre of land.
Detached Single Family	A dwelling that is not attached to any other dwelling by any means.
Development	Any man-made change to improved or unimproved real estate including, but not limited to: buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or permanent storage of materials or equipment.
Development Site	See "Building Site".
Developmentally Disabled Individual	An individual having a disability attributable to mental retardation, cerebral palsy, epilepsy, autism (or dyslexia resulting from these), or to any other conditions closely related to mental retardation in terms of intellectual and adaptive problems.
Dripline	A vertical projection to the ground surface from the furthest lateral extent of a tree's leaf canopy.
Dump	A lot or tract of land or part thereof used for the disposal by abandonment, dumping, burial, burning, or other means; of trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste materials of any kind.
Dwelling, Single-Family	A permanent building, separate and free standing, in itself providing living accommodations for one family.
Dwelling, Two-family	A permanent building designed exclusively for occupancy by two families.
Dwelling, Multiple-Family	A permanent building or portion thereof, providing separate living accommodations for three or more families.
Dwelling Unit	A permanent building used primarily for human habitation but not including manufactured homes or facilities for the housing of transient residents.
Dwelling Units Per Acre (DU)	The number of dwelling units divided by the lot area.
Evergreen	Foliage that remains on a plant and green throughout the year.
~~Family~~	~~A group of one or more persons occupying a premises and living as a single housekeeping unit, whether or not related to each other by birth, adoption, or marriage; but no unrelated group shall consist of more than five~~

	persons, as distinguished from a group occupying a boarding or lodging house or hotel
Floor Area Ratio (FAR)	The gross floor area of all ~~non-residential~~ buildings or structures on a lot divided by the total lot area.
Garbage	Any odorous, decomposable, or combustible waste materials.
Group or Row House	A group or row of not more than eight semi-detached, single-family dwellings not more than two rooms deep, with access to a street.
Height, Building	The vertical distance from the finished grade at the front and street side of the building or structure to the top of the coping of a flat or mansard roof; or to the average height level between the eaves and ridge for gable or slope of a hip roof. Note: Height restrictions apply to building façade on front and street side (for corner lots). Walkout basements at the rear will not count toward building height.
Historic Site	A structure or place of outstanding historical and cultural significance and designated as such by the federal, state or local government.
Historic Structure	Historic Structure – means any structure that is: 1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; 2. Certified or preliminarily determined by the Secretary of the interior as contributing to the historical significance of a registered historic district; 3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or 4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: a. By an approved state program as determined by the Secretary of the Interior, or b. Directly by the Secretary of the interior in states without approved programs.
Home Occupation	Any use conducted entirely within a dwelling or in the immediate vicinity of the dwelling by the occupant of the dwelling as an accessory use which is clearly incidental to the use of the dwelling for residential purposes.

Hospital and Institutions	(1) Offers services more intensive than those required for room, board, personal services and general nursing care. (2) Offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy; and (3) regularly makes available clinical laboratory services, diagnostic X-ray services, and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. Hospitals may include offices for medical and dental personnel, central service facilities such as pharmacies, medical laboratories, and other related uses.
Impervious Surface	Any material that prevents absorption of stormwater into the ground.
Intensity	Intensity refers to the floor area ratio (FAR) for nonresidential development, such as commercial, office and industrial.
Junk Yards	A lot, land, building, or structure, or part thereof used primarily for the collecting, storage and/or sale of waste paper, rags, scrap metal, or discarded material, or for the collecting, dismantling, storage, and salvaging of machinery or vehicles not in running condition, and for the sale of parts there from or scrap.
Kennel	Any place where home pets are kept for purposes other than those customary and incidental to a household. This includes commercial establishments in which dogs or domesticated animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.
Land under Single Ownership or unified Control	Land under Single Ownership or Unified Control: Land that is owned by a person, by a partnership or association of two or more persons holding a common interest or by a corporation.
Landscape Buffer Area (LBA)	A Landscape Buffer Area (LBA), as used in these regulations, refers to the area that must be set aside, free from development, to accommodate the required landscape and buffering materials. No buildings or structures except fences, walls, or those structures attendant to public utility service shall be allowed within the required LBA.
Legislative Body	The chief body of the city or consolidated local government with legislative power, whether it is the board of aldermen, the general council, the common council, the city council, the board of commissioners, the county's fiscal court, or otherwise.
Lineal Foot	A one dimensional measurement from one point to another point.
Lot	A piece, parcel, or plot of land occupied or to be occupied

	by one principal building and its accessory buildings and including the open spaces required under this regulation.
Lot Area	The total area within the lot lines of a lot.
Lot Coverage for Structures	That portion of the lot that is covered by buildings.
Lot of Record	Any lot, the deed of which is on record at the office of the County Clerk of Oldham County at the time of enactment of this resolution.
Lot Width	The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required setback line.
Manufactured Home	A structure transportable in one or more sections, which is built on a permanent chassis and designed to be used with our without a permanent foundation when connected to the required utilities. The term also includes park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.
Manufactured Home (Qualified)	A manufactured home that meets all of the following criteria: 1. Is manufactured on or after July 15, 2002; 2. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570; 3. 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; 4. Has a minimum total living area of nine hundred (900) square feet; and 5. Is not located in a manufactured home land-lease community. *If the living area is less than 900 square feet, it is subject to a Conditional Use Permit.
Manufactured Home Park	An area developed for the rental or lease of space for manufactured homes with accommodations for six (6) or more manufactured homes.
Manufactured Home Subdivision	A residential subdivision designed exclusively for and occupied only by manufactured homes, in which the homes and the land are owned by the occupants.
Mature Woodland	An area or stand of trees whose total combined canopy covers an area of one (1) acre or more, at least 50 percent of which is composed of trees having a diameter breast height of 24 inches or more. No area of trees kept or grown for commercial purposes shall be considered a mature woodland.

Medical Office/Clinic	An establishment providing therapeutic, preventive, corrective, healing, and health-building treatment services on an out-patient basis by physicians, dentists, and other practitioners. Typical uses include medical and dental offices and clinics and out-patient medical laboratories.
Mini Warehouses	A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual compartmentalized stalls or lockers with access controlled by tenant for the storage of customer's goods or wares. An operation involving a security arrangement utilizing a warehouseman as provided for in Article 7 of KRS Chapter 355 is not a mini-warehouse.
Minor Subdivision	A subdivision of land into not more than three lots within a five-year time period and not involving a new public street or private road in zoning districts AG-1, CO-1, T, R-1, R-1A, R-2, R-2A, R-3, R-4, R-4A, C-N, O-1 and O-2.
~~Manufactured Home~~	~~Any vehicle or similar portable structure used, or so constructed as to permit its being used as a conveyance upon the public streets or highways, and designed to permit occupancy thereof as a dwelling place for one or more persons, including camper or vacation trailers; or any structure fabricated in offsite manufacturing facility for installation or assembly at the building site as a permanent structure with transport features removed, bearing a seal certifying that it is built in compliance with the federal Manufactured Housing Construction and Safety Standards Code as set forth in the Code of Federal Regulations, title 24, Part 3280, 3282, 3283, and 42 USC 5401, et seq., and as mandated by the United States of America and as administered by the United States Department of Housing and Urban Development and commonly referred to as the HUD Code.~~
Modular Homes	Any single-family, unattached, manufactured home that is without wheels and chassis but that is designed for transportation on streets after fabrication.
Motel or Tourist Home	Inn or group of cabins or rooms designed for occupancy by paying guests.
Motor Home	A self-propelled vehicle with year-round living accommodations constructed as an integral part of the vehicle.
New Development	Any construction or alteration of an existing structure or land use, or establishment of land use, after the effective date of this Zoning Ordinance.
Non-conformance	A condition that occurs when, on the effective date of adoption of this ordinance or previous ordinance or on the

	effective date of an ordinance text amendment or rezoning, an existing lawful lot, structure building, sign, development or use of an existing lot or structure does not conform to one or more of the regulations currently applicable to the district in which the lot, structure, building, sign, development, or use is located.
Nursing Home	A home for the aged, chronically ill or incurable persons in which three (3) or more persons, not of the immediate family, are received, kept, or provided with food and shelter and care for more than twenty-four (24) hours a day for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnoses, treatment, or care of the sick or injured.
Non-conforming Uses	An activity which lawfully existed before the adoption of the 1969, or this ordinance, but which does not conform to all the regulations contained in the zoning ordinance which pertain to the zone in which it is located.
Non-conforming Structures	Any building, sign, or combination of materials lawfully fabricated to fulfill a function in a fixed location on land that does not conform with each of the bulk requirements of the district in which it is now located.
Office, Business	An office used primarily for conducting the affairs of a business, services, industry, or government, or like activity.
Office, Professional	The office of a member of a recognized professional maintained for the conduct of that profession.
Open Space	Any parcel or area of land essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.
~~Open Space, Common~~	~~Land exclusive of yard setbacks, rights-of-way, and utility easements, within or related to a development, not individually owned or dedicated for public use, that is designed and intended for the common use or enjoyment of the residents and their guests of the development and may include such complementary structures and improvements as are necessary and appropriate.~~
Outdoor Sales and Display	The placement of any items(s) outside a building in a nonresidential zoning district for the purpose of sale, rent or exhibit. (This shall not include outdoor dining and seating areas associated with a restaurant.)
Outdoor Storage	The keeping or stockpiling of any item(s) outside a building in a non-residential zoning district that is not directly accessible by the general public for more than twenty-four hours. The placement of moveable containers, including semi trailers and containerized

freight boxes, for the purpose of storage of inventory on a temporary basis (not to exceed two months in any

	calendar year) shall be considered outside storage.
Planned Unit Development (PRD)	An area with a specified minimum contiguous acreage to be developed as a single entity according to a plan for residential and non-residential uses.
Planning Commission	The duly designated planning commission of all of Oldham County.
~~Planning Commission Staff~~	
Public Utility, Buildings and Facilities	Any system, facility, or building that is operated by other than a municipality, governmental agency, or public utility providing to the public a service deemed necessary for the public, health, safety, and welfare.
Qualified Manufactured Home	See Manufactured Home (Qualified) definition.
Recreational Vehicle	A vehicle which is (a) built on a single chassis, (b) four hundred (400) square feet or less when measured at the largest horizontal projection (c) designed to be self-propelled or permanently towable to a light duty truck (d) and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
Retail and Personal Service Establishments	An establishment engaged in the sale or rental of goods and services, excluding those uses either defined more specifically in this section or listed as a permitted or conditional use in any of the zoning district classifications.
Rights-Of-Way	A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses; generally, the right of one to pass over the property of another.
Salvage Yard	A lot, land, or structure, or part thereof, used primarily for the collecting, storage, and sale of waste paper, rags, scrap metal, or discard material; or for the collecting, dismantling, storage, and salvaging of machinery or vehicles that are not in operating condition; or for the sale of parts thereof. Typical uses include vehicle salvage yards and junk yards.
School	A site for instructional purposes on an elementary or secondary level, with a curriculum that complies with state regulations.
Setback	A line that is the required minimum distance from any lot line and that establishes the area within which the principal structure must be erected or placed.
Significant Trees	Trees having a diameter breast height of 24 inches or greater.

Sight Triangle	A triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.
Small Sites	Small Sites are defined as developments totaling ten thousand (10,000) square feet or less (as measured by the combined ground area of existing and proposed buildings, structures, and VUA)
Solid Waste Transfer Station	A facility used for the temporary storage of non-hazardous solid waste being transferred from one vehicle or mode of transportation to another, not including facilities operated for the collection of recyclable materials only. [Added 1/15/91 – Ordinance KOC 91-800-843]
Street	Any public or private ways dedicated to public travel twenty feet (20') or more in width. The word "street" shall include the words "road", "highway", and "thoroughfare".
Structure	Any combination of materials fabricated to fulfill a function in a fixed location on the land; includes buildings. A walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructures.
Substantial Damage	Damage of any origin sustained by a structure whereby the cost of restoring the structure to the before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.
Substantial Improvement	Any combination of repairs, reconstruction, alteration, or improvements to a building taking place during a five (5) year period in which the cumulative cost equals or exceeds fifty percent of the market value of the building. The market value of the building should be (a) the appraised value of the building prior to the start of the initial repair or improvement, or (b) in the case of damage the value of the building prior to the damage occurring. This term includes structures which have incurred "substantial damage" regardless of the actual repair work performed. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall ceiling floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term does not, however, include either: (a) any project for improvement of a building required to comply with existing health,

	sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, or (b) Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure".
Subdivision	The division of a parcel of land into two (2) 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; provided that a division of land for agricultural use and not involving a new street shall not be deemed a subdivision. The term includes re-subdivision and when appropriate to the context, shall relate to the process of subdivision or to the land subdivided; any division or re-division of land into parcels of less than one (1) acre occurring within twelve (12) months following a division of the same land shall be deemed a subdivision within the meaning of this section.
Technical Review Committee (TRC)	A committee composed of members representing departments and agencies (and their successor agencies) responsible for reviewing land development proposals.
Tier One Property:	Properties adjacent to, or across any streets except I-71 or water bodies except the Ohio River, from the subject property.
Tree Canopy	The area within the circumference of the drip line of a tree.
Use	The purpose or activity for which land or buildings are designed, arranged, or intended or for which a building, structure, or land is occupied or maintained
Utility Facilities and Services	The generation, transmission, and/or distribution of electricity, gas, steam, communications, and water; the collection and treatment of sewage and solid waste; and the provision of mass transportation.
Variance	A departure from dimensional terms of the zoning regulation 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 Salvage Yard (includes Junk Yards and Vehicle Wrecking Yards)	Any place where five or more motor vehicles, not in running condition, or the parts thereof, are stored in the open and are not being restored to operation; or any land, building or structure used for the wrecking or storing of such vehicles or their parts thereof.
Vehicular Use Area (VUA)	Any area occupied in whole or in part by motorized vehicles, including, but not limited to, parking lots, parking stalls, driveways, service areas, and roadways.
Veterinary Hospital	A place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use.

Vocational School	An establishment offering regularly scheduled instruction in professional, technical, commercial, or trade skills, such as, but not limited to business, real estate, building and construction, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.
Waiver	Permission to depart from the requirements of an ordinance with respect to the submission of required documents.
Wetland	For purposes of this ordinance, wetlands refer to those that meet the US Army Corps of Engineers' jurisdictional wetland standards. US Army Corps of Engineers defines wetlands as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted to life in saturated soil conditions. US Army Corps of Engineers' jurisdictional wetlands must be determined according to the mandatory technical criteria for vegetation, hydrology and soils as described in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

Yard	An open space on the same lot with a principal building, open, unoccupied, and unobstructed by buildings, except as otherwise provided in this ordinance.
Yard, Front	The yard extending across the entire width of the lot between any building and the front lot line and measured perpendicular from the front yard line to the closest point of any building and measured from the principal building to the rights-of-way line of street line which the building faces.
Yard, Rear	The yard extending across the entire width of the lot between any building and the front lot line and measured perpendicular from the front yard line to the closest point of any building.
Yard Sale	The sale or offering for sale to the general public of items of property on any portion of a lot in a residentially used or zoned district, whether within or outside any building.
Yard, Side	The yard extending along the side lot line from the front yard to the rear yard and lying between the side lot line and the nearest part of the principal building.
Yard, Street-side	The yard extending along the side lot line from the front yard to the rear yard and lying between the side lot line and the nearest part of the principal building, and adjacent to a street.
100-Year Floodplain	The land area subject to a one percent or greater chance of flooding in any given year as designated by the Federal Emergency Management Agency (FEMA) or determined by a registered professional using FEMA- approved methodology.