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## ARTICLE

9

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### RESIDENTIAL DISTRICTS

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#### SECTION 900

##### Intent

The intent of this article is to provide and promote: a) the maximum possible variety and choice of dwelling types, designs, sizes and prices; b) for persons, households and families of all marital types, ages, incomes and interests; c) within development forms which will create cohesive residential neighborhood and community forms and identities; and d) in patterns, organizations and densities which can be predicted and thereby provided effective, efficient and justifiable use of infrastructure facilities and services.

#### SECTION 910

##### **RURAL SUBURBAN ESTATES (RSE)**

Rural Suburban Estates should be located where there may be a limited feasibility or desire or need for providing or requiring all infrastructure normal to support a suburban or urban neighborhood. The purpose of the Rural Suburban Estates district is to provide a residential environment whose dwelling types and densities are typical of a semi-suburban character. Such districts will be located on lands adjacent to established urban areas, but which are not suitable for larger scale or more densely developed suburban or urban residential use.

#### SECTION 911

##### **Principally Permitted Uses**

The following uses are permitted:

1. Detached single-family dwelling units;
2. Farms of tobacco, fiber, cash grain, fruits, tree nuts, vegetables, or other field crops;
3. Farms of no predominant crops, including range and grassland pastures, horticultural specialties, apiary farms and other agriculture and related activities;
4. Farms and ranches of dairy production, livestock including cattle, hogs, sheep, goats, horses or similar, poultry or other fowls;
5. Wildlife preserve sanctuaries, habitats, cultures and related activities;
6. Garden plots and other similar forms of communal or organizational farming practices;
7. Recreation defined in this district to be playgrounds, open space parks, hiking areas and trails, bikeway systems, and picnicking areas.

## **SECTION 912**

### **Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit including:
  - a. Private garages and parking;
  - b. Structures such as fences, and walls;
  - c. Buildings such as storage sheds, private greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (according to Article 31);
  - e. Private recreational courts, fields, swimming pools, or similar recreational activities;
  - f. Private stable or other keeping and use of pets and animals;
  - g. Chicken coops **(Does not apply in the City of Florence)**;
2. Signage (according to Article 34);
3. Parking (according to Article 33);
4. Temporary buildings incidental to construction.
5. Accessory dwelling unit.
6. Family day care.

## **SECTION 913**

### **Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted agricultural, recreational, or residential use; or b) the activity will not contradict the semi-suburban, open space character of the district; c) require or contribute to infrastructure need above that common of the district's permitted uses; d) is of direct relation to and in support of the purpose of the district; and e) the arrangement of uses, buildings or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

1. Country clubs, clubhouses, lodges and similar places of assembly or entertainment including the operation of eating and drinking establishments with alcoholic beverages (Site Plan Review required);
2. Commercial kennels and boarding stables including grooming and veterinary services (minimum 5 acres) (Site Plan Review required);
3. Day care centers (Site Plan Review required);
4. Churches, synagogues, temples and other places of religious assembly for worship (Site Plan Review required);
5. Cemeteries including mausoleums (Site Plan Review required);
6. Duplex dwelling units;

7. Unlighted athletic fields;
8. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c).

#### **SECTION 914**

##### **Intensity**

The maximum intensity of use in a Rural Suburban Estates district shall not be greater than one dwelling unit per acre.

#### **SECTION 915**

##### **Minimum Size**

The minimum size and extent of a Rural Suburban Estates district, including all the contiguous private property so designated, shall not be less than five (5) acres.

#### **SECTION 916**

##### **Minimum Standards**

The following standards shall apply to any permitted, accessory or conditional use and structure in this district:

1. See Article 31 for dimensional standards and for developing open space and conventional residential subdivisions.

#### **SECTION 920**

##### **RURAL SUBURBAN (RS)**

The purpose of the Rural Suburban district is to provide a residential environment whose dwelling types and densities are typical of a low density suburban character. Such districts will largely be located to preserve the established character of areas developed prior to the adoption of these regulations and where there is limited feasibility, desire, or need to provide or require installation or utilization of all infrastructure necessary to support a suburban or urban neighborhood.

#### **SECTION 921**

##### **Principally Permitted Uses**

The following uses are permitted:

1. Detached single-family dwelling units;
2. Farms of tobacco, fiber, cash grain, fruits, tree nuts, vegetables, or other field crops;
3. Farms of no predominant crops, including range and grassland pastures, horticultural specialties, apiary farms and other agriculture and related activities;
4. Wild life preserve sanctuaries, habitats, cultures and related activities;
5. Garden plots and other similar forms of communal or organizational farming practices;
6. Recreation defined in this district to be playgrounds, open space parks, hiking areas and trails, bikeway systems, and picnicking areas.

#### **SECTION 922**

##### **Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit including:
  - a. Private garages and parking;
  - b. Structures such as fences, and walls;
  - c. Buildings such as storage sheds, private greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (according to Article 31);
  - e. Private recreational courts, fields, swimming pools, or similar recreational activities;
  - f. Private stable or other keeping and use of pets and animals;
  - g. Chicken coops (**Does not apply in the City of Florence**);
2. Signage (according to Article 34);
3. Parking (according to Article 33);
4. Temporary buildings incidental to construction.
5. Accessory dwelling unit.
6. Family day care.

## **SECTION 923**

### **Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted recreational or residential use; or b) the activity will not contradict the semi-rural character of the district; c) require or contribute to infrastructure needs above than common to the permitted uses of the district; d) is of direct relation to and in support of the purpose of the district; and, e) the arrangement of uses, buildings or structures will be compatible with the organization of permitted and accessory uses to be protected in the district:

1. Country clubs, clubhouses, lodges and similar places of assembly or entertainment--including the operation of eating and drinking establishments with alcoholic beverages (Site Plan Review required);
2. Commercial kennels and boarding stables including grooming and veterinary services (minimum 5 acres) (Site Plan Review required);
3. Day care centers (Site Plan Review required);
4. Churches, synagogues, temples and other places of religious assembly for worship (Site Plan Review required);
5. Cemeteries including mausoleums (Site Plan Review required);
6. Duplex dwelling units;
7. Unlighted athletic fields;
8. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c).

## **SECTION 924**

### **Intensity**

The maximum intensity of use in a Rural Suburban district shall not be greater than three (3) dwelling units per acre.

## **SECTION 925**

### **Minimum Size**

The minimum size and extent of a Rural Suburban district, including all the contiguous private property so designated, shall not be less than five (5) acres.

## **SECTION 926**

### **Minimum Standards**

The following standards shall apply to any permitted, accessory or conditional use and structure in this district:

1. See Article 31 for dimensional standards and for developing open space and conventional residential subdivisions.

## **SECTION 930**

### **SUBURBAN RESIDENTIAL ONE (SR-1)**

The purpose of the Suburban Residential One district is to provide a low density, residential environment whose dwelling types and densities are typical of a suburban character. It is also to provide limited or passive and active recreational uses that are appropriate to the permitted uses in the district. Suburban Residential One districts will be located on lands within established urban areas where adequate infrastructure facilities and services are available or proposed.

## **SECTION 931**

### **Principally Permitted Uses**

The following uses are permitted:

1. Detached single-family dwelling units;
2. Patio homes within clusters of twenty or more contiguous units and in accordance with Section 3159;
3. Detached single family landominiums within clusters of twenty or more contiguous units.
4. Farms of tobacco, fiber, cash grain, fruits, tree nuts, vegetables, or other field crops;
5. Farms of no predominant crops, including range and grassland pastures, horticultural specialties, apiary farms and other agriculture and related activities;
6. Wild life preserve sanctuaries, habitats, cultures and related activities;
7. Garden plots and other similar forms of communal or organizational farming practices;
8. Recreation defined in this district to be playgrounds, open space parks, hiking areas and trails, bikeway systems and picnicking areas;

## **SECTION 932**

### **Accessory Uses**

Accessory Uses, buildings and structure customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit including:

- a. Private garages and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds, private greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (according to Article 31);
  - e. Private swimming pool, sauna, bathhouse and similar accessories;
  - f. The keeping and use of pets and animals;
2. Signage (according to Article 34);
  3. Parking (according to Article 33);
  4. Temporary buildings incidental to construction.
  5. Clubhouses, community centers and similar common assembly or shared facilities where the facility is an integral part of a residential development and the membership is limited to residents of a common development or neighborhood;
  6. Family day care.

### **SECTION 933**

#### **Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and qualifications of the Board of adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted use; or b) the activity will not contradict the low density character of the district; and c) the arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

1. Duplex dwelling units with garages; City of Florence Only - Duplex dwelling units with garages (Site Plan Review required);
2. Churches, synagogues, temples and other places of religious assembly for worship (Site Plan Review required);
3. Cemeteries, including mausoleums (Site Plan Review required);
4. Day care centers (Site Plan Review required);
5. Unlighted athletic fields;
6. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c).

### **SECTION 934**

#### **Intensity**

The intensity of use in a Suburban Residential One district shall not exceed four (4) dwelling units per acre.

### **SECTION 935**

#### **Minimum Size**

The minimum size and extent of a Suburban Residential One district, including all the contiguous private property so designated shall not be less than five (5) acres.

## **SECTION 936**

### **Minimum Standards**

See Article 31 for dimensional standards and for developing open space and conventional residential subdivisions.

### **(CITY OF FLORENCE ONLY)**

The following standards shall apply to any permitted, accessory or conditional use and structure in this district: See Article 31 for dimensional standards.

1. A 15 X 40 foot driveway will be required for each duplex structure.
2. A common entrance shall be provided to the front of duplex buildings.
3. Each duplex dwelling shall provide landscaping in the front yard as per bufferyard "A" as outlined in Section 3645 .
4. Duplex dwellings shall be encouraged to have a shared driveway with the parking located behind the unit if practical. A garage will be required for each unit which can either be attached or detached to the duplex building.
5. The building shall have the appearance of one building rather than two separate units. Therefore, separate materials and colors which designate one unit from another will not be permitted.

## **SECTION 940**

### **SUBURBAN RESIDENTIAL TWO (SR-2)**

The purpose of the Suburban Residential Two district is to provide a more compact, but essentially single family residential environment. Such districts will be located on suitable lands within established or proposed urban entities where adequate infrastructure facilities and services are available or proposed.

## **SECTION 941**

### **Principally Permitted Uses**

The following uses are permitted:

1. Detached single-family dwelling units;
2. Patio homes within clusters of twenty or more contiguous units and in accordance with Section 3159;
3. Detached single family landominiums within clusters of twenty or more contiguous units.
4. Duplex dwelling units with garages, (Not Applicable within the City of Florence). (Site Plan Review required);
5. Townhouse dwelling units (Not applicable within the City of Florence). (Site Plan Review required);
6. Farms of tobacco, fiber, cash grain, fruits, tree nuts, vegetables, or other field crops;
7. Farms of no predominant crops, including range and grassland pastures, horticultural specialties, apiary farms and other agriculture and related activities;
8. Wild life preserve sanctuaries, habitats, cultures and related activities;
9. Garden plots and other similar forms of communal or organizational farming practices;
10. Recreation defined in this district to be playgrounds, open space parks, hiking areas and trails,

bikeway systems and picnicking areas.

## **SECTION 942**

### **Accessory Uses**

Accessory uses, buildings, and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit:
  - a. Private garages and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds, private greenhouses and gazebos;
  - d. Storage of recreational vehicle or unit (according to Article 31);
  - e. Private swimming pool, sauna, bathhouse and like accessories;
  - f. The keeping and use of pets and animals;
2. Signage (according to Article 34);
3. Parking (according to Article 33);
4. Temporary buildings incidental to construction.
5. Clubhouses, community centers and similar common assembly or shared facilities where the facility is an integral part of a residential development and the membership is limited to residents of a common development or neighborhood;
6. Family day care.

## **SECTION 943**

### **Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted use; or b) the activity will not contradict the compact, but single family character of the district; and c) the arrangement of uses, building or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

1. Conversion of an existing dwelling into multiple units of not more than three families (Not Applicable within the City of Florence);
2. Townhouse dwelling units (Site Plan Review required), (City of Florence only);
3. Churches, synagogues, temples and other places of religious assembly for worship (Site Plan Review required);
4. Cemeteries including mausoleums;
5. Duplex dwelling units with garages, (City of Florence Only) (Site Plan Review required);
6. Day care centers (Site Plan Review required);
7. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c).



## **SECTION 944**

### **Intensity**

The intensity of use in a Suburban Residential Two district shall not exceed eight (8) dwelling units per acre.

## **SECTION 945**

### **Minimum Size**

The minimum size and extent of a Suburban Residential Two district, including all the contiguous private property so designated, shall not be less than five (5) acres.

## **SECTION 946**

### **Minimum Standards**

See Article 31 for dimensional standards and for developing open space and conventional residential subdivisions.

### **(CITY OF FLORENCE ONLY)**

The following standards shall apply to any permitted, accessory or conditional use and structure in this district: See Article 31 for dimensional standards.

1. A 15 X 40 foot driveway will be required for each duplex structure.
2. A common entrance shall be provided to the front of duplex buildings.
3. Each duplex dwelling shall provide landscaping in the front yard as per bufferyard "A" as outlined in Section 3645 .
4. Duplex dwellings shall be encouraged to have a shared driveway with the parking located behind the unit if practical. A garage will be required for each unit which can either be attached or detached to the duplex building.
5. The building shall have the appearance of one building rather than two separate units. Therefore, separate materials and colors which designate one unit from another will not be permitted.

## **SECTION 950**

### **SUBURBAN RESIDENTIAL THREE (SR-3)**

The purpose of the Suburban Residential Three district is to provide a compact, high suburban density neighborhood environment which permits an intermixed variety of dwelling types. Such districts will be located on suitable lands within established or proposed urban entities where adequate infrastructure facilities and services are available or proposed, and where the SR-3 zone may act as an appropriate transition between other districts.

## **SECTION 951**

### **Principally Permitted Uses**

The following uses are permitted:

1. Detached single-family dwelling units;
2. Patio homes in accordance with Section 3159;
3. Duplex dwelling units;
4. Townhouse dwelling units (Site plan review required) (See Article 30);
5. Apartment dwelling units (Site plan review required) (See Article 30);

6. Condominium and landominium dwelling units (Site Plan Review required);
7. Recreation, defined in this district to be:
  - a. Historic sites, structures, monuments and other exhibits available for public viewing;
  - b. Tennis courts;
  - c. Play lots or tot lots, playgrounds, play fields or athletic fields;
  - d. Swimming beaches and swimming pools;
  - e. Picnicking, hiking or walking areas and trails;
  - f. General, leisure, ornamental and other parks, spaces, trails, bikeway systems and urban pedestrian networks.
8. Garden plots and similar forms of communal or organizational farming practices;

## **SECTION 952**

### **Accessory Uses**

Accessory uses, buildings, and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit:
  - a. garages and parking;
  - b. structures such as fences and walls;
  - c. buildings such as storage sheds, private greenhouses and gazebos;
  - d. storage of a recreational vehicle or unit (according to Article 31)
  - e. private swimming pool, sauna, bathhouse and similar accessories;
  - f. the keeping and use of pets;
2. Signage (according to Article 34);
3. Parking (according to Article 33);
4. Temporary buildings incidental to construction.
5. Clubhouses, community centers and similar common assembly or shared facilities where the facility is an integral part of a residential development, and the membership is limited to residents of a common development or neighborhood (Site Plan Review required);
6. Accessory dwelling unit;
7. Family day care.

## **SECTION 953**

### **Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and qualifications of the Board of

Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted use; or b) the activity will not contradict the compact and intermixed residential character of the district; and c) the arrangement of uses, building or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

1. Day care centers (Site Plan Review required);
2. Churches, synagogues, temples and other places of religious assembly for worship (Site Plan Review required);
3. Cemeteries including mausoleums (Site Plan Review required);
4. Unlighted athletic fields;
5. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c);
6. Elderly housing facilities (Site Plan Review required).

#### **SECTION 954**

##### **Intensity**

The intensity of use in a Suburban Residential Three district shall not exceed eight (8) dwelling units per acre.

#### **SECTION 955**

##### **Minimum Size**

The minimum size and extent of a Suburban Residential Three district, including all the contiguous private property so designated, shall not be less than five (5) acres.

#### **SECTION 956**

##### **Minimum Standards**

See Article 31 for dimensional standards and for developing open space and conventional residential subdivisions.

#### **SECTION 957**

##### **Concept Development Plan Required**

A Concept Development Plan, per the requirements of Article 3 "Amendment," shall be submitted with all Zoning Map Amendment applications that request the Suburban Residential Three district.

#### **SECTION 960**

##### **URBAN RESIDENTIAL ONE (UR-1)**

The purpose of the Urban Residential One district is to provide an urban scale, residential environment for smaller family types who do not require or desire the low density attributes to character typical of suburban districts. Housing will consist of the more compact dwelling types. Such districts will be located on suitable lands within established or proposed urban entities with adequate infrastructure (available or proposed) and accessibility to urban activity centers.

#### **SECTION 961**

##### **Principally Permitted Uses**

The following uses are permitted:

1. Detached single-family dwelling units;
2. Patio homes in accordance with Section 3159;

3. Duplex dwelling units with attached garages;
4. Townhouse dwelling units (Site Plan Review required) (See Article 30);
5. Apartment dwelling units (Site Plan Review) (See Article 30)
6. Condominium and landominium dwelling units (Site Plan Review required);
7. Recreation, defined in this district to be:
  - a. Historic sites, structures, monuments and other exhibits available for public viewing;
  - b. Tennis courts;
  - c. Play lots or tot lots, playgrounds, play fields or athletic fields;
  - d. Swimming beaches and swimming pools;
  - e. Picnicking, hiking or walking areas and trails;
  - f. General, leisure, ornamental and other parks, spaces, trails, bikeway systems and urban pedestrian networks.
8. Garden plots and similar forms of communal or organizational farming practices;

## **SECTION 962**

### **Accessory Uses**

Accessory uses, buildings and structure customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit:
  - a. garages and parking;
  - b. structures such as fences and walls;
  - c. buildings such as storage sheds, private greenhouses and gazebos;
  - d. storage of a recreational vehicle or unit (according to Article 31);
  - e. private swimming pool, sauna, bathhouse and similar accessories;
  - f. the keeping and use of pets;
2. Signage (according to Article 34);
3. Parking (according to Article 33);
4. Temporary buildings incidental to construction.
5. Clubhouses, community centers and similar common assembly or shared facilities where the facility is an integral part of a residential development, and the membership is limited to residents of a common development or neighborhood (Site Plan Review required);
6. Accessory dwelling unit;
7. Family day care.

## **SECTION 963**

### **Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted use of the neighborhood; or b) the activity will not contradict the compact, but single family character of the district; and c) the arrangement of uses, buildings, or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.

1. Day care centers (Site Plan Review required);
2. Churches, synagogues, temples and other places of religious assembly for worship (Site Plan Review required);
3. Cemeteries including mausoleums (Site Plan Review required).
4. Unlighted athletic fields;
5. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c);
6. Elderly housing facilities (Site Plan Review required).

## **SECTION 964**

### **Intensity**

The intensity of use in an Urban Residential One district shall not exceed twelve (12) dwelling units per acre.

## **SECTION 965**

### **Minimum Size**

There is no minimum size or extent required of an Urban Residential One district, rather the size and extend of the district is to be determined by specific site capabilities, the availability of adequate or proposed infrastructure to support the district, and compatibility with adjacent uses.

## **SECTION 966**

### **Minimum Standards**

See Article 31 for dimensional standards and for developing open space and conventional residential subdivision.

## **SECTION 968**

### **URBAN RESIDENTIAL TWO (UR-2)**

The purpose of the Urban Residential Two district is to provide an urban low rise, residential environment for families who do not require or desire the low density attributes or single family character provided in suburban districts.

## **SECTION 969**

### **Principally Permitted Uses**

The following uses are permitted:

1. Single-family dwelling units;
2. Patio homes in accordance with Section 3159;
3. Duplex dwelling units with attached garages;
4. Townhouse dwelling units (Site plan review required) (See Article 30);

5. Apartment dwelling units (Site plan review required) (See Article 30);
6. Condominium and landminium dwelling units (Site Plan Review required) (See Article 30);
7. Recreation, defined in this district to be:
  - a. Historic sites, structures, monuments and other exhibits available public viewing;
  - b. Tennis courts;
  - c. Play lots, to lots or similar urban scaled playgrounds;
  - d. Swimming beaches and swimming pools;
  - e. Picnicking, hiking or walking areas and trails;
  - f. General, leisure, ornamental and other parks, spaces, trails, bikeway systems and urban pedestrian networks.
8. Garden plots and similar forms of communal or organizational farming practices;

## **SECTION 970**

### **Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit:
  - a. Garages and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds, greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (according to Article 31);
  - e. Residential swimming pool, sauna, bathhouse and similar accessories;
  - f. The keeping of household pets;
2. Signage (according to Article 34);
3. Parking (according to Article 33);
4. Temporary buildings incidental to construction.
5. Clubhouses, community centers and similar common assembly or shared facilities where the facility is an integral part of a residential development, and the membership is limited to residents of a common development or neighborhood (Site Plan Review required);
6. Accessory dwelling unit.
7. Family day care.

## **SECTION 971**

### **Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and qualification of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted use; or b) the activity will not contradict the urban residential character of the district: and, c) the arrangement of use, building or structure will be compatible with the organization of permitted and accessory uses to be protected in the district;

1. Day care centers (Site Plan Review required);
2. Churches, synagogues, temples and other places of religious assembly for worship (Site Plan Review required);
3. Cemeteries including mausoleums (Site Plan Review required).
4. Unlighted athletic fields;
5. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c);
6. Elderly housing facilities (Site Plan Review required).

## **SECTION 972**

### **Intensity**

The intensity of an Urban Residential Two district shall not exceed twenty (20) dwelling units per acre.

## **SECTION 973**

### **Minimum Size**

There is no minimum size or extent required of an Urban Residential Two district, rather the size and extent of the district is to be determined by specific site capabilities, the availability of adequate or proposed infrastructure to support the district, and compatibility with adjacent uses.

## **SECTION 974**

### **Minimum Standards**

See Article 31 for dimensional standards and for developing open space and conventional residential subdivisions.

## **SECTION 976**

### **URBAN RESIDENTIAL THREE (UR-3)**

The purpose of the Urban Residential Three district is to provide the most urban, compactly organized residential environment for individuals who desire or require close proximity to major institutional facilities or urban centers.

## **SECTION 977**

### **Principally Permitted Uses**

The following uses are permitted:

1. Single-family dwelling units;
2. Patio homes in accordance with Section 3159;
3. Duplex dwelling units with attached garages;
4. Townhouse dwellings units (Site plan review required) (See Article 30);

5. Apartment dwelling units (Site plan review required) (See Article 30);
6. Condominium and Landominium dwelling units (Site Plan Review required) (See Article 30);
7. Recreation, defined in this district to be:
  - a. Historic sites, structures, monuments and other exhibits available public viewing;
  - b. Tennis courts;
  - c. Swimming beaches and swimming pools;
  - d. Picnicking, hiking or walking areas and trails;
  - e. General, leisure, ornamental and other parks, spaces, trails, bikeway systems and urban pedestrian networks.

## **SECTION 978**

### **Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit:
  - a. Garages and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds, greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (according to Article 31);
  - e. Residential swimming pool, sauna, bathhouse and similar accessories;
  - f. The keeping of household pets;
2. Signage (according to Article 34);
3. Parking (according to Article 33);
4. Temporary buildings incidental to construction.
5. Clubhouses, community centers and similar common assembly or shared facilities (Site Plan Review required);
6. Accessory dwelling unit;
7. Family day care.

## **SECTION 979**

### **Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted use or is derivative of the type of residential shelter proposed or is a related residential function of the institutional facility being supported; or b) the activity is primarily for residents of the district; and c) the arrangement of use, building or structure will be compatible with the organization of permitted and accessory uses to be protected in the district:



1. Churches, synagogues, temples and other places of religious assembly for worship (Site Plan Review required);
2. Day care centers (Site Plan Review required).
3. Unlighted athletic fields;
4. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c);
5. Elderly housing facilities (Site Plan Review required).

#### **SECTION 980**

##### **Intensity**

The intensity of use in an Urban Residential Three district shall not exceed thirty (30) dwelling units per acre.

#### **SECTION 981**

##### **Minimum Size**

There is no minimum size or extent required of an Urban Residential Three district, rather the size and extend of the district is to be determined by specific site capabilities, the availability of adequate or proposed infrastructure to support the district, and compatibility with adjacent uses.

#### **SECTION 982**

##### **Minimum Standards**

See Article 31 for dimensional standards and for developing open space and conventional residential subdivisions.

#### **SECTION 984**

##### **MOBILE HOME PARK (MHP)**

The purpose of the Mobile Home Park district is to provide an alternative type of dwelling within well-planned and desirable environments for individuals or families who do not prefer conventional, constructed dwellings and may not desire private property ownership. Such parks should be located in areas with adequate infrastructure and convenient accessibility.

#### **SECTION 985**

##### **Principally Permitted Uses**

The following uses are permitted:

1. Mobile homes within mobile home parks (Subdivision Review required for all mobile home parks);
2. Recreation, defined in this district to be:
  - a. Historic sites, structure, monuments and other exhibits available for public viewing;
  - b. Tennis courts;
  - c. Play lots or to lots, playgrounds, playfields or athletic fields, recreation centers, gymnasiums, clubs and other activities;
  - d. Swimming beaches and swimming pools;
  - e. Picnicking, hiking areas and trails;

- f. General, leisure, ornamental and other parks, spaces, trails, bikeway systems and the similar uses;

## **SECTION 986**

### **Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a mobile home including;
  - a. Car ports and parking;
  - b. Structures such as trailer skirting, fences and walls;
  - c. Buildings such as storage sheds, private greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (according to Article 31);
  - e. The keeping and use of appropriate household pets;
2. A dwelling unit of the family of the mobile home park owner-operator and/or resident manager (must meet minimum standards for single-family dwelling of SR-1 district) including the accessory uses listed for a mobile home above plus:
  - a. A private garage;
  - b. Private swimming pool, sauna, bathhouse and like accessories;
  - c. Private recreational courts, complexes or similar recreational activities;
3. Signage (According to Article 34);
4. Parking (According to Article 33);
5. Temporary buildings incidental to construction.
6. Clubhouses, community centers and similar common assembly or shared facilities;
7. Family day care.

## **SECTION 987**

### **Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted use; or b) is a functional activity of a mobile home park; c) the activity (except mobile home sales) is only for residents of the mobile home park; and d) the arrangement of uses, buildings or structures will be mutually compatible with the organization or permitted and accessory uses to be protected in this district;

1. Self-service laundering and dry cleaning services;
2. The display of mobile homes for sale from individual mobile home lots (Site Plan Review required). (Each lot shall meet the minimum size requirements as indicated in Table 1 of Article 31 [unless a pre-existing lot of record] and shall meet the minimum parking requirements for a Mobile Home Park district. Such use shall be allowed only in a previously approved Mobile Home Park. An area for mobile home sales and display shall be designated on the Site Plan with only one mobile home allowed to be

displayed on each lot. Provisions for adequate pedestrian access, landscaping, and unit skirting shall be required to protect the residential intent of the district;

3. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c).

### **SECTION 988**

#### **Intensity**

The intensity of use in a Mobile Home Park shall not average more than seven (7) mobile home units per acre.

### **SECTION 989**

#### **Minimum Size**

The minimum size and extent of a Mobile Home Park district, including all the contiguous private property so designated, shall not be less than (10) acres.

### **SECTION 990**

#### **Minimum Standards**

All permitted, accessory and conditional uses, buildings and structures in this district are subject to:

1. The supplemental, parking and loading, signage regulations of this ordinance order; for individually owned lots the front setback shall be measured from the public right-of-way, edge of easement for private streets, or edge of pavement where no right-of-way or private street easement exists;
2. Requirements of Kentucky Mobile Home and Recreation Vehicle Park regulations specifically including K.R.S. Section 219.310 through 219.410; Permits as required under K.R.S. Section 219.310 through 219.410 shall be included with application for Site Plan Review;
3. Each mobile home shall be provided with adequate anchorage and tie-downs;
4. Any other requirements imposed by the Boone County Health Department or local Building Code;
5. Each mobile home park shall have an appropriate landscape buffer, which shall be located along the perimeter of the site (See Article 31).

### **SECTION 991**

#### **RESIDENTIAL ONE FAMILY (R-1F)**

The purpose of the Residential One Family is to provide low density urban residential development, that is single-family residential in character. Such districts will be located within established or proposed urban entities where adequate infrastructure facilities and services are available or proposed.

### **SECTION 992**

#### **Principally Permitted Uses**

The following uses are permitted:

1. Detached single-family dwelling units;
2. Recreation defined in this district to be open space parks, hiking areas and trails, bikeway systems and picnicking areas.

### **SECTION 993**

#### **Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit including:
  - a. Private garage and parking (See Article 33);
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds, private greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (According to Article 31);
  - e. Private swimming pool, sauna, bathhouse;
  - f. The keeping and use of pets;
2. Signage (According to Article 34);
3. Temporary buildings incidental to construction.
4. Clubhouses, community centers and similar common assembly or shared facilities;
5. Family day care.

#### **SECTION 994**

##### **Conditional Use and Criteria**

The following use and their appropriate accessories are subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a principally permitted use; or b) the activity will not contradict the low density character of the district; and c) the arrangement of the uses, buildings, and structures will be compatible with the organization of permitted and accessory uses to be protected in the district:

1. Churches, synagogues, temples, and other place of religious assembly for worship (Site Plan Review required);
2. Cemeteries including mausoleums (Site Plan Review required);
3. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c).

#### **SECTION 995**

##### **Intensity**

The intensity of the use in a Residential One Family district shall not exceed four (4) dwelling units per acre.

#### **SECTION 996**

##### **Minimum Size**

The minimum size and extent of a Residential One Family district, including all contiguous private property so designated, shall not be less than five (5) acres.

#### **SECTION 997**

##### **Minimum Standards**

See Article 31 for dimensional standards and for developing conventional residential subdivisions.