

Article 5

Use Regulations

AG (Agriculture) RR (Rural Residential) (county only) R-E (Residential Estate) RS-1 (Single Family Residential) RM-2 (Two Family Residential) RM-3 (Multi-Family Residential)		RM-4 (Multi-Family Residential) MHP (Mobile Home Park) P (Public) NB (Neighborhood Business) GB (General Business) CB (Central Business)				HB (Highway Business) OP-R (Office/Professional – Residential) OP-C (Office/Professional – Commercial) LI (Light Industrial) HI (Heavy Industrial)												
Use Category / Definition Excerpt (See Sec. 5.2)	Specific Use Type	A G	RR and RE	R S 1	R M 2	R M 3	R M 4	M H P	P	N B	G B	C B	H B	O P R	O P C	L I	H I	
P = Permitted Use C = Conditional Use * = Specific Use Standards Apply																		
Utilities, Basic (pg. 5-14) Infrastructure services that need to be located in or near the area where the service is provided	Utilities, Basic (5-14)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Merchant Electric Generating Facility (5-14)	P*															P*	P*
Commercial (See Section 5.2.4)																		
Eating Establishment (pg. 5-16) Establishments that sell food for on- or off-premises consumption	No Drive-Through (5-16)										P	P	P	P			P	
	With Drive-Through (5-17)										P*	P*	P*				P*	
	Bar/Lounge (<50% income from food sales) (5-16)										C*	P*	P*	P*			P*	
	Craft Beverage Production (5-17)	C*									C*	P*	P*	P*			P*	P*
Office (pg. 5-17) Activities conducted in an office setting and generally focusing on business, government, professional, medical or financial services										P	P	P	P	P	P	P	P	
Off-Premise Advertising Sign Consolidated Shopping Center, Campus-Style Signage & Billboard Signs	See Section 4.6.8.F.9, 10 & 11												P				P	P
Overnight Accommodation (pg. 5-18) Uses arranged for stays of less than 30 days	Hotel, Motel, Inn, Extended Stay Facility (5-18)										P*	P	P					
	Bed and Breakfast (5-18)	C*	C*	C*	C*	C*	C*			P	P	P	P	C*				
	Short-Term Rental (5-19)	C*	C*		C*	C*	C*			C*	P	P	P	C*				
	Recreational Vehicle Park (5-19)	C*								P*			P*					
Parking, Commercial (pg. 5-21) Parking that is not accessory to a specific use - fees may or may not be charged										P	P	P	P			P	P	P
Recreation and Entertainment (pg. 5-21) Large, generally commercial uses that provide continuous indoor or outdoor recreation or entertainment- oriented activities, including adult entertainment	Indoor (5-22)									P	P*	P	P				P	
	Active Outdoor (5-21)	C								P	C		P				P	
	Passive Outdoor (riding stable, fishing lake) (5-22)	P								P*	P		P					
	Sportsmen’s Farms, Firearm Ranges (5-22)	C*								P*			P*				P*	P*
	Major Entertainment Event/Venue (5-23)									P			C*	C*				
	Campground (5-23)	C*								P*			P*					
Retail Sales and Service (pg. 5-23) Firms involved in the sale, lease or rental of new or used products to the general public...they may also provide personal services or entertainment or provide product repair or services for consumer and business goods	Animal Hospital, Commercial Kennel or Veterinarian (5-24)	C*									C*		P*				P*	
	Adult Entertainment (5-24)																	P*
	Commercial Greenhouse or Nursery (5-25)	C*								P*	P*	P*	P*				P*	P*

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Use Regulations

J. Utilities, Basic.

1. **Characteristics.** Basic Utilities are infrastructure services that need to be located in or near the area where the service is provided. Basic Utility uses generally do not regularly have employees at the site. Services may be public or privately provided.
2. **Accessory Uses.** Accessory uses may include parking and control, monitoring, data or transmission equipment.
3. **Examples.** Examples include water and sewage pump stations, electrical substations, water towers and reservoirs, storm water retention/detention facilities, radio transmission facilities, and telephone exchanges.
4. **Exceptions.**
 - a. Services where people are generally present are classified as Community Services, Offices or Safety Services.
 - b. Utility offices where employees or customers are generally present are classified as Offices.
 - c. Bus barns are classified as Warehouse and Freight Movement.
 - d. Telecommunications structures are classified as telecommunication facilities.
 - e. Utility storage facilities are classified as Warehouse and Freight Movement.

5. Specific Use Standards

a. Merchant Electric Generating Facility

A merchant electric generating facility is one that is capable of operating at an aggregate capacity of at least 10 megawatts, and which sells the electricity it produces in the wholesale market at rates not regulated by the Public Service Commission (PSC). This term shall include wind and solar electricity-generating facilities. Merchant electric generating facilities, wind and solar electricity-generating facilities must be located at least 1,000 feet from the property boundary of any adjoining parcel and at least 2,000 feet from any residential neighborhood, school, hospital or nursing home.

- b. **Transmission Towers and Accessory Facilities** The intent of this section is to avoid potential damage to adjacent properties from transmission tower collapse and falling ice through engineering and careful locating of transmission tower structures, and to maximize use of any new transmission tower and to encourage the co-location and clustering of new transmission towers in order to reduce the number of towers and tower sites needed.

The provisions of this section shall apply to the construction, erection, alteration, use, and location of transmission towers and accessory facilities in all zoning districts. Transmission towers and accessory facilities in legal existence on the effective date of this Zoning Ordinance that are not in conformity with this section may remain in place. Unless otherwise permitted by this Zoning Ordinance, no new transmission tower or accessory facility may be erected or constructed unless all provisions of this Section and the requirements of the Kentucky Public Service Commission are met.