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ARTICLE II

ESTABLISHMENT OF ZONES

2.1 ESTABLISHMENT OF ZONES: PROVISIONS FOR OFFICIAL ZONING MAP

2.11 Zones

For the purpose of these regulations the County of Jessamine is hereby divided and/or may be divided, into the following zones:

A-1	General Agricultural	B-2	Local Commercial
A-2	Conservation Zone	B-3	Highway Mixed Use Business
R-1	Residential	I-1	Light Industrial
R-2	Residential	I-2	Heavy Industrial
R-3	Residential	H-	Historic District
P-I	Professional Office	KKR Kentucky River Recreational	
B-1	Highway Commercial		

2.12 Zoning Map

The above zones are bounded and defined as shown on a map entitled "Official Zoning Map—Jessamine County, Kentucky."

In addition to its title, the official zoning map shall be identified by the signature of the County Judge Executive attested by the County Clerk and bearing the seal of the county under the following words: "This is to certify that this is the official zoning map referred to in Section 2.12 of the Zoning Ordinance of the County of Jessamine, adopted by the Fiscal Court of the County of Jessamine."

If in accordance with the provisions of the regulations and Kentucky Revised Statutes, changes are made in zoning boundaries or other matters portrayed on the Official Zoning Map, such changes shall be made by the local governing body together with any entry on the official Zoning Map (brief description of nature of change), which entry shall be signed by the County Judge Executive and attested by the County Clerk. No amendment to these regulations which involves matters portrayed on the Official Zoning Map shall become effective until after such change and entry have been made on said map.

- iv) proposal for use of chemicals on site (for golf courses), proposed method of disposal of chemicals and other waste, including measures to prevent run-off of chemicals and animal waste;
- i) method to minimize and shield lighting from adjacent parcels, if applicable;
- ii) analysis of proposed trips generated per day by proposed commercial use and capacity of adjacent road network to handle these trips.

3.222 Accessory Uses

Any use, including Farm Stands, on the same lot with and of a nature customarily incidental and subordinate to the principal use shall be permitted as an accessory use in the general agricultural zone. A Type I and/or Type II Manufactured Home may be permitted as secondary residence in the general agricultural zone on twenty-five (25) acres in addition to the required acreage for the primary residence in accordance with Section 3.51 of this Ordinance, provided that it is for the operation of the farm on which it is located and is owned and occupied by a farmer or a farm family and provided that there are only one such manufactured home located on each lot containing the minimum square footage for a single family dwelling. A farm shall be defined as agricultural land as provided by KRS 132.010.

3.223 Conditional Uses

The following uses, if approved by the Board of Adjustments shall be permitted as Conditional Uses in the prime agricultural zone:

- A. Cemeteries,
- B. Hospitals,
- C. Nursing homes, convalescent homes, or assisted living facilities,
- D. Churches, schools and colleges,
- E. Public facilities and buildings,
- F. Veterinary clinics,
- G. Home occupations,
- H. Farmers markets: If the applicant proposes to sell items not produced on the applicant's farm, the Board of Adjustment shall require a development plan before approving the conditional use permit. An applicant must be actively engaged in agricultural production, and some of the products for sale in the farmers market must be produced on the applicant's farm.
- I. Horse arenas accommodating events with more than seventy (70) participants provided the site adjoining US 27, US 68, KY 39, KY 169, KY 1267, KY 1974 or is on a road that intersects one of the aforementioned roads and is at least twenty-two (22) feet wide the entire distance from such intersection to the proposed arena.
- J. Kentucky River Recreational Centers (KRRC) - Seasonal recreation and

conservation uses such as riding trails, launch ramps, fishing and excursion boat docks, and beaches within areas of Special Flood Hazard along the shores of the Kentucky River; and recreational facilities to include swimming pools, cabins, lodges, playgrounds, amphitheaters, campgrounds, picnic shelters, seasonal camps, fishing boat, canoe and kayak rentals with accessory retail and concession stand uses in areas adjacent to the Kentucky River outside areas of Special Flood Hazard. All KRRC conditional use permits will be limited to seasonal use for no more than nine (9) months of operation in any calendar year and shall require approval of a final development plan subject to the following limitations:

1. The Special Provisions of Article 3.233 shall apply;
2. All KRRC activities shall be located on a single lot, equal to or greater than five (5) acres in size, abutting the Kentucky River with the number of seasonal Recreational Buildings (with or without food preparation facilities) limited to one seasonal Residential Building per each five (5) acres contained within the KRRC lot.
3. Seasonal Residential Buildings with food preparation facilities shall be limited to a maximum of eight (8) bedrooms each and seasonal Residential Buildings without food preparation facilities shall be limited to a maximum of twelve (12) bedrooms each.
4. The approved conditional uses contained in the Kentucky River Recreational Center shall not be extended to the same occupant for a period longer than twenty-one (21) consecutive days.
5. in order to facilitate the specific permitted conditional uses listed above, one additional season multi-purpose recreational structure shall be permitted per each ten (10) acres contained within the KRRC lot.
6. Accessory retail/concession square footage, limited to a maximum of fifteen hundred (1,500) square feet, may be added to one of the seasonal Recreational Buildings or one of the permitted seasonal multi-purpose recreational structure(s).
7. Limited dimensional spacing variances to cluster structures and uses may be granted in order to minimize soil disturbance.
8. A caretaker representing the owner may be allowed to live on the premises year round in quarters attached to a permitted seasonal Residential Building or seasonal multi-purpose recreational structure within the KRRC lot.
9. See Article 3.3 for sign regulations,
10. See Article 3.4 for parking regulations.
11. Prohibited Uses:
 - A. Mobile Homes
 - B. Any other use not expressly permitted is prohibited.
 - C. Changes or damage to any portion of the Palisades or any cliff which shall be designated as a scenic area_ The following acts or uses are prohibited ad the scenic easement area must remain in its natural state.
 1. Removal or cutting of plants, flowers, shrubs or trees.

2. Removal of rocks, ledges, dirt, or any material.
 3. Painting or defacing the surface, hang gliding, repelling, or any similar uses.
- K. Special Event Venue, to include weddings and auxiliary events associated with weddings, charitable events, fund raisers, receptions, and corporate picnics.

SECTION 3.221 AMENDED MARCH 16, 1999

SECTION 3.221 (a) AMENDED JUNE 6, 2000

SECTION 3.222 AMENDED JUNE 6, 2000

SECTION 3.222 AMENDED JULY 1, 2008

SECTION 3.223 AMENDED JULY 1, 2008

SECTION 3.223 (J) ADOPTED AUGUST 17, 2010

SECTION 3.223 (C) AMENDED DECEMBER 4, 2012

SECTION 3.223 (K) ADOPTED DECEMBER 15, 2015