

## **Section 5.600 Residential Zones**

Four types of zones are included under this grouping, 'R-1', 'R-2', 'R-3' and 'R-4'. Intensity of land utilization for residential purposes is permitted to intensify progressively from the first zone to the last.

### **Section 5.601 Residential Zone 'R-1'**

a – Principal permitted uses are:

1. Single-family dwellings
2. Two-family dwellings

b – Accessory uses and structures permitted are:

1. Garage, or other buildings not used as a dwelling, and which is not for rent by any outside non-bona fide resident of the dwelling unit.
2. Private swimming pools and other private recreational facilities.
3. 3. Home occupation as defined in section 2.200.

c – The following area requirements shall apply:

1. Every single-family dwelling shall be located on a single lot of not less than fourteen thousand (14,000) square feet in area. The minimum lot width at the building line shall not be less than one hundred (100) feet.
2. Two-family dwelling or duplexes shall require a minimum lot size of not less than seventeen thousand five hundred (17,500) square feet with a minimum lot width measured at the building line of not less than one hundred twenty-five (15) feet.

d – The following setback and yard requirements shall apply.

1. Front Yards: The minimum front yard setback line shall be fifty (50) feet from the right-of-way line.
2. Side yards: There shall be a minimum side yard on each side of any principal structure of fifteen (15) feet as measured from the property line to the nearest such building. Accessory building or

use may be located to within five (5) feet of the side and rear property lines.

3. Rear Yards: There shall be a minimum rear yard building line of not less than twenty-five (25) feet as measured from the rear property line to the nearest building or structure.
4. Corner Lot Yards: The minimum side yard line on any street not having lots fronting upon it shall be fifteen (15) feet from the right-of-way line. Where the street on the side of a corner lot has lots fronting upon it within the same block and on the same side of the street, the side yard on the corner lot shall be equal to the front yard requirements for lots fronting on the street.
5. Yards for Public and Semi-Public Buildings: All public and semi-public buildings, including accessory buildings, shall have the same front yard required for all other buildings in the same one. There shall be a minimum side yard and rear yard for such buildings of fifty (5) feet from any lot line.

e – No Building or structure shall exceed two and one-half (2 ½) stories or thirty five (35) feet in height.

### **Section 5.602 Residential Zone 'R-2'**

a – Principal permitted uses include, in addition to those regulated in R-1 zone, tourist homes.

b – Accessory uses and buildings permitted are:

1. The same as regulated in R-1 zone.
2. Renting or sleeping rooms, three (3) being the maximum number of people to be sheltered in such a building.

c – The following areas and lot width requirements shall apply:

1. Every single-family dwelling shall be located on a single lot of not less than nine thousand (9,000) square feet. The minimum

required lot width at the building line for single-family dwellings shall be seventy five (75) feet.

2. Two-family dwellings or duplexes shall be located on a single lot of not less than eleven thousand (11,000) square feet. The minimum required lot width at the building set back line from two-family dwellings shall be one hundred (100) feet.

d – The following setback and yard requirements shall be observed:

1. Front-Yards: Forty (40) feet setback shall be required from right-of-way line.
2. Side Yards: there shall be a minimum side yard on each side of any building or structure of fifteen (15) feet measured from the side lot line to the nearest building or structure, except that garages and accessory buildings may extend an additional ten (1) feet into one side yard. (Note: see page 116 for the latest text amendment of this section).
3. Rear Yards: there shall be a minimum rear yard building of not less than twenty-five (25) feet, except that garages and other accessory buildings and uses may extend up to within five (5) feet from rear property line.
4. Corner Lot Yards: the minimum side yard line on any street not having lots fronting upon it shall be fifteen (15) feet from the right-of-way line except that a garage or carport may extend an additional five (5) feet into the side yard adjacent to the street. Where the street on the side of a corner lot has lots fronting upon it within the same block and on the same side of the street the building setback on the side of the corner lot shall be equal to the front yard setback requirements of such street.
5. Yards for Public and Semi-Public Buildings: all public and semi-public buildings, including accessory buildings, shall provide the same front yard setback as required for all other buildings in this zone. There shall be a minimum side yard and rear yard for such buildings of fifty (50) feet wide from any lot line.

e – No building shall exceed three (3) stories or forty-five (45) feet in height.

### **Section 5.603 Residential Zone 'R-3'**

a – Principal uses permitted include, in addition to those regulated in 'R-1' and 'R-2' Zones, multi-family dwellings.

b – Accessory uses and buildings permitted are the same as those regulated in 'R-2' Zone.

c – The following minimum lot area required shall be provided:

1. Every single-family dwelling shall be located on a single lot of not less than seven thousand two hundred (7,200) square feet for the first dwelling unit. The minimum required lot width at the building line shall be sixty (60) feet.
2. Every two-family and multi-family dwelling shall be located on a single lot of not less than six thousand (6,000) square feet for the first dwelling unit plus one thousand five hundred (1,500) square feet for each additional unit up to four (4). Each unit beyond for (4) in a multi-family dwelling shall be located on a two thousand five hundred (2,500) square foot lot. The minimum required lot width at the building line for two-family and multi-family dwellings shall be eighty five (85) feet.

d – The following setback and yard requirements shall be provided.

1. Front yards: thirty (30) feet required from right-of-way line.
2. Side Yards: there shall be a minimum combined side yard lot line equal to eighteen (18) feet. With one (1) side yard line being a minimum of ten percent (10%) of the overall lot width and the remaining side yard line being the difference between the opposite yard line but with both side yard lines adding up to a combined eighteen (18) feet.
3. Rear Yards: there shall be a minimum rear yard building setback of not less than twenty-five (25) feet; except that accessory buildings and uses may extend up to five (5) feet from rear lot lines.

4. Corner Lot Yards: the minimum side yard on any street not having lots fronting upon it shall be fifteen (15) feet from the right-of-way line except that a garage or carport may extend an additional five (5) feet into the side yard adjacent to the street. Where the street on the side of a corner lot has lots fronting upon it within the same block and on the same side of the street, the building line on the side of the corner lot shall be equal to the front yard line requirements of such street.

\* No. 2 – See Appendices A & B

5. Yards for Public and Semi-Public Buildings: all public and semi-public buildings, including accessory buildings shall provide the same front yard setback as required for all other buildings in this zone.

There shall be a minimum side yard line and rear yard line for such buildings of fifty (50) feet from any lot line.

e – No building shall exceed three (3) stories or forty five (45) feet in height.

f – The following special development standards shall apply to Row House Developments:

1. Subdivision requirements: A Row House Development shall be submitted as a subdivision plat and if it is recorded in sections, each section shall meet all requirements of this regulation. Each dwelling unit shall be located on a separate lot of record fronting on a dedicated street.
2. Yard Requirements:
  - a. Front Yard: 30 feet from right-of-way line
  - b. Side Yard: For end developments a minimum of 9 feet
  - c. Street Side: Yard: a minimum of 15 feet
  - d. Rear Yard: A minimum of 25 feet
3. Maximum building height: no building shall exceed three (3) stories or 45 feet in height.
4. Maximum area requirements:

- a. No recorded lot in a Row House Development shall contain less than 1800 square feet.
- b. Land area requirements:
  - 2 units – 7500 square feet
  - 3 units – 9000 square feet
  - 4 units – 10,500 square feet
  - Each additional unit – add an additional 2500 square feet.
- c. The difference between the total land area required for the entire Row House Development and the total land area of the development's recorded lots for residential purposes shall be provided as an open lot to be used for parking, recreational or scenic purposes. Any such open space lot shall be owned in common and maintained by the owners of lots in the Row House Development.

\*F – See appendices A & B

5. Lot Size: The minimum width of interior lots shall be 18 feet and the minimum width of end loss shall be 27 feet. The minimum depth of any lot shall be 80 feet.

6. Other Requirements:

- a. No group of attached dwelling units in a Row House Development shall be longer than 200 feet.
- b. Maximum lot coverage shall be 60 percent.
- c. A statement shall be included on the plat of the subdivision and in all deeds of transfer of property of any land located therein, which will prevent the subdivision and re-subdivision of land into a greater number of lots than originally approved.
- d. A minimum of two parking spaces per dwelling unit shall be provided.

## **Section 5.604 Residential Zone, 'R-4'**

a – Principal permitted uses and buildings include:

1. Any Principal uses and buildings permitted in 'R-3'.
2. Mobile homes on subdivisions for individual lot ownership, and mobile home parks providing rental space. Mobile homes for individual ownership shall comply with 'R-3' zone requirements and any subdivision regulations as they may be adopted. No mobile home development on a subdivision for ownership, or on lots made available as rental space comprising of less than five (5) mobile home units, shall be permitted. Rental space for mobile home temporary parking for less than six (6) months shall be prohibited. Mobile home parks with lots available for rental shall comply with the requirements specified herein.

b – Accessory uses and buildings permitted are those customarily incidental and subordinate to the principal uses permitted above and complying with the requirements specified herein. For mobile home parks, paragraph 'f4' shall be observed.

c – Lot area requirements are as follows:

1. For those uses and buildings permitted in 'R-3' and individual mobile homes, and other than mobile home parks for rental purposes, the same requirements set for that zone shall apply.
2. No mobile home park shall be permitted on an area of less than three (3) acres in size, although the developer shall be permitted to develop the park in stages as long as he complies with an overall plan approved by the Planning Commission for the entire tract. The number of mobile homes permitted in the mobile home park shall not exceed a density of seven (7) mobile homes per gross acre. Individual lots within a mobile home park shall not be less than thirty-six hundred (3,600) square feet in area, and in no instance shall more than one (1) mobile home be permitted on a single lot. The minimum lot width shall be forty (40) feet.

d - Setback, yard and space requirements are as follows:

1. For those uses and buildings permitted in 'R-3', including individual mobile homes, and other than mobile home parks, the same requirements set for that zone shall apply.
2. No mobile home or accessory building or structure shall be located closer to any street than the minimum front yard setback for permanent residential structures along said street. Where the mobile home park is not bounded by a dedicated street the minimum setback shall be thirty (30) feet. No mobile home shall be located closer than fifteen (15) feet to any building or street within the park or to any property line of the park. All mobile home parks shall front on a public street or road for at least one hundred (100) feet. In cases where the mobile home park is removed from the public highway, an access road with a minimum right-of-way of fifty (50) feet shall be provided. No mobile home, except that a minimum end-to-end clearance of not less than ten (10) feet shall be permitted, and in instances where the sides opposite the entrance of two (2) mobile homes face each other, the amount of space between the two mobile homes may be reduced to not less than twenty (20) feet.

e - No building shall exceed three (3) stories or forty five (45) feet in height.

f- The following special development standards shall apply to mobile home park development

1. Street: All mobile home spaces shall abut upon a street, within the mobile home park. All streets within the mobile home park shall have a right-of-way of not less than twenty-five (25) feet and a pavement of not less than twenty (20) feet. Each park shall have at least one street which gives access to a public street. Such access streets in either a single mobile park or adjoining parks, shall not be less than one hundred (100) feet apart nor be less than one hundred twenty-five (125) feet from an intersection of two or more public streets. All streets within the park shall be hard surfaced and well-lighted. No street right-of-way within the mobile home park shall be within three (3) feet of the property line. The owner of the mobile park shall maintain the streets within the mobile home park.



2. Parking: One paved automobile parking area shall be provided on every mobile home lot, plus one (1) parking space for each family's mobile home lot. This additional parking may be in a central location.
3. Utilities: All lots within the mobile home park shall be provided with sewer, water, and electrical facilities meeting the standards specified by local building regulations, and each mobile home shall be properly connected with said utilities.
4. Accessory Uses and Buildings: Convenience commercial establishments, including convenience food stores, laundry and dry cleaning establishments, beauty and barber shops, and similar trades and services shall be permitted as accessory uses and buildings. These establishments and their related parking spaces shall not occupy more than ten (10) percent of the mobile home park area and this area shall not be included in calculations of the park density. They shall be subordinate to the residential use and character of the park, shall be designed to serve only the residents of the mobile home park, and shall present no visible evidence of their commercial character from any area outside of the park. No accessory structure including patios and pads shall be located within five (5) feet from any mobile home lot line. The maximum floor area shall be one hundred (100) square feet and the maximum height shall be no greater than ten (10) feet. It shall be built in compliance with the local building regulations.
5. Foundation: All mobile homes must have their wheels removed and placed on concrete blocks. The bottom of the mobile home must not be more than four (4) feet above the ground at any point. A solid form of a permanent material must be built between the ground and the bottom outside edge of the mobile home.
6. Connecting Structures: Only porches, stairs, and other open structures may be attached to a mobile home. This must be built in compliance with the local building requirements and must be easily removed. No structure for human occupancy or for storage shall be built to the mobile home.

g - The steps listed hereunder shall be followed:

1. Procedures: In applying for a building permit for a mobile home park, the applicant shall submit his plan to the Planning Commission for its approval of any adopted Subdivision Layout and approval of any adopted Subdivision regulations. The plan shall show the following information:
  - Name and address of applicant.
  - Name and location of Mobile Home Park.
  - Dimensions and locations of all lot lines, roads, and easements; each mobile home lot shall be numbered.
  - Contour lines to indicate slope and drainage.
  - Location of all utilities, public and private water, sewerage, drainage, and electrical facilities and easements.
  - Public areas such as visitor's parking, recreational areas, etc.
  - Large-scale plan of one typical mobile home lot showing mobile home locations, automobile parking space, etc.
  - Location of planting for landscaping purposes or as required for protective buffer purposes as a special condition.
2. Issuance of Building Permit: The Planning Commission may require reasonable modifications prior to its approval of a mobile home park and may direct the Administrative Official to issue a building permit from the State Department of Health, Division of Environmental Health, Sanitation Program, Frankfort, Kentucky, as required by Kentucky Revised Statutes 219.150. The Administrative Official shall not issue the building permit until he has received written authorization from the Planning Commission, and until the valid construction permit is presented.
3. Issuance of Certificate of Zoning Compliance: The Administrative Official shall issue a certificate of zoning compliance only after he has determined that the mobile home park has been prepared according to all applicable regulations and special conditions and only after the

applicant presents a valid permit to operate from the State Department of Health as required by Kentucky Revised Statutes 219.130.

4. Enforcement: The Administrative Official shall insure that all mobile home parks maintain valid permits to operate and maintain conformance with all applicable regulations of these zoning regulations and all special conditions.
  - h - All existing mobile homes within Bullitt County which complied with all existing regulations at the time of passage of these regulations shall be allowed to remain in their present location as long as the mobile home is occupied by the present residents. Should a present mobile home resident renter decide to move elsewhere or to replace his present mobile home, the right to maintain a mobile home outside a mobile home park shall terminate and the owner shall be required to move the mobile home into a mobile home park before the mobile home can be re-occupied. No mobile home shall be permanently re-located on another lot. It is further provided that the existing mobile home parks legally operating at the time shall be required to maintain a lot size of three thousand and six hundred (3,600) square feet per mobile home and comply with other provisions of this regulation or be regarded and certified as a nonconforming use. No future mobile homes shall be permanently located unless complying with the provisions as prescribed in Sub-section 5.604, paragraph 'a2'.
  - i - Exception: The Planning Commission may reject any proposed mobile home park even though it meets all the above requirements if the Planning Commission determines that existing mobile home parks are not fully occupied and/or utilized and the development of more land to this use is not the public welfare of the community.
  - j - The regulations shall not be constructed so as to prohibit the location or storage of a single mobile home on a lot in addition to a principal building, provided the mobile home is owned by or has permission from the occupant of the principal building or dwelling unit on the lot

and provided the mobile home is parked on the rear of the lot and the setback and yard requirements for an accessory building in the zone are observed, and provided that the mobile home is not connected to any service utility nor used for sleeping purposes for more than two (2) weeks, per year.