ORDINANCE NO. 314

AN ORDINANCE AMENDING ARTICLE V OF THE TAYLORSVILLE SPENCER COUNTY JOINT PLANNING AND ZONING REGULATIONS REGARDING RESIDENTIAL ZONING CLASSIFICATIONS AND GUIDELINES.

WHEREAS, a public hearing was held before the Taylorsville-Spencer County Joint Planning and Zoning Commission on the 15th day of April, 2010 after appropriate legal notice and,

WHEREAS, pursuant to KRS 100.211 (2) and Article XIII, Section 1301 of the regulations, the Taylorsville-Spencer County Joint Planning and Zoning Commission took the following action which was to recommend the proposed addition,

WHEREAS, the City of Taylorsville held a hearing on the 6th day of July , 2010 , after appropriate legal notice, in regard to the proposed amendment and,

THEREFORE, BE IT ORDAINED by the City of Taylorsville that Article V of the Taylorsville-Spencer County Joint Planning and Zoning regulations is amended to read as follows:

ARTICLE V

PROVISIONS GOVERNING RESIDENTIAL DISTRICTS

Preamble: The purpose of the Residential Districts is to provide an area for residential uses and those public and semi-public uses normally considered an integral part of the residential neighborhood they serve.

Section 501 RR - Low Density Single Family Residential District: 5 to 9.9 acres

Section 501.1 Uses Permitted in the RR Low Density Residential District

a.) One single family dwelling either site built or manufactured as provided in RM-1 District guide lines per tract.

b.) Non-commercial horticultural or agricultural uses and buildings, including greenhouses.

c.) Agricultural uses as stated in Article III pertaining to livestock and poultry provided that no livestock or poultry shall be housed or placed under roof within 100 feet of any neighboring dwelling except that of the owner or leaser of the tract and provided that no more than one (1) livestock or poultry animals per acre except household pets and provided that no more than ten (10) household pets over 1 year of age, may be kept, provided that they are not kept for breeding or maintained for any commercial purposes and provided that they are not kept in such a manner as to create an offensive odor to neighboring dwellings. The disposal or feeding of garbage is prohibited. The housing or maintaining of livestock or poultry is prohibited within the city limits.

d.) Churches, parish halls, temples, convents, monasteries, educational or charitable institutions.

e.) Non-commercial kennels, riding stables, fishing lakes.

f.) Parks, playgrounds, golf courses, forest, conservation areas and governmental facilities.

g.) Renting of sleeping rooms by a resident owner, provided that two sleeping rooms is the maximum that shall be rented in any residence.

Section 501.2 Accessory Uses permitted in the RR Residential District

a.) Accessory structures customarily incidental to any principal use located on the same lot when they meet the yard requirements.

b.) Private swimming pools when they meet yard requirements and when adequately fenced as set forth in Article VIII, Section 802.

Section 501.3 Height Regulations in the RR Residential District

a.) The maximum building height shall be 3 stories not including basements.

b.) Public, semipublic, or public service buildings, hospitals, educational institutions, or schools may be erected to a height not exceeding 45 feet, and churches and temples may be erected to a height not exceeding 75 feet.

Section 501.4 Yards Required in the RR Residential District

a.) Road Frontage - 50 feet at Property Line and 100 feet at Building Line

b.) Front Yard - 50 feet from right-of-way

c.) Side Yard - 15 feet*

d.) Street Side yard - 50 feet from right-of-way

e.) Rear Yard - Dwelling - 25 feet *
Accessory Structures -15 feet *

Section 501.5 Watershed Lake areas and Floodwall Setback *

a.) When property adjoins the floodwall, a setback of 10 feet shall be maintained free and clear of any type of structure from the easement or boundary line of said floodwall. All applicable floodwall regulations shall apply.

b.) Any building to be located in possible flood lands or natural drainage areas shall be so placed in accordance with the Local Flood Damage Prevention Ordinance with proper permitting obtained through the Division of Water and the local Floodplain Coordinator.

c.) Watershed Lake guidelines as indicated in Article X, Section 1003.

Section 501.6 Exceptions and Modifications in Residential Zones

Exceptions and Modifications as indicated in Article VIII, Page 81.

Section 501.7 Parking Regulations for RR Residential District

Three All-weather off-street automobile parking, paved with bituminous, concrete, crushed stone, gravel, or slag shall be provided on all lots on which any of the following uses are established such space shall be provided with vehicular access to a street or alley.

All other parking shall be provided as indicated in Article II, Section 206, Page 11.

Parking Exceptions Article VIII, Section 805, Page 84.

Section 501.8 Signage for RR Residential District

On- premises signs permitted as indicated in Article II, Section 215, Page 37. Electronic Signs are prohibited.

Section 502 R-1 Medium Density Single Family Residential District: 1 to 5 acres served by Approved Septic System

Section 502.1 Uses Permitted in the R-1 Medium Density Residential District

a.) One single family dwelling of site built construction per tract

b.) Churches, schools, parks, playgrounds, community center, and similar uses.

c.) Agricultural uses as stated in Article III pertaining to livestock and poultry provided that no livestock or poultry shall be housed or placed under roof within 100 feet of any neighboring dwelling except that of the owner or leaser of the tract and provided that no more than one (1) livestock or poultry animals per acre except household pets and provided that no more than five (5) household pets over 1 year of age, may be kept, provided that they are not kept for breeding or maintained for any commercial purposes and provided that they are not kept in such a manner as to create an offensive odor to neighboring dwellings. The disposal or feeding of garbage is prohibited. The housing or maintaining of livestock or poultry is prohibited within the city limits.

d.) Golf courses and other planned recreational areas including country clubs, but not including miniature golf courses or driving ranges.

e.) Lakes (artificial).

Section 502.2 Accessory Uses permitted in the R-1 Medium Density Residential District

a) Accessory structures customarily incidental to any principal use located on the same lot when they meet the yard requirements.

b) Private swimming pools when they meet yard requirements and when adequately fenced as set forth in Article VIII, Section 802.

Section 502.3 Height Regulations in the R-1 Residential District

a.) The maximum building height shall be 3 stories not including basements.

b.) Public, semipublic, or public service buildings, hospitals, educational institutions, or schools may be erected to a height not exceeding 45 feet, and churches and temples may be erected to a height not exceeding 75 feet.

Section 502.4 Yards Required in the R-1 Residential District

a.) Road Frontage - 50 feet at Property Line and 100 feet at Building Line

b.) Front Yard - 50 feet from right-of-way

c.) Side Yard - 15 feet *

d.) Street Side yard - 50 feet from right-of-way

e.) Rear Yard - Dwelling - 25 feet *
Accessory Structures -15 feet *

Section 502.5 Watershed Lake areas and Floodwall Setback *

a.) When property adjoins the floodwall, a setback of 10 feet shall be maintained free and clear of any type of structure from the easement or boundary line of said floodwall. All applicable floodwall regulations shall apply.

b.) Any building to be located in possible flood lands or natural drainage areas shall be so placed in accordance with the Local Flood Damage Prevention Ordinance with proper permitting obtained through the Division of Water and the local Floodplain Coordinator.

c.) Watershed Lake guidelines as indicated in Article X, Section1003.

Section 502.6 Exceptions and Modifications in Residential Zones

Exceptions and Modifications as indicated in Article VIII, Page 81.

Section 502.7 Parking Regulations for R-1 Residential District

Three All-weather off-street automobile parking, paved with bituminous, concrete, crushed stone, gravel, or slag shall be provided on all lots on which any of the following uses are established such space shall be provided with vehicular access to a street or alley.

All other parking shall be provided as indicated in Article II, Section 206, Page 11.

Parking Exceptions Article VIII, Section 805, Page 84.

Section 502.8 Signage for R-1 Residential District

On-premises signs permitted as indicated in Article II, Section 215, Page 37. Electronic Signs are prohibited.

Section 503 R-2 High Density Single Family Residential District: minimum lot 7,200 sq. ft., Served by Approved Sewers

Section 503.1 Uses Permitted in the R-2 High Density Residential District

a.) One single family dwelling of site built construction per tract

b.) Household pets are allowed provided not to exceed more than two (2) household pets over 1 year of age, may be kept, provided that they are not kept for breeding or maintained for any commercial purposes and provided that they are not kept in such a manner as to create an offensive odor to neighboring dwellings. The disposal

or feeding of garbage is prohibited. The housing or maintaining of livestock or poultry is prohibited.

c.) Churches, schools, parks, playgrounds, community center, and similar uses.

d.) Golf courses and other planned recreational areas including country clubs, but not including miniature golf courses or driving ranges.

e.) Lakes (artificial).

Section 503.2 Accessory Uses permitted in the R-2 High Density Residential District

a.) Accessory structures customarily incidental to any principal use located on the same lot when they meet the yard requirements.

b.) Private swimming pools when they meet yard requirements and when adequately fenced as set forth in Article VIII, Section 802.

Section 503.3 Height Regulations in the R-2 Residential District

a.) The maximum building height shall be 3 stories not including basements.

b.) Public, semipublic, or public service buildings, hospitals, educational institutions, or schools may be erected to a height not exceeding 45 feet, and churches and temples may be erected to a height not exceeding 75 feet.

Section 503.4 Yards Required in the R-2 Residential District

a.) Road Frontage - 50 feet at Property Line and 100 feet at Building Line

b.) Front Yard - 30 feet from right-of-way

c.) Side Yard - 10 feet *

d.) Street Side yard - 30 feet from right-of-way

e.) Rear Yard - Dwelling - 25 feet *
Accessory Structures -10 feet *

f.) Maximum Lot Coverage by Structures – 30%

Section 503.5 Watershed Lake areas and Floodwall Setback *

a.) When property adjoins the floodwall, a setback of 10 feet shall be maintained free and clear of any type of structure from the easement or boundary line of said floodwall. All applicable floodwall regulations shall apply.

b.) Any building to be located in possible flood lands or natural drainage areas shall be so placed in accordance with the Local Flood Damage Prevention Ordinance with proper permitting obtained through the Division of Water and the local Floodplain Coordinator.

c.) Watershed Lake guidelines as indicated in Article X, Section 1003.

Section 503.6 Exceptions and Modifications in Residential Zones

Exceptions and Modifications as indicated in Article VIII, Page 81.

Section 503.7 Parking Regulations for R-2 Residential District

Three All-weather off-street automobile parking, paved with bituminous, concrete, crushed stone, gravel, or slag shall be provided on all lots on which any of the following uses are established such space shall be provided with vehicular access to a street or alley.

All other parking shall be provided as indicated in Article II, Section 206, Page 11.

Parking Exceptions Article VIII, Section 805, Page 84.

**All parking spaces within the city shall be paved or concrete.

Section 503.8 Signage for R-2 Residential District

On- premises signs permitted as indicated in Article II, Section 215, Page 37. Electronic Signs are prohibited.

Section 504 R-3 Single Family Residential District: minimum lot 7,200 sq. ft.Served by Approved Sewers or 1 acre minimum Served by Approved Septic System

Section 504.1 Uses Permitted in the R-3 Residential District

a.) One single family dwelling of either site built construction, manufactured as provided in RM-1 guidelines, mobile home or double wide home per tract.

b.) Household pets are allowed provided not to exceed more than two (2) household pets over 1 year of age, may be kept, provided that they are not kept for breeding or maintained for any commercial purposes and provided that they are not kept in such a manner as to create an offensive odor to neighboring dwellings. The disposal or feeding of garbage is prohibited. The housing or maintaining of livestock or poultry is prohibited.

c.) Churches, schools, parks, playgrounds, community center, and similar uses.

d.) Golf courses and other planned recreational areas including country clubs, but not including miniature golf courses or driving ranges.

e.) Lakes (artificial).

Section 504.2 Accessory Uses permitted in the R-3 Residential District

a.) Accessory structures customarily incidental to any principal use located on the same lot when they meet the yard requirements.

b.) Private swimming pools when they meet yard requirements and when adequately fenced as set forth in Article VIII, Section 802.

Section 504.3 Height Regulations in the R-3 Residential District

a.) The maximum building height shall be 3 stories not including basements.

b.) Public, semipublic, or public service buildings, hospitals, educational institutions, or schools may be erected to a height not exceeding 45 feet, and churches and temples may be erected to a height not exceeding 75 feet.

Section 504.4 Yards Required in the R-3 Residential District

a.) Road Frontage – 50 feet at Property Line and 100 feet at Building Line

b.) Front Yard – 50 feet from right-of-way – County Lot
30 feet from right-of-way – City Lot

c.) Side Yard – 15 feet – County Lot *
10 feet – City Lot *

d.) Street Side yard – 50 feet from right-of-way – County Lot
30 feet from right-of-way – City Lot

e.) Rear Yard – Dwelling - 25 feet – County & City*
Accessory Structures -15 feet – County*
10 feet - City *

f.) Maximum Lot Coverage by Structures – 30%

Section 504.5 Watershed Lake areas and Floodwall Setback *

a.) When property adjoins the floodwall, a setback of 10 feet shall be maintained free and clear of any type of structure from the easement or boundary line of said floodwall. All applicable floodwall regulations shall apply.

b.) Any building to be located in possible flood lands or natural drainage areas shall be so placed in accordance with the Local Flood Damage Prevention Ordinance with proper permitting obtained through the Division of Water and the local Floodplain Coordinator.

c.) Watershed Lake guidelines as indicated in Article X, Section 1003.

Section 504.6 Exceptions and Modifications in Residential Zones

Exceptions and Modifications as indicated in Article VIII, Page 81.

Section 504.7 Parking Regulations for R-3 Residential District

Three All-weather off-street automobile parking, paved with bituminous, concrete, crushed stone, gravel, or slag shall be provided on all lots on which any of the following uses are established such space shall be

provided with vehicular access to a street or alley.

All other parking shall be provided as indicated in Article II, Section 206, Page 11.

Parking Exceptions Article VIII, Section 805, Page 84.

**All parking spaces within the city shall be paved or concrete.

Section 504.8 Signage for R-3 Residential District

On – premises signs permitted as indicated in Article II, Section 215, Page 37. Electronic Signs are prohibited.

Section 505 R-4 Multi-Family Residential District: minimum lot 6,000 sq. ft.Served by Approved Sewers for the first unit or 2 acre minimum Served by Approved Septic System for the first unit

Section 505.1 Uses Permitted in the R-4 Residential District

a.) Duplex (two housing units connected)

b.) Four Plex (four housing units connected)

c.) Patio Homes, Town Houses, Apartments

d.) Household pets are allowed provided not to exceed more than two (2) household pets over 1 year of age, may be kept, provided that they are not kept for breeding or maintained for any commercial purposes and provided that they are not kept in such a manner as to create an offensive odor to neighboring dwellings. The disposal or feeding of garbage is prohibited. The housing or maintaining of livestock or poultry is prohibited.

e.) Churches, schools, parks, playgrounds, community center, and similar uses.

f.) Golf courses and other planned recreational areas including country clubs, but not including miniature golf courses or driving ranges.

g.) Lakes (artificial).

Section 505.2 Dimension and Area Requirements in the R-4 Residential District

a.) Duplex (two housing units connected); Four Plex (four housing units connected); Patio Homes, Town Houses, Apartments:

1st Unit	2nd Unit	3rd Unit	4th Unit	5th Unit	6th Unit	7th Unit	8th Unit	9th Unit	10th Unit
6,000	7,500	9,000	10,500	11,500	12,500	13,500	14,500	15,500	16,500
87,120	97,120	107,120	117,120	123,120	129,120	135,120	141,120	147,120	153,120

Sewered Square Footage
Septic Served Square Footage

*43,560 square foot is equivalent to one acre

- Any unit beyond the 10th unit on sewers requires an additional 1,000 square feet of land.
- Any unit beyond the 10th unit on septic requires an additional 6,000 square feet of land.
- Health Department may be more stringent depending on soil type.

Section 505.3 Accessory Uses permitted in the R-4 Residential District

a.) Accessory structures customarily incidental to any principal use located on the same lot when they meet the yard requirements.

b.) Private swimming pools when they meet yard requirements and when adequately fenced as set forth in Article VIII, Section 802.

Section 505.4 Height Regulations in the R-4 Residential District

a.) The maximum building height shall be 3 stories not including basements.

b.) Public, semipublic, or public service buildings, hospitals, educational institutions, or schools may be erected to a height not exceeding 45 feet, and churches and temples may be erected to a height not exceeding 75 feet.

Section 505.5 Yards Required in the R-4 Residential District

a.) Road Frontage – 100 feet at Property Line

b.) Front Yard – 50 feet from right-of-way – County Lot
30 feet from right-of-way – City Lot

c.) Side Yard – 15 feet – County Lot*
10 feet – City Lot *

d.) Street Side yard – 50 feet from right-of-way – County Lot
30 feet from right-of-way – City Lot

e.) Rear Yard – Dwelling - 25 feet – County & City*
Accessory Structures & Dumpsters -10 feet *

f.) Maximum Lot Coverage by structures – 30%

Section 505.6 Watershed Lake areas and Floodwall Setback *

a.) When property adjoins the floodwall, a setback of 10 feet shall be maintained free and clear of any type of structure from the easement or boundary line of said floodwall. All applicable floodwall regulations shall apply.

b.) Any building to be located in possible flood lands or natural drainage areas shall be so placed in accordance with the Local Flood Damage Prevention Ordinance with proper permitting obtained through the Division of Water and the local Floodplain Coordinator.

c.) Watershed Lake guidelines as indicated in Article X, Section 1003.

Section 505.7 Exceptions and Modifications in Residential Zones

Exceptions and Modifications as indicated in Article VIII, Page 81.

Section 505.8 Parking Regulations for R-4 Residential District

Three All-weather off-street automobile parking, paved with bituminous, concrete, crushed stone, gravel, or slag shall be provided on all lots on which any of the following uses are established such space shall be provided with vehicular access to a street or alley.

All other parking shall be provided as indicated in Article II, Section 206, Page 11.

Parking Exceptions Article VIII, Section 805, Page 84.

**All parking spaces within the city shall be paved or concrete.

Section 505.9 Signage for R-4 Residential District

On- premises signs permitted as indicated in Article II, Section 215, Page 37. Electronic Signs are prohibited.

Section 506 RM-1 Residential Low to Medium Density for Manufactured Housing: minimum Lot 7,200 sq. ft. Served by Approved Sewers or 1 acre minimum Served by Approved Septic System

Section 506.1 Uses Permitted in the RM-1 Residential District

Single family dwellings in compliance with all standards contained in the Kentucky Building Codes; Manufactured Homes on individual lots subject to compliance with the following standards.

Manufactured Dwelling: a permanent building or structure, separate and free standing, designed and intended for occupancy by a single family and fabricated in an off-site manufacturing facility for installation or assembly at the building site as a permanent structure with all transport features permanently removed, bearing a seal certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety 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 Department of Housing and Urban Development and commonly referred to as the HUD Code, and which meets the following additional standards:

a.) Fixed to a "PERMANENT FOUNDATION SYSTEM" which shall be anchored in accordance with the state standards set forth in KRS 227.570;

b.) EXTERIOR MATERIAL shall be material customarily used on site-built dwellings such as board siding, vinyl, stucco, brick, etc.

c.) ROOFING MATERIAL shall be of wood, tile, composition shingles, or other materials compatible with the conventionally built residential structures in the neighborhood which shall be installed on a surface pitched at a minimum slope of ; 5:12;

d.) EXTERIOR COVERING MATERIAL extending from the roofline to the ground or to the top of the foundation shall be used. Masonry type skirting materials commonly found on conventionally built residential structures shall be used;

e.) STRUCTURAL ADDITIONS OR ALTERATIONS shall be subject to the same regulations and requirements that must be complied with to obtain a building permit for additions to a conventionally built house:

f.) An adequate GUTTERING AND ROOF DRAINAGE system shall be installed; MEASUREMENT from front to back (depth) shall average at least 20 ft.;

g.) MINIMUM SQUARE FOOTAGE shall be 1000 square foot on main floor not including basement or garage space;

h.) INSPECTIONS by the local building inspector or by the appropriate state inspector.

i.) ELECTRIC METER attached to the structure as with an on-site built structure.

j.) ENTRANCE to have a front main entrance with a permanently attached porch or stoop with the appropriate steps as required in the Kentucky Building Code and a rear entrance with a porch or deck with the appropriate steps as required in the Kentucky Building Code.

Section 506.2 Accessory Uses permitted in the RM-1 Residential District

a.) Accessory structures customarily incidental to any principal use located on the same lot when they meet the yard requirements.

b.) Private swimming pools when they meet yard requirements and when adequately fenced as set forth in Article VIII, Section 802.

c.) Household pets are allowed provided not to exceed more than two (2) household pets over 1 year of age, may be kept, provided that they are not kept for breeding or maintained for any commercial purposes and provided that they are not kept in such a manner as to create an offensive odor to neighboring dwellings. The disposal or feeding of garbage is prohibited. The housing or maintaining of livestock or poultry is prohibited.

Section 506.3 Height Regulations in the RM-1 Residential District

The maximum building height shall be 3 stories not including basements.

Section 506.4 Yards Required in the RM-1 Residential District

a.) Road Frontage – 50 feet at Property Line and 100 feet at Building Line

b.) Front Yard – 50 feet from right-of-way – County Lot
30 feet from right-of-way – City Lot

c.) Side Yard – 15 feet – County Lot*
10 feet – City Lot *

d.) Street Side yard – 50 feet from right-of-way – County Lot
30 feet from right-of-way – City Lot

e.) Rear Yard – Dwelling - 25 feet – County & City*
Accessory Structures -15 feet – County*
10 feet - City *

f.) Maximum Lot Coverage by Structures– 30%

Section 506.5 Watershed Lake areas and Floodwall Setback *

a.) When property adjoins the floodwall, a setback of 10 feet shall be maintained free and clear of any type of structure from the easement or boundary line of said floodwall. All applicable floodwall regulations shall apply.

b.) Any building to be located in possible flood lands or natural drainage areas shall be so placed in accordance with the Local Flood Damage Prevention Ordinance with proper permitting obtained through the Division of Water and the local Floodplain Coordinator.

c.) Watershed Lake guidelines as indicated in Article X, Section 1003.

Section 506.6 Exceptions and Modifications in Residential Zones

Exceptions and Modifications as indicated in Article VIII, Page 81.

Section 506.7 Parking Regulations for RM-1 Residential District

Three All-weather off-street automobile parking, paved with bituminous, concrete, crushed stone, gravel, or slag shall be provided on all lots on which any of the following uses are established such space shall be provided with vehicular access to a street or alley.

All other parking shall be provided as indicated in Article II, Section 206, Page 11.

Parking Exceptions Article VIII, Section 805, Page 84.

**All parking spaces within the city shall be paved or concrete.

Section 506.8 Signage for RM-1 Residential District

On- premises signs permitted as indicated in Article II, Section 215, Page 37. Electronic Signs are prohibited.

DON PAY, Mayor

ATTESTED BY:

STEVE BIVEN, City Clerk

Date of First Reading June 1st, 2010
Date of Second Reading July 6th, 2010
Date Published July 14th, 2010