

2.8 EXCEPTIONS -

2.81 Use Exceptions - Several types of structures and uses are permitted in all districts even though they are not listed as permitted uses under the zoning district regulations. No building permit or certificate of occupancy is required for the following structures and uses:

2.811 - Local public utility distributing and collecting structures, such as pipe and transmission lines, transformers and meters but excluding solid and liquid waste disposal.

2.812 - Public streets and all official appurtenances necessary for traffic direction and safety. All streets and traffic control signs shall conform to the code established and adopted by the Kentucky Department of Transportation.

2.813 - Private drive, private parking areas, and the parking of vehicles incidental to principal use on the same premises.

2.814 - Real estate signs located on the premises or subdivision signs advertising property for sale or rent with less than an area of twelve (12) square feet. Such signs shall be removed once the property is sold or rented.

2.815 - Signs not over two (2) square feet in area identifying permitted home occupations or the renting of sleeping rooms on the same premises in residential zones.

2.816 - Horticulture, landscaping and fencing four (4) feet or less in height. All other fencing shall require the approval of the Planning Commission.

A. All applications for fencing shall include a diagram to scale setting out the following:

1. Location of the boundary lines between the adjoining property owners.
2. Locating the nearest buildings on the adjoining property to the fence.
3. Stating the type of material to be used in the construction of the fence.

B. The fence must be started within three (3) months and be substantially completed within six (6) months from the date the permit was issued or the permit will be considered null and void.

C. All adjoining property owners shall be notified by certified mail 14 days prior to the hearing date.

2.82 Height Exceptions - Height regulations apply to buildings occupied regularly by persons or their activities. They do not apply to structures or portions of buildings such as radio towers, ornamental spires, water towers, smoke stacks, silos, and flag poles which are not occupied regularly by persons except for maintenance, unless otherwise stipulated in the Zoning Regulation. The Board of Adjustments shall interpret whether or not height regulations apply upon application by the Administrative Officer in doubtful cases. The Kentucky Airport Zoning and The Federal Aviation Agency height regulations in the vicinity of an airport shall take precedence over all other height regulations.

2.83 Lot of Record - Where the owner of a lot of official record, which at the time of the adoption of this Regulation, does not include sufficient land to conform to the yard or other requirements of this Regulation, an application may be submitted to the Board of Zoning Adjustment for a variance from the terms of this Regulation in accordance with provisions of Section 6.8. Such lot may be used as a building site provided, however, that the yard and other requirements of the district are complied with as closely as is possible in the opinion of the Board of Zoning Adjustment.