
ARTICLE

6

AGRICULTURAL DISTRICTS

SECTION 600

Intent

The intent of this article is to specifically identify and protect the present and future viability and character of agricultural and rural lands.

SECTION 610

AGRICULTURE (A-1)

The purpose of the Agriculture district is to preserve and protect the supply of productive agricultural lands and other open space, primarily for non-urban uses.

SECTION 611

Principal Permitted Uses

The following uses are permitted:

1. Single Family dwelling units;
2. Farms of tobacco, fiber, cash grain, fruits, tree nuts, vegetables, or other field crops;
3. Farms of no predominant crops, including range and grassland pastures, horticultural specialties, apiary farms and other agriculture and related activities;
4. Farms and ranches of dairy production, livestock including cattle, hogs, sheep, goats, horses or similar, poultry or other fowls;
5. Animal Husbandry services, poultry hatching and related services, veterinary services and animal hospitals (Site Plan Review required);
6. Fish hatcheries, and other fish culture activities and related services;
7. Wildlife preserve sanctuaries, habitats, cultures and related activities;
8. Forestry activities including timber production, tree products production, commercial forestry production, forest nurseries and other forestry activities and related services;
9. Horticultural, floricultural, viticultural, and other agricultural related uses and services;
10. Agriculture related activities including grist milling services, corn shelling, hay baling, threshing, contract sorting, grading and packaging services and other agricultural processing services;

11. Retail trade for the sale of hay, grain, feed and other farm and garden supplies and agriculture related equipment excluding vehicles (Site Plan Review required);
12. Roadside stands, farmers marts and similar sales uses of agricultural and related products including specialty crafts and foods (Site Plan Review required);
13. Garden plots and other similar forms of communal or organizational farming practices;
14. Riding and boarding stables (Site Plan Review required);
15. Mobile homes;
16. Bed and Breakfast Inns (Site Plan Review required).
17. Historic sites and structures, monuments and other exhibits available for public viewing (Site Plan Review required);
18. Play lots or tot lots, playgrounds (Site Plan Review required);
19. General, leisure, ornamental and other parks, spaces, trails, bikeway systems and similar uses for non-motorized activities (Site Plan Review required);
20. Art and craft galleries (Site Plan Review required).

SECTION 612

Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Dwelling units of the family of the farm owner-operator, resident manager or farm laborer including:
 - a. private garages and parking;
 - b. structures such as fences, satellite dishes, and walls;
 - c. buildings such as storage sheds, private greenhouses and gazebos;
 - d. storage of a recreational vehicle or unit;
 - e. private swimming pool, sauna, bathhouse and like accessories;
 - f. private recreational court, complex or similar recreational activity;
 - g. private stables or other keeping and use of pets and animals;
2. Temporary buildings incidental to construction;
3. Offices for farm management and administration of agricultural services offered on the farm premises;
4. Accessory dwelling units;
5. Family day care.

SECTION 613

Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral part of the agricultural use of the land, and the activity is not of scale, nature or other character which will detract or conflict with the principal purposes of the district; or b) the activity is necessary to provide the specified public service for the character of the activity does not overpower, transcend or conflict with the principal purpose of the district; and c) provided the arrangement of use, building or structure is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

1. Dwellings or rooming houses for persons employed on the premises other than the family of the farm owner/operator and/or resident manager;
2. Garden store, nursery and similar landscape sales of products produced on the premises (Site Plan Review required);
3. Commercial kennels (minimum 5 acres) (Site Plan Review required);
4. Churches, synagogues, temples and other places of religious assembly for worship (Site Plan Review required);
5. Cemeteries and mausoleums (Site Plan Review required);
6. Duplex dwelling units;
7. Commercial stockyards and feed lots (Site Plan Review required);
8. Dumps and landfills for non-combustible materials including sanitary landfills subject to the landfill compatibility standards in Section 617 (Site Plan Review required);
9. Production, processing and sales of fertilizer (Site Plan Review required).
10. Botanical gardens and arboretums, nature preserves, wildlife habitats and other natural exhibitions (Site Plan Review required);
11. Skiing and tobogganing and other similar outdoor sporting activities (Site Plan Review required);
12. Swimming beaches and swimming pools (Site Plan Review required);
13. Camping, picnicking, hiking areas, trails and other recreational uses (Site Plan Review required);
14. Dude ranches, health resorts, ski resorts, hunting grounds, fishing lakes and fishing lake access, indoor and outdoor target ranges and other resorts (Site Plan Review required);
15. Yachting, boat rentals, boat access sites and other marina activities (Site Plan Review required);
16. Recreational vehicle and trailer camps provided such living arrangements are of transient or seasonal use and such facility meets the requirements of K.R.S. Section 219.310 through Section 219.410. Permits as required under K.R.S. 219.310 through 219.410 shall be included with an application for Site Plan Review (Site Plan Review required);
17. Day care centers or nursery schools (Site Plan Review required).
18. Taxidermy.
19. Private, noncommercial airstrips.

20. Uses that promote or pertain to the following elements of Heritage Tourism (Site Plan Review required):
 - a. Retail sales including grocery items, confectionery, proprietary, books and stationery, antiques, sporting and athletic goods, bait, fuel, ice, firewood, bottled gas, cigars and cigarettes, music, books, newspapers and magazines, photographic supplies, gifts, novelties, souvenirs and similar products, locally made furniture and crafts
 - b. Eating establishments, excluding alcoholic beverages;
 - c. Museums;
 - d. Exhibitions of local history or culture, wildlife habitats and other natural exhibitions;
 - e. Amphitheaters, playhouses and other entertainment assemblies.

SECTION 614

Intensity

The maximum intensity of use shall not be greater than one lot per five (5) gross acres of land.

SECTION 615

Minimum Standards

The minimum size and extent of an A-1 district, including all the contiguous private property so designated, shall not be less than thirty (30) acres.

SECTION 616

Minimum Standards

The following standards shall apply to any permitted, accessory or conditional use and structure in this district:

1. No use shall include the operation or maintenance of a commercial stockyard or feedyard, except as permitted as a conditional use.
2. See Article 31 for dimensional standards and for developing open space and conventional residential subdivisions.

SECTION 617

Landfill Compatibility Standards

All landfill uses permitted under Conditional Use #8 are subject to the following compatibility standards:

1. Setbacks/Buffer Yards from Adjoining Zones and Uses: A minimum 200 foot buffer yard shall be maintained where the landfill site adjoins any residential zone, agricultural zones where there is an existing residence on the lot adjoining the landfill site, and the Small Community (SC) overlay zone; no activity may occur within this 200 foot buffer yard. A minimum 100 foot buffer yard shall be maintained from all other zones and agricultural zones where there is no existing residence on the lot adjoining the landfill site; no activity may occur within this 100 foot buffer yard. Structures shall be setback an additional 150 feet from the 100 foot and 200 foot buffer yards; other landfill activities may occur within this 150 foot additional setback. For areas of a landfill site that adjoin public or private streets or roads, the zone across the street shall be used to determine whether the 100 foot buffer yard or 200 foot buffer yard applies. Tree cover shall be maintained and/or provided throughout the entire buffer yard area. Existing tree cover shall be retained and incorporated into required buffer yards. Where there is not continuous forest cover in a buffer yard, the following shall be provided:

- A. Berms which are at least 10 feet high from the centerline of the adjoining public street when the buffer yard adjoins a street, or from the property line when the buffer yard adjoins another tract, shall be constructed, unless such construction would necessitate the removal of existing forest cover. If construction of 10 foot high berming would necessitate the removal of existing forest cover, berms shall be constructed to the highest height possible without removing existing forest cover or exceeding a 3:1 slope. Berming shall meander in the buffer yard when viewed from plan view.
 - B. Native hardwood trees which are a minimum of 2 inch caliper at planting shall be installed at a minimum density of one tree per 150 square feet for the first 50 feet of a buffer yard from the adjoining zone or use; the hardwood tree seedling mixture outlined in Section 1164 shall also be provided in this area. For any remaining area in a buffer yard, at least one tree shall be installed per 250 square feet of area - between 50 and 70 percent of these trees shall be evergreen trees that are a minimum of 6 feet in height at planting and the remainder shall be hardwood trees that are a minimum of 2 inch caliper at planting; either tree mixture in Section 1164, or a combination of both tree seedling mixtures, shall also be provided for any remaining area in a buffer yard. All planting materials shall be evenly distributed within a buffer yard from a quantitative standpoint, although formal, rectilinear planting configurations are prohibited. Planting materials shall be selected based on compatibility with soil types, and at least four different species of trees shall be provided for each tree group (hardwood and evergreen).
 - C. Where the difference in topographical elevation between the landfill and an adjoining, upslope residential zone, or agricultural zone where there is an existing residence on the adjoining lot, is 30 feet or greater, berming shall be provided at the top of the slope in accordance with the standards in subsection A above. In this instance, the minimum planting size for the hardwood trees within the first 50 feet of the buffer yard shall be increased to 4 inch caliper.
 - D. All required buffer improvements adjoining a specific phase of a landfill site shall be completed before the filling of any waste within said phase commences.
2. Clearing: Clearing of existing vegetation within a specific phase of a landfill site shall not occur more than six (6) months prior to planned excavation of said phase.
 3. All state and federal regulations pertaining to landfills are herein incorporated by reference into this order and are Conditional Use Permit requirements.

SECTION 620

AGRICULTURAL ESTATE (A-2)

The purpose of the Agricultural Estate district is to provide for low density residential development and on a limited basis agricultural uses or agricultural related uses in the context of a rural environment.

SECTION 621

Principal Permitted Uses

Permitted uses in the A-1 district numbered 1-14, inclusive, and 20, are permitted in the A-2 district.

SECTION 622

Accessory Uses

All accessory uses permitted in the A-1 district are permitted in the A-2 district.

SECTION 623

Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral part of the agricultural or residential use of the land, and the activity is not of scale, nature or other character which will detract or conflict with the

principal purposes of the district; or b) the activity is necessary to provide the specified public service for the residents of the district so long as the service area, use, scale or other character of the activity does not overpower, transient or conflict with the principal purpose of the district; and c) provided the arrangement of use, building or structure is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

1. Garden store, nursery and similar landscape sales of products produced on the premises (Site Plan Review required);
2. Garden plots and other similar forms of communal or organization farming practices;
3. Churches, synagogues, temples and other places of religious assembly for worship (Site Plan Review required);
4. Cemeteries and mausoleums (Site Plan Review required);
5. Duplex dwelling units; except in the City of Florence only allowed with garages;
6. Commercial kennels (minimum 5 acres) (Site Plan Review required);
7. Bed and Breakfast Inns (Site Plan Review required);
8. Botanical gardens and arboretums, nature preserves, wildlife habitats and other natural exhibitions (Site Plan Review required);
9. Skiing and tobogganing and other similar outdoor sporting activities (Site Plan Review required);
10. Swimming beaches and swimming pools (Site Plan Review required);
11. Camping, picnicking, hiking areas, trails and other recreational uses for non-motorized activities (Site Plan Review required);
12. Dude ranches, health resorts, ski resorts, hunting grounds, fishing lakes and fishing lake access, indoor and outdoor target ranges and other resorts (Site Plan Review required);
13. Yachting, boat rentals, boat access sites and other marina activities (Site Plan Review required);
14. Recreational vehicle and trailer camps provided such living arrangements are of transient or seasonal use and such facility meets the requirements of K.R.S. Section 219.310 through Section 219.410. Permits as required under K.R.S. 219.310 through 219.410 shall be included with an application for Site Plan Review (Site Plan Review required);
15. Day care centers or nursery schools (Site Plan Review required).
16. Taxidermy
17. Private, noncommercial airstrips
18. Uses that promote or pertain to the following elements of Heritage Tourism (Site Plan Review required):
 - a. Retail sales including grocery items, confectionery, proprietary, books and stationery, antiques, sporting and athletic goods, bait, fuel, ice, firewood, bottled gas, cigars and cigarettes, music, books, newspapers and magazines, photographic supplies, gifts, novelties, souvenirs and similar products, locally made furniture and crafts
 - b. Eating establishments, excluding alcoholic beverages;

- c. Museums;
- d. Exhibitions of local history or culture, wildlife habitats and other natural exhibitions.

SECTION 624

Intensity

The maximum intensity of use shall not be greater than one (1) lot per 80,000 square feet of land.

SECTION 625

Minimum Size

The minimum size and extent of an A-2 district shall not be less than twenty (20) acres of land.

SECTION 626

Minimum Standards

The following standards shall apply to any permitted, accessory or conditional use and structure in this district:

1. No use shall include the operation or maintenance of a commercial stockyard or feedyard.
2. See Article 31 for dimensional standards and for developing open space and conventional residential subdivisions.

CITY OF FLORENCE ONLY

The following standards shall apply to any permitted, accessory or conditional use and structure in this district:

See Article 31 for dimensional standards.

1. A 15 X 40 foot driveway will be required for each duplex structure.
2. A common entrance shall be provided to the front of duplex buildings.
3. Each duplex dwelling shall provide landscaping in the front yard as per bufferyard "A" as outlined in Section 3645.
4. Duplex dwellings shall be encouraged to have a shared driveway with the parking located behind the unit if practical. A garage will be required for each unit which can either be attached or detached to the duplex building.
5. The building shall have the appearance of one building rather than two separate units. Therefore, separate materials and colors which designate one unit from another will not be permitted.