

## Section 6.1: Agriculture District (A-1)

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Intent: The intent of this zoning district, when properly applied, is to provide areas for agricultural and related very low density development.

### A. Principal Uses Permitted

Agricultural operations as defined in Article 5 (Definitions).

A Single Family Dwelling, including farm dwelling.

A Manufactured home (mobile home) with one dimensional width, when finally installed, of 18 feet or less, on lots or parcels of five (5) acres or greater.

\* Conservation Design Subdivision: See Section 8.4, Option 2.

### B. Accessory Uses Permitted

Agricultural structures as defined in Article 5 (Definitions).

Home Occupations: Must obtain HO permit in City of Bardstown.

Garage or other accessory building

Private recreational facilities

### C. Conditional Uses Permitted

- (1) Roadside stands as defined in Article 5 (Definitions). Conditions may be imposed that limit the size of the structure, hours/seasons of operation, and other conditions that help the use blend in to its unique surroundings.
- (2) Schools, Churches, Cemeteries. Conditions may be imposed that limit/control traffic flow or circulation, lighting as well as any other condition that helps the particular use to blend with its unique surroundings.
- (3) Commercial Greenhouses, Plant Nurseries. Conditions may be imposed that limit the size and type of structure, hours/seasons of operation, location of structures, number of employees, limitations on type of merchandise offered for sale, limitations on the storage of refuse and waste material. A conditional use granted under this section allows commercial greenhouses and plant nurseries only (other than permitted use) as the primary use.
- (4) Pay Fishing Lakes, Riding and Boarding Pens and Stables, Commercial Kennels (as defined in Article 5), Animal Clinics/Hospitals. Conditions may be imposed that limit the size, type and location of any structures, that limit the number of animals accommodated at any one time, limit the number of employees, impose special requirements for screening and buffering, the number of clients served at any one time, limitations on hours or seasons of operation as well as any other condition that allows the use to blend in with its unique surroundings.
- (5) Instructional/Research Facilities, Rehabilitation Centers. Conditions may be imposed that limit or specify the size and type of structure or structures, that impose a maximum number of employees and/or individuals to be accommodated on site at any one time, limit seasons or hours of operation, limit the specific area to be used for the particular use, impose specific screening and/or buffering requirements, as well as any other requirement or condition that allows the use to blend in with its particular surroundings.
- (6) Owner-Operated, Specially Skilled Shop. The intent of this section is to permit the resident craftsman to benefit from his specialty skill at his residence. Examples of the type of uses so permitted are welders, mechanics, wood workers, sawmills, re-upholsters, appliance repair persons, sign painters,

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etc.. Conditions which may be imposed or which shall be mandatory (\*) include: the business may be operated by the resident owner and immediate family members residing at the location, no outside employees are allowed(\*); no person may own or operate more than one such business (\*); no more than one structure be permitted for such operation (\*); such structure not exceed 2500 sq. ft. in area(\*); storage of any equipment, necessities, or accessories to said business which incidentals to the business must be completely and entirely stored and contained within said structure (\*); limits may be placed on hours of operation; impose special screening and buffering requirements; as well as any other requirement that allows the use to blend in with its unique surroundings.

- (7) Manufactured Home (mobile home), with one dimensional width of 18 feet or less when finally installed, on lots or parcels 1 acre in size or greater: These homes may be either accessory dwelling units, principal use dwelling units or both so long as no more than two dwelling units are located on any one parcel, and the occupant of an accessory mobile home must be an immediate family member of the landowner/resident. The intent of this section is to provide, with special approval, additional opportunities for affordable housing while Protecting adjoining properties from devaluation. Conditions that may be imposed or which are mandatory (\*) include: that at the time of granting the first conditional use permit for a mobile home under this section that the subject parcel is not within the corporate limits of any city (\*); that the mobile home must be well maintained, landscaped, tied down or firmly anchored and skirted; that the parcel is to be kept clean and free of trash, junk items with outside storage being reasonably limited to lawn and garden or recreational equipment (\*); that the permit be granted for a two year period but subject to renewal if meeting the requirements contained herein; as well as any other condition allowing the use to blend in with its particular surroundings.
- (8) Contracting Businesses (electrical, general, plumbing excavation, concrete, etc.) at the contractor's place of residence: Conditions that may be imposed or that are mandatory (\*) include: that the lot or parcel on which the business is located must be at least five (5) acres in size (\*); no activity related to the business shall occur within 100 feet of any adjoining property (\*); that the use involve one building only being no more than 2500 square feet in size (\*); that the area of the lot or tract to be used for the purposes of the conditional use, excluding a driveway, is to be no more than 25,000 square feet (\*); that there are no more than three (3) employees, including the landowner and other resident employees, employed or associated with the business on-site (\*); that there are no more than four (4) pieces of business equipment or vehicles (trailer to carry a piece of equipment not counting as a separate piece of equipment) allowed on-site (\*); special screening or buffering may be required; as well as any other condition that allows the particular use to blend with its unique surroundings.
- (9) Home Occupations (as defined in Article 5) with special allowance: with a conditional use permit granted under this section an otherwise allowed home occupation may employ up to 2 non-resident employees. Conditions that be imposed include: special provisions for parking may be required and otherwise allowed signage may be restricted. (N/A in City of Bardstown)
- (10) Bed and Breakfast Establishments: allowing sleeping accommodations to be rented for profit with minimal food service provided. The Board of Adjustment when granting requests for bed and breakfast establishments may, limit the number of rooms to be used, limit the area of structure to be dedicated to the use, require a specific number of parking spaces as well as impose any other requirement that it deems necessary to help the requested use blend into its unique surroundings.

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- (11) Automobile and agricultural equipment sales and service at the residence of the owner/operator: The Board of Adjustment when approving a Conditional Use Permit for an establishment for the sales and service of automobiles and/or agricultural equipment may consider the impact of the proposed use on the surrounding area, in particular to the properties adjacent. This type of establishment shall not be considered as altering the agricultural or residential character of its particular area and shall not be justification for zoning map amendments. Conditions may be imposed by the Board addressing the area to be used for sales or service; parking; screening and buffering; hours of operation or any other restriction required to allow the establishment blend with its particular environment. In addition the Board may put a time limit or expiration date on the permit after which the applicant may reapply for extension of the permit. In the case of automobile sales, no more than five (5) automobiles may be displayed for sale at any one time. When appropriate the Board of Adjustment may limit the number of automobiles displayed to less than five (5). All automobiles displayed for sale must be operative.
- (12) Residential lots, less than the otherwise required minimum lot or tract size: Conditions that may be imposed or that are mandatory (\*) include: that the lot must be at least 1 acre (43,560 sq. ft.) in size (\*); that each parent tract is allowed one such tract division, further divisions requiring a change to another, appropriate zoning classification that allows such divisions (\*); that the proposed lot does not adjoin, along a roadway, a tract/lot that is less than 5 acres in size that also adjoins a tract less than 5 acres in size unless such location is deemed by the Board of Adjustment to be the best location for the tract in order to preserve the agricultural character of the area (\*); that the basic agricultural character of the area remain unaltered (\*); that other minimum requirements of these Zoning Regulations and the Subdivision Regulations for All of Nelson County are met (\*); that a finding is made by the Board of Adjustment that the resulting development pattern is in compliance with the adopted comprehensive plan, in particular, recommended residential densities (\*).
- (13) Child Care/Daycare Facilities, Type II: Conditions that may be imposed or that are mandatory (\*) include: that a fenced play yard be provided (\*); and that special screening or buffering may be required.
- (14) One (1) accessory dwelling unit of permanent construction having no more than 1000 square feet in living area provided that the parcel on which the accessory dwelling is located has approved on-site sewage disposal for both the principal use dwelling and the accessory dwelling and that the lot or tract is at least two (2) acres in size.
- (15) Non-profit social service organizations (only allowed in unincorporated areas of Nelson County): A conditional use permit may be approved for qualified non-profit organizations established under Section 501(c)(3) of the United States Internal Revenue Code to provide social services for charitable purposes. The use must meet the following criteria: (a) the use must be located on property within the unincorporated areas of Nelson County; (b) the use must be located on a minimum lot of one (1) acre in size; (c) The maximum number of structures is two (2), with the total gross floor area of both structures not exceeding 7,500 square feet; (d) the type of activities, number of clients, volunteers, and employees on site at any one time, and the hours of operation must be clearly identified; (e) the use may not employ more than three (3) employees; (f) the use must comply with applicable parking requirements, must have adequate ingress/egress, and must provide internal circulation; (g) All outdoor storage must be completely screened and comply with applicable outdoor storage requirements; and, (h) The use must be served by adequate utilities, and if not served by public sanitary sewer, written approval of an individual on-site septic system must be provided (adopted June 5, 2007, published June 8, 2007, Nelson County Fiscal Court).

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### D. Planned Unit Development Uses Permitted (approved as provided for in Section 8.2 of these Regulations)

- (1) Cluster Residential Development: yielding lots no smaller than 1 acre (43,560 sq. ft.) in size, providing that: the net density of the development be no more than recommended in the zoning district; a subdivision plat, meeting all the requirements for a preliminary plat, as contained in the Subdivision Regulations for All of Nelson County, is submitted and approved per requirements in Section 8.2 of these regulations; and that the remnant parcel be protected from future division by a deed restriction recorded and running in favor of the Planning Commission, stating that the property may not be further divided. Provisions for lot widths and setbacks may be altered by the Planning Commission as a condition to or result of approval of a planned unit development granted under this section. View-shed must be preserved.
- (2) Golf Courses, Recreational Facilities and similar uses: providing for public accessibility to relatively undeveloped green spaces and forest reserves, provided that: adequate parking facilities and traffic access are provided based on anticipated demand; and adequate buffers between active uses and adjacent properties are provided where deemed necessary by the Planning Commission.
- (3) Private Airports, Landing Strips, and Heli-pads: providing that: the use is developed in such a way as to minimize the impact of the use and its naturally attendant noise on noise sensitive uses that are adjacent; and that no permitted activities or facilities shall occur within 100 feet of adjoining properties with the exception of permitted glide or landing paths overhead.

### E. Dimension and Area Requirements

Standard	Requirement
Height (maximum)	35 feet
Lot Area (minimum)	217,800 square feet Note: Subject to the provisions of Sections C(12) and D(1) above.
Lot Width (minimum)	1/5 of lot depth Note: The absolute minimum lot width required is 200 feet with the maximum <u>required</u> lot width of 250 feet.
Front Yard Setback (minimum)	50 feet
Side Yard Setback (minimum)	15 feet
Rear Yard Setback (minimum)	50 feet

### F. Parking Requirements

Parking requirements may be found in Article 11 of these Zoning Regulations, by use.

### G. Sign Requirements

Sign requirements as set out in Article 12 of these Zoning Regulations.