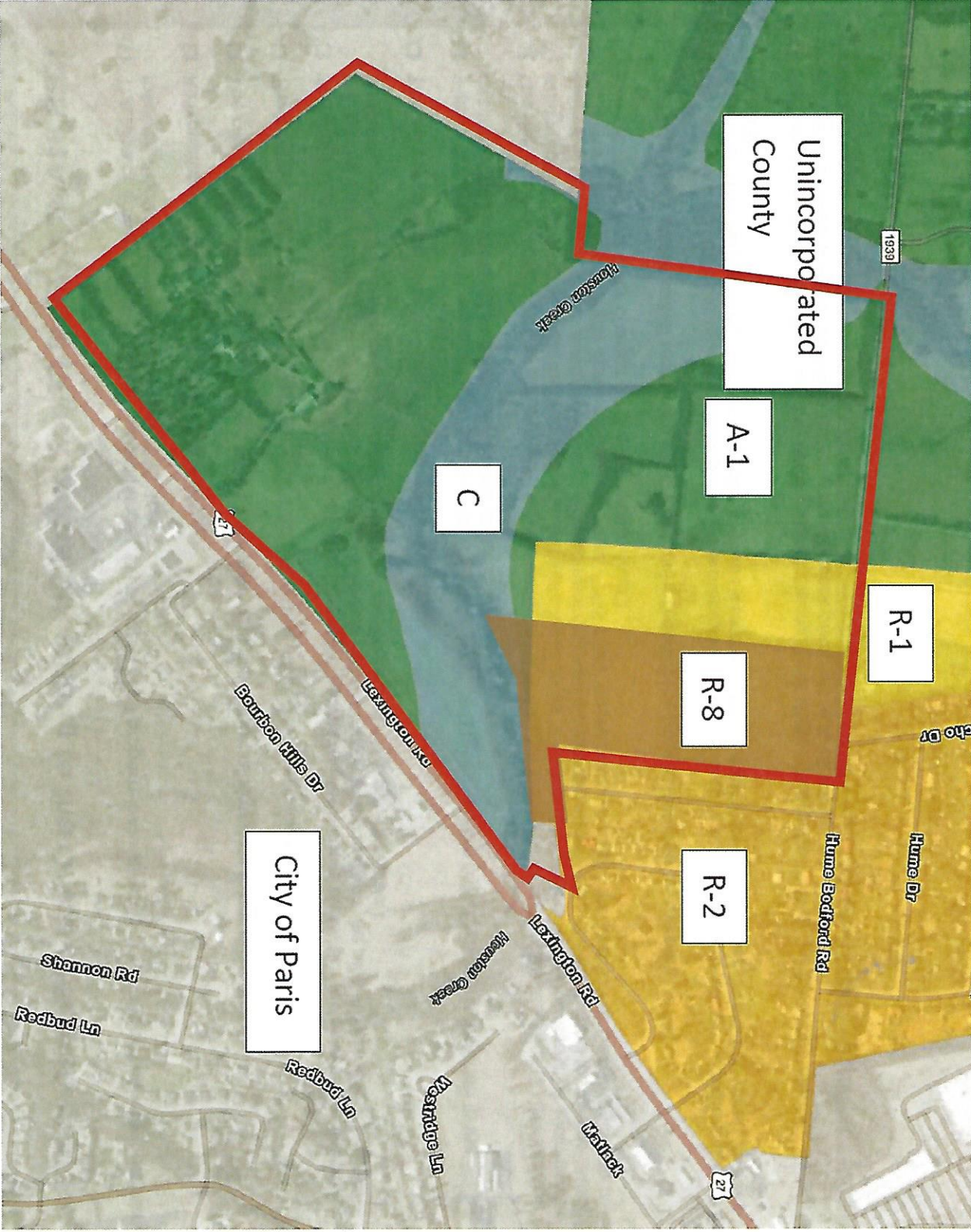




3.15 Required Yards and Setback Involving Right-of-Ways

In all zoning districts where front yard set backs are required, that setback shall be measured from the known right-of-way line. Where there is no known right-of-way line, the required yard setback shall be measured from the nearest edge of pavement of the street or road involved.

3.2 AGRICULTURAL ZONE (A-1)

3.21 Uses Permitted

- A. Production of agricultural, horticultural, floricultural or viticultural crops or livestock commodities, and incidental retail sales by the producer of those commodities raised on site.
- B. Single-Family dwellings occupied by the owner or operator of the farm and such additional single-family dwellings as are necessary for occupancy by the employees of the farm operation. Additional single-family dwellings erected for this purpose and afterward found to be unnecessary for such purposes may be rented for residential use.
- C. Public, semi-public, and private lands for open-space reserves that may be for permanent open spaces or for future development in accordance with this order.
- D. Home occupancies as defined and restricted in Section 1.8 herein. No home occupation shall be permitted which changes the appearance of the structure from that of a residence. Home occupation permits are to be issued by the Board of Adjustments.
 - 1. Beauty Shop.
 - 2. Custom dressmaking, millinery, tailoring, sewing of fabrics for custom apparel and custom home furnishings.
 - 3. Office in which goods, wares, or merchandise are not commercially created, stored or sold.
 - 4. Tutoring, limited to not more than four (4) children simultaneously.
 - 5. Fine arts studio which create only individual works of art.
 - 6. Rooming and/or boarding of not more than four (4) persons.
 - 7. Photography studio.
 - 8. Professional massage therapist.

E. MANUFACTURED HOMES

(DOUBLE WIDE & SINGLE WIDE) SHALL BE SUBJECT TO THE FOLLOWING LIMITATION, REQUIREMENTS AND PROVISIONS

- 1. Only manufactured homes occupied by the owner or operator of the farm, or as necessary for occupancy by a family member, or full time employees of the farm operation will be permitted.
- 2. If a manufactured home which is erected for the owner or operator of the farm or as necessary for occupancy by a family member, or full-time employees of the farm is found to be unnecessary for such purpose it may be rented for residential use.
- 3. Single wide manufactured homes shall be considered an accessory to the farming operation and shall be on a tract of at least ten (10) acres.
- 4. All manufactured homes shall be installed in compliance with KRS-227.570.

5. All manufactured homes shall be permanently connected to an approved water, electrical and sewage disposal system and shall comply with all local and state health department regulations.
6. All manufactured homes shall have all factory installed doors remain operational after installation for emergency ingress and egress with steps constructed to comply with State Building Code standards.
7. All wheels, trailer tongue and hitch assemblies shall be removed during installation.
8. An installation permit shall not be issued for any used or previously occupied manufactured homes that do not have a B-1 inspection seal issued by the State Fire Marshall or a Certified Manufactured Home Dealer. A "B-1 Seal" means the unit has been inspected and found to be in compliance with applicable standards for human habitation.
9. Manufactured homes shall be installed with a vented perimeter skirting constructed of a fire retardant material that has at least the actual appearance of brick, concrete, stucco or natural stone.
10. Manufactured homes shall be set back one hundred twenty five (125') feet from the right-of-way line, or one hundred fifty (150') feet from the center line of the roadway if the right-of-way is not easily ascertainable, and shall be a minimum of seventy five (75') feet from all rear and side property lines. Manufactured homes shall not be located closer than one hundred (100') feet to any existing residence on the property. A variance may be requested from the Board of Adjustment.
11. Installation permits for manufactured homes shall be obtained from the Building Official prior to the home being transported to the property.
12. A certificate of occupancy must be obtained before the home is occupied. All water, electrical, sewage disposal systems and skirting shall be approved before the certificate of occupancy will be issued.
13. Each day that a manufactured home is on any premises in Bourbon County in violation of the provisions of this section shall constitute a separate violation of this ordinance.

MANUFACTURED HOMES (DOUBLE WIDE UNITS OF 1200 SQUARE FEET OR MORE IN ANY RESIDENTIAL ZONE)

1. All double wide manufactured homes shall be installed in compliance with KRS- 227.570 (3).
2. All double wide manufactured homes shall be placed upon a permanent masonry foundation, with approved frost free footings. An internal footing shall be considered frost free when the depth of the footing is twelve (12) inches from grade level under the I-Beam. A perimeter footing shall be considered frost free when the depth of the footer is twenty four (24) inches measured from final grade. Perimeter skirting shall be considered of masonry and shall be similar in appearance to conventionally constructed homes.
3. All double wide manufactured homes shall be permanently connected to an approved water, electrical and sewage disposal system and shall comply with all local and state health department regulations.
4. All wheels, trailer tongue and hitch assemblies shall be removed during installation.

5. All double wide manufactured homes shall have all factory doors remain operational after installation for emergency ingress and egress with steps constructed to comply with State Building Code Standards.
6. An installation permit shall not be issued for any used or previously occupied double wide manufactured home that does not have a B-1 inspection seal issued by the State Fire Marshall or a Certified Manufactured Home Dealer.
7. Manufactured homes shall have the same front, side and back yard setback as set forth in residential zone.
8. Installation permits for all double wide manufactured homes shall be obtained from the Building Official prior to the home being transported to the property.
9. A certificate of occupancy must be obtained before the home is occupied. All water, electrical, sewage disposal systems and masonry skirting shall be approved before the certificate of occupancy will be issued by the Building Official.
10. Each day that a mobile home is on any premises in Bourbon County in violation of the provisions of this section shall constitute a separate violation of this ordinance.

F. Farm Tours

3.22 Uses Permitted by Conditional Use

- A. Cemeteries, columbariums, mausoleums, including animal burial grounds.
- B. Animal Hospitals, Commercial Kennels.
- C. Kindergartens, nursery schools and child care centers for three (3) children, or more as approved by the State when accessory to a church, school, as permitted herein. A fenced play area shall be provided which shall contain not less than twenty five (25) square feet per child.
- D. Bed and Breakfast services in residences, limited to four separate accommodations.
- E. Public, private and parochial schools and colleges for academic instruction, including necessary accessory buildings as approved.
- F. Churches, Sunday Schools and Parish houses.
- G. Private Clubs, including country clubs, golf course, golf driving ranges.
- H. Commercial and non-commercial outdoor recreational facilities, including public parks, playgrounds, and community areas, riding stable, campgrounds and fishing lakes not to exceed ten (10) electrical and utility hook-ups for recreational vehicles, and outdoor athletic facilities such as baseball, soccer or polo fields, horse parks and show areas.
- I. Livestock sale yards, pavilions and farm equipment sales yards.
- J. City, county, federal, and state owned or leased public buildings to include non-service facilities or public utilities and common carriers, including office, garage, and warehouse space when not incidental to a service facility as provided in KRS 100.324.
- K. Museums
- L. Commercial radio, television, telephone and other relay facilities, other than wireless communications facilities, provided that any tower shall not be closer than three thousand five hundred (3,500) feet from any existing occupied dwelling or public road for safety purposes and to preserve the character of the neighborhood.
- M. Sportsman farms for hunting, fishing and conservation organizations in accordance with State Wildlife Regulations (excluding firearms ranges).

- N. Private aircraft landing strips.
- O. Building, repairing and renting horse drawn carriages.
- ~~P. Rehabilitation, counseling and housing of persons participating in the agricultural activities on the premises, provided that such persons to be rehabilitated, counseled and housed do not exceed twenty (20) in number. Fiscal Court Ordinance 05-11-17-01~~
- Q. In-home business for the production of food products, provided that the following conditions are addressed to the satisfaction of the Board of Adjustment.
 - 1. No more than twenty five (25) percent of the total floor area of the residence shall be dedicated to this use and/or outbuildings or portions of outbuildings used for this purpose shall also consist of no more than twenty five (25) percent of the total floor area of the residence.
 - 2. There shall be no signs on or off-site, including any signs, on the residence itself, advertising the business location to the general public.
 - 3. There shall be no changes to the outward appearance of the residence including not exterior lighting not typical of a residence nor any excessive parking areas not typical of a residence.
 - 4. There shall be no retail or wholesale on the premises; there shall be no increase in traffic over that which is typical of a residence nor any excessive parking areas not typical of a residence.
 - 5. No more than one person who is not a resident of the premises shall be permitted to participate in the production of the product.
 - 6. All such businesses shall receive the approval of the State Health Department and/or any appropriate Federal Agency and shall comply with all the requirements imposed by either or both entities.
- R. COUNTRY INNS: Subject to the definition, standards and restrictions set out herein, and for this stated purpose: To provide for the rehabilitation and use of existing historic structures in the rural areas of Bourbon County, thus promoting tourism and the overall economy, particularly the agricultural economy, with minimum adverse effects on neighboring properties, the agricultural integrity of rural areas and public safety.
 - 1. A County Inn is defined as a commercially licensed establishment primarily known for its cuisine which is removed from planned commercial areas and generally accessible for patronage by automobile transportation. A minimum of four overnight accommodations are available and a full service restaurant provides meals to overnight guests and/or the public. The business is licensed, is an entity that is fully transferable to new owner, and is subject to all local, state and federal regulations.
 - 2. To be approved as a conditional use, the proposed Country Inn must conform to the above definition and to the following standards and restrictions:
 - a. The use shall be located on a parcel of land of at least ten (10) contiguous areas.
 - b. The Country Inn must be operated in a historic structure of a minimum age of fifty (50) years, which has not been significantly modified or enlarged within ten years prior to the application. (Note: the purpose of the limitation on modification or enlarging is to preserve the historic integrity of the structure and prohibit expansion of historic structures to create space for eating and overnight accommodations which would be inconsistent with the stated purpose of this Ordinance.) A structure will be considered to have been significantly enlarged if more than twenty (20) percent has been added to its size.

- c. Signage for the County Inn shall be limited to one at the entrance of no more than eight (8) square feet in size and with minimal illumination which must be external to the sign.
- d. Access to the Country Inn shall be of sufficient width to accommodate two passing automobiles and turning lanes for the public. Roadway may be required should the Board of Adjustment find them to be necessary to protect the motoring public.
- e. The owner of the property on which the use is proposed shall be the applicant for the Conditional Use Permit. The owner is responsible, along with the operator if not the owner, for abiding by conditions imposed by the Board of Adjustment.
- f. A development plan shall be submitted to the Board of Adjustment. The plan must indicate proposed access, parking, landscaping, floor plan, and any proposed alterations to the structure. There shall be no public parking within the building setback area. No alterations which enlarge the building by more than twenty (20) percent will be approved. It will be a condition of approval that all future alterations to the structure beyond minimum improvements and repairs be submitted to the Board of Adjustment for approval. So note to subsection b.
- g. In addition to other conditions which the Board of Adjustment may impose as permitted by law, it may also impose special restrictions on event holding by the County Inn so as to prevent off-site effects as noise and light.

S. VALUE-ADDED AGRICULTURAL PRODUCTION

Subject to the definitions, standards and restrictions set out herein, and for this stated purpose: To promote the agricultural economy by allowing value-added agricultural production that has minimum adverse effects on the environment, adjacent properties, infrastructure, the agricultural integrity of rural areas and public safety.

- 1. Value-added agricultural production is defined as the production of secondary agricultural products which increase the economic value of agricultural commodities raised on site. Value-added agricultural production does not include intensive agricultural activities such as, but not limited to slaughter houses, rendering plants, tallow works, and confined animal feeding operations, in excess of one thousand (1000) animal units.
- 2. To be approved as a conditional use, the proposed value-added agricultural production activity must conform to the above definition and to the following standards and restrictions:
 - a. The conditional use applicant must have been engaged in the production of the agricultural commodity used in the production of the secondary agricultural product for a period of two years on the premises before a conditional use is issued.
 - b. The value-added agricultural production activity shall be limited as follows:
 - 1. Level I – Activity requires the use of not more than twenty five (25) percent of the total floor area of an existing residence and requires no more than one full time employee in an addition to the owner of the farm.
 - 2. Level II – Activity requires use of an unmodified existing accessory structure and no more than one full time employee in addition to the owner of the farm.
 - 3. Level III – Activity requires construction of a new accessory structure or modification of an existing accessory structure less than two thousand five hundred (2,500) square feet and requires no more than two permanent employees in addition

to the owner of the farm. Farm must be at least twenty five (25) acres.

4. Level IV – Activity requires construction of a new accessory structure or modification of an existing accessory structure less than five thousand (5,000) square feet and requires no more than 4 permanent employees in addition to the owner of the farm. Farm must be at least 50 acres.
- c. Level V – Activity requires construction of a new accessory structure or modification of an existing accessory structure less than ten thousand (10,000) square feet and requires no more than ten permanent employees in addition to the owner of the farm. Farm must be at least one hundred (100) acres. All federal, state and local regulatory approvals necessary to conduct the value-added agricultural production activity, such as, but not limited to USDA, FDA, NRCS, Health Department, water district, road supervisor, and county fire and rescue approvals must be obtained prior to issuance of the Conditional Use Permit.
- d. Level III, IV and V value-added agricultural production activities shall be set back two hundred seventy five (275) feet from all rear and side property lines.
- e. Any change from one value-added agricultural activity to another shall require a new conditional use permit.
- f. If the applicant ceases to engage in the value-added agricultural production activity, any new accessory structure constructed for the purpose of conducting such activity shall be demolished or converted for use in production of agricultural commodities raised on site within twelve (12) months.
- g. The Conditional Use Permit is personal to the applicant, and as a result, the applicant may not lease the site to another person or entity for the purpose of conducting the value-added agricultural production activity.
- h. Applicants for Level I, II or III value-added agricultural production activities shall submit a site plan with the application. Applicants for Level IV, or V value-added agricultural production activities shall submit a development plan with the application, which includes site suitability, infrastructure compatibility, land use compatibility, proposed land use, site plan, environmental impact plan, infrastructure plan, and land use compatibility plan in accordance with application instructions.

T. PRODUCTION AND /OR ASSEMBLY OF AGRICULTURAL RELATED PRODUCTS.

Bourbon County Zoning Ordinance to include the production and/or assembly of agricultural related products. Activity requires construction of a new accessory structure or modification of an existing accessory structure, which is limited in size according to farm acreage. Structure square footage limits are one hundred (100) sq. ft. per one (1) acre of farmland (i.e. a structure on ten (10) acres must be less than one thousand (1,000) square feet, twenty (20) acres < two thousand (2,000) sq. ft., thirty (30) acres sq. ft. and so on). Activity requires no more than two employees in additional to the owner of the farm.

All federal, state and local regulatory approvals necessary to conduct the production, and/assembly of agricultural related products activity, such as, but not limited to USDA, FDA, NRCS, Health Department, water district, road supervisor, and county fire and rescue approvals must be obtained prior to issuance of the conditional use permit.

The production and/or assembly of agricultural related products activity shall be set back two hundred seventy five (275) feet from the right-of-way line, and shall be a minimum of two hundred fifty (250) feet from all rear and side property lines.

Any change from one production and/or assembly of agricultural related products activity to another shall require anew conditional use permit.

The conditional use permit is personal to the applicant, and as a result, the applicant may not lease the site to another person or entity for the purpose of conducting the production and/or assembly of agricultural related products activity.

U. AGRICULTURAL STRUCTURES AND ACTIVITIES

The provision of health, education, and community services for persons working in agricultural activities including the boarding of those persons. This activity shall be conducted in historic structures only and must be provided by a qualified 501 (c)(3) organization.

V. FARM MICRODISTILLERY

1. A Conditional use permit to allow a farm microdistillery may be granted by the Board of Adjustment provided that the following requirements are met:
 - a. The property shall lie in the A-1 Agricultural Zone
 - b. The property on which the farm microdistillery is located shall be at least one hundred (100) contiguous acres.
 - c. A farm microdistillery shall not produce more than one thousand (1,000) barrels of distilled spirits in a calendar year. There shall not be more than five hundred (500) barrels of distilled spirits stored on the site of a farm microdistillery.
 - d. Any structure associated with the conditional use permit shall observe the following minimum yard requirements:

Front yard:	300 feet
Side yard:	150 feet
Street side yard:	150 feet
Rear yard:	150 feet
 - e. At least one natural resource derived from the property, whether an agricultural product or natural resource (e.g., ground water or spring water drawn from the property), shall be a component of the product produced by the farm microdistillery.
 - f. A farm microdistillery shall not produce beer or malt beverages.
 - g. A farm microdistillery shall conform to all applicable local, state, and federal laws and regulations related to alcoholic beverages.

(Amendment passed 5-9-13 by Fiscal Court)

W. Storage, and wholesale of products related to agriculture, horticulture, floriculture or viticulture crops or livestock commodities (excluding Paris Pike Corridor).

(Amendment passed 6-25-15 by Fiscal Court)

X. Farm Gift shops (excluding the Paris Pike Corridor and limited to 500 square feet).

(Amendment passed 5-12-16 by Fiscal Court)

Y. Special event venue, to include ceremonial events such as weddings and associated auxiliary events, charitable events, fund raisers, and corporate picnics. This use shall be subject to the following restrictions:

1. The maximum permissible sound level at the adjoining property line(s) shall not exceed:
 - a. 60 dB(A) 7:00 a.m. to 10:00 p.m.
 - b. 55 dB(A) 10:00 p.m. to 7:00 a.m.
2. All outdoor lighting must be pointed downward and shielded so as not to spill onto adjoining properties.
3. Designated parking areas shall be sufficient to accommodate the maximum capacity of the venue. *Fiscal Court Ordinance 08-09-18-01*

3.23 Special Conditional Uses

In addition to the above listed conditional uses which request approval of the Board of Zoning Adjustment under Section 4.222 hereof, Sanitary Landfills are declared to be special conditional uses which may be authorized for particular sites when they not only have the approval of the BOA under such conditions as such Board may impose, but also have the preliminary approval of the Planning Commission granted only after public hearing as to which published notice thereof required for a hearing on a proposed zone change and certified mail notice of such hearing and site was mailed to all owners of property adjacent to the property on which such site is proposed to be located at least fourteen (14) days before such hearing. The planning Commission may attach such conditions to its approval as it may deem necessary to desirable to protect the neighborhood, and such conditions shall be a part of the conditions imposed by the Board in any Conditional Use Permit it may be issued for such use as such site.

3.231 Accessory Structures and Use Permitted

- A. Accessory buildings which are not a part of the main buildings, including barns, shed, and other farm buildings. Private garages and accessory buildings which are part of the main buildings shall be permitted.

3.24 Road Frontage and Setback

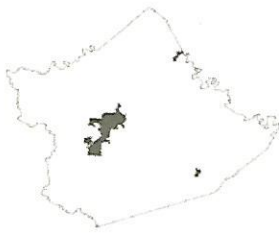
Any lot must have a road frontage of 250 feet or greater and a setback line from the right-of-way line of 125 feet.

3.25 Uses Permitted

All other uses are prohibited.

3.26 Area Requirements

No lot of less than five (5) acres, not a lot of record at this time, shall be deemed a farm unless it meets the test for a farm set out in Section 1.8 hereof "Definitions", and no such lot shall be used for residential purposes unless it is now or is hereafter placed in one of the Residential Zone Classifications by official action of the Bourbon County Joint Planning Commission and the Bourbon County Fiscal Court.



Bourbon County
Joint Planning Office

City of Paris

C CONSERVATION

ZONING QUICK INFO SHEET



Purpose: The Conservation District is designed to protect the natural resources and to encourage the preservation of lake areas, stream and river valleys, sizable hilly and wooded areas, recreation and other open space of historic purposes. Therefore, the regulations are intended to control permitted development so as to prevent construction which would be detrimental to the environmental character of the area or increase the hazard of flooding.

This district may also be composed of lands which have high water tables, improper drainage, are subject to periodic overflow and flood hazards, unstable soils, or are otherwise environmentally sensitive. This district is established to protect the public health, welfare and safety, and to reduce the financial burdens imposed on the community, its governmental units and individuals, which may result from the improper use of such lands.

TO LEARN MORE ABOUT DEVELOPMENT ACTIVITIES IN A SPECIAL FLOOD HAZARD AREA (SFHA), SEE THE CITY OF PARIS [FLOOD DAMAGE PREVENTION ORDINANCE \(CHAPTER 74\)](#).

LAND USE

How can I use my property?

Permitted Uses

- Public park or recreation or boat dock area owned and operated by a governmental agency.
- Governmental services.

Conditional Uses

- Public park or recreation area or boat dock operated by a private owner/business.
- Camping areas, travel trailer and vacation cabins and lodges and construction of water related recreation facilities.

Restrictions

No excavation, fill, or any sort of construction activity shall be undertaken in SFHA areas without obtaining a development permit from the Floodplain Administrator. Contact the Bourbon County Joint Planning Office for questions (859) 987-2150.

BUILDING

Where and what can I build?

Tent and trailer camps for public use when authorized as a conditional use shall be subject to specific regulations for Tent Camp Sites and Trailer Camp Sites. Please contact the Bourbon County Joint Planning Office for more information about these standards.

Sizing

Maximum building height: 35 FT

*Note: This sheet provides a summary of basic information for this type of zone district.
Please consult the [City of Paris Zoning Ordinance](#) for complete information.*

3.3 RESIDENTIAL - 1 (R-1)**3.31 Permitted Uses**

- A. Single-family dwellings which are not mobile homes.
- B. Home occupations as defined and restricted in Section 1.8 (definition of home occupations) herein. No home occupation shall be permitted which changes the appearance of the structure from that of a residence. Home occupations permits are to be issued by the Board of Adjustments.
 - 1. Beauty Shop
 - 2. Custom dressmaking, millinery, tailoring, sewing of fabrics for custom apparel and custom home furnishing.
 - 3. Office in which goods, wares, or merchandise are not commercially created, stored, or sold.
 - 4. Tutoring, limited to not more than four (4) children simultaneously.
 - 5. Fine arts studio in which is created only individual works of art.
 - 6. Rooming and/or boarding of not more than four (4) persons.
 - 7. Photography Studio
 - 8. Bed & Breakfast
 - 9. Professional Massage Therapist

3.312 Building Height

No building or structure shall exceed two and one half (2 1/2) stories or thirty five (35) feet in height.

3.313 Required Lot Area and lot Width

- A. Lots served by public or a central waste disposal system approved by the Bourbon County Board of Health and the Board of Health of the Commonwealth of Kentucky. Every single-family dwelling shall be located on a single lot of not less than twenty two thousand five hundred (22,500) square feet in area. The minimum lot width measured at the building setback line shall not be less than one hundred fifty (150) feet.
- B. Lots not served by public sewer or a central sewage disposal system approved by the Bourbon County Board of Health and the Board of Health of the Commonwealth of Kentucky.

The Minimum lot area and width requirements for such lots shall be the same as for lots served by public sewer but shall be five (5) acres total area for any such lot that was not a lot of record in the office of the Clerk of the Bourbon County Court on February 6, 1975, and not in any subdivision for which a subdivision development plan or plan had been given preliminary approval or final approval by the Bourbon County Joint Planning Commission Prior to February 6, 1975.

3.314 Yards Required

- A. Front Yards – The building setback line for all structures shall not be located closer to the street right-of-way than a distance equal to one half (1/2) of the total width of the street right-of-way on which the building will front, but in no case shall the building setback be located closer than seventy five (75) feet from the center line of a state highway or a road whose pavement shall be less than twenty-six (26) feet or closer than fifty (50) feet from the center line of any other street or road. A greater distance between the building setback line and the street right-of-way is permissible.
- B. Side Yards – There shall be a minimum side yard on each side of any structure of fifteen (15) feet as measured from the property line to the nearest building or structure.
- C. Rear Yards – There shall be a minimum side yard on each side of any structure of twenty five (25) feet as measured from the rear property line to the nearest building or structure.

- D. Corner Lot Yards – The minimum side yard setback 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 setback on the corner lot shall be equal to the front yard setback requirements for lots fronting on the street.
- E. Yards for public and Semi-public Buildings – All public and semi-public building, including accessory buildings shall have at least the same front yard setback required for all other buildings in this zone. There shall be a minimum side yard and rear yard setback for such buildings of fifty (50) feet from any lot line.

3.32 Uses Permitted by Conditional Use

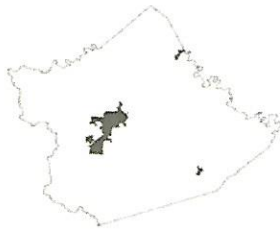
The following uses are permitted as conditional uses and require written approval of the Board of Adjustment; churches and other places of worship; parish houses; public libraries; schools; municipal; county, state or federal uses; pumping station; utility offices; sub-stations; utilities; funeral homes; cemeteries; nursing homes; hospitals for human care; philanthropic institutions and clubs, except a club where the chief activity of which is conducted as a business; radio broadcasting and executive office; offices of doctors, optometrists or lawyers; state approved child care services where over five (5) children are present. Catering with the following provisions; no outside signage, no change to external appearance of the residence/property, no outdoor storage of materials used for the business, no onsite retail transactions, no entertaining customers or events on site, no more than one person who is not a resident of the premises shall be permitted to participate in the production of the product. The Board of Adjustment may deny approval or attach certain conditions to its approval which it feels are necessary requirements in order to preserve and protect the character of the district.

3.321 Uses Permitted in R-1

- A. Any use not expressly permitted is prohibited.
- B. Mobile Homes are expressly prohibited.

3.322 Permitted Accessory Uses

The following accessory uses are permitted: private garages, storage sheds, parking areas (as per Section 3.4), private swimming pools, and private tennis courts; as well as other uses and structures which are customarily accessory, clearly incidental, and subordinate to the principal structure or use on the lot; provided these uses or structures are located on such lot in conformance with other regulations of the zone.



Bourbon County
Joint Planning Office

R-8

City of Paris

R-8 RESIDENTIAL

ZONING QUICK INFO SHEET

LAND USE

How can I use my property?

Permitted Uses

- Single-family dwellings
- Home occupations (Beauty shop, custom textiles for apparel and home furnishings, business office in which merchandise is not commercially created, stored or sold, tutoring of not more than 4 people simultaneously, fine arts studio, rooming of not more than 4 people, bakeries which do not employ more than 2 full-time people, antique shops, art galleries, photography studios, computer consulting, catering, and dog grooming.)
- Bed and breakfast establishments limited to 5 separate accommodations.

Conditional Uses

- Churches and other places of worship, parish houses, public libraries, schools, municipal, county, state or federal uses, pumping stations, utility offices, substations, utilities, funeral homes, cemeteries, nursing homes, hospitals for human care, philanthropic institutions, radio broadcasting, medical, realtors, lawyers, state approved child care service with over 5 children.

BUILDING

Where and what can I build?

Setbacks*

- Main Structure
Front: 20 FT
Side: 5 FT
Rear: 25 FT
- Accessory Structure

Sizing

Maximum building height: 35 FT
Lot minimum: 6,300 SQ FT
Minimum lot width at building setback line: 60 FT

*Front setbacks are measured from the street right-of-way to the furthestmost projection of the principal structure. Side and rear setbacks are measured from the property line to the furthestmost projection of the principal structure. For setback requirements for corner lots and public buildings, [Setbacks for Corner Lots, and Public Buildings](#).

Note: This sheet provides a summary of basic information for this type of zone district.
Please consult the [City of Paris Zoning Ordinance](#) for complete information.

Created by the Bourbon County Joint Planning Office, revision date: February 1, 2018
525 High Street, Paris, KY 40361 | www.bourboncountyp Planning.com | 859-987-2150 | M-F 8:30 – 4:30 pm