

§ 155.146 CL, RURAL LIMITED COMMERCIAL DISTRICT.

(A) *Purpose.* To establish and preserve districts of limited and low intensity commercial uses. This zone is intended to provide retail goods and services required for the regular convenience of neighborhood residences or to provide a transition between residential development and other more intense land use districts. Certain design requirements are established to ensure compatibility with residential uses. Drive-in sales of any type are prohibited, except as provided under division (C) below.

(B) *Permitted uses.* Retail uses, offices and multi-family residences, all as indicated in the use table.

(C) *Conditional uses.*

(1) Animal hospitals and veterinary clinics, bars and taverns, automated and self-service car washes; provided that, property does not abut any parcel currently used or zoned for residential purposes, that surface water from such establishments shall not drain onto adjacent streets or property and that adequate on-site storage lanes and parking facilities shall be provided so that no public way shall be used for such purposes. Drive-in uses, provided that property does not abut any parcel currently used or zoned for residential purposes, and that adequate on-site storage lanes and parking facilities, shall be provided so that no public way shall be used for such purposes.

(2) Kayak and canoe water trailhead launch and pickup parking, provided that Kentucky Division of Water and Kentucky Department of Fish and Wildlife approve if necessary or required, and for properties not on sanitary sewers, that Franklin County Health Department approves of any restrooms provided.

(D) *Bulk, density and height.* For residential uses shall comply with §155.136 of this chapter. Non-residential uses are as follows:

Maximum height	35 ft.
Maximum lot coverage	None
Minimum front yard	20 ft.
Minimum landscape area	20%
Minimum lot area	1-1/2 acres on septic tank, none on public sewer
Minimum lot frontage	
Each building group	75 ft.
Each unit	None
Minimum rear yard	20 ft.
Minimum side yard	10 ft.
End unit of group	10 ft.

(E) *Off-street parking.* As required in §§ 155.330 through 155.339 of this chapter.

(F) *Design requirements.*

(1) Principal means of access shall be to a collector street or arterial street.

(2) All structures shall be designed to be compatible with residences in adjoining districts.

(3) Parking areas shall be screened; yards, entries and walls shall be landscaped.

(Ord. 8, passed 10-23-1987, § 4.31; Ord. 11-2021, passed 9-2-2021)