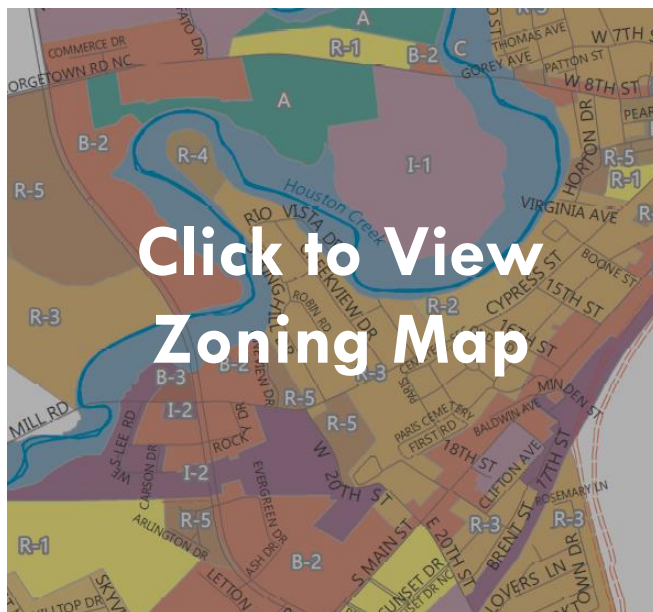


BOURBON COUNTY JOINT PLANNING OFFICE
525 High Street
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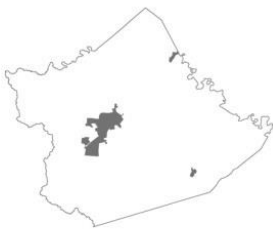
CITY OF PARIS ZONING QUICK INFO SHEETS*



***This document contains informational sheets for each zoning district within the City of Paris. Currently, the Planning Office is in the process of creating quick info sheets for the unincorporated Bourbon County and the Cities of Millersburg and North Middletown. To view the ordinances that are not included in this document visit www.bourboncountyplanning.com/zoning or contact the Bourbon County Joint Planning Office with specific questions.**



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Bourbon County
Joint Planning Office



City of Paris

A-1 AGRICULTURAL

ZONING QUICK INFO SHEET

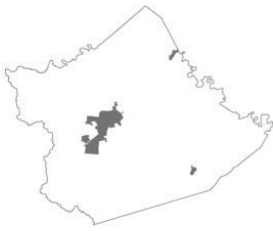
LAND USE <i>How can I use my property?</i>
<p>Permitted Uses Agricultural activities including crops, dairying, and the raising of animals of any kind and feeding lots. Single-family dwellings occupied by the owner or operator of the farm. Additional single-family dwellings as necessary for occupancy by employees of the farm operation. Sale on the premises of agricultural products produced on the premises. Public, semi-public, and private lands for permanent open space preserves. Accessory buildings including barns, sheds, and other farm buildings. Private garages and accessory buildings which are part of the main buildings.</p> <p>Conditional Uses Public and parochial schools and colleges, private schools and colleges. Country clubs, golf courses, libraries, public parks, playgrounds and community centers. Churches, public and private non-commercial recreation areas, public utilities, and public transportation. Any federal, state, city or county-owned public buildings and/or uses. Animal Hospitals.</p>

BUILDING <i>Where and what can I build?</i>	
<p>Setbacks*</p> <ul style="list-style-type: none"> Main Structure Front: 60 FT, Side: 15 FT, Rear: 25 FT Accessory Structure 	<p>Sizing</p> <ul style="list-style-type: none"> Maximum Building Height: 35 FT Lot Minimum: 5 acres Minimum Road Frontage: 250 FT

SIGNAGE <i>What are the requirements for signage?</i>		
<p>Types Allowed</p> <ul style="list-style-type: none"> 1 non-illuminated sign 	<p>Area</p> <ul style="list-style-type: none"> Max. 15 SQ FT 	<p>Setback</p> <ul style="list-style-type: none"> 10 FT from right-of-way
<p>Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

*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 information on corner lots and public buildings, see [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.



Bourbon County
Joint Planning Office



City of Paris

R-1 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*

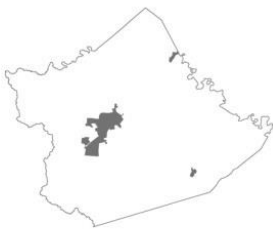
- Main Structure (Single-family)
Front: 30 FT
Side: 15 FT
Rear: 25 FT
- [Accessory Structure](#)

Sizing

Maximum building height: 35 FT
 Lot minimum: 22,500 SQ FT
 Minimum lot width at building setback line: 150 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](#).

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City of Paris

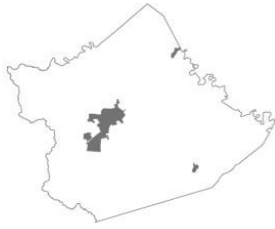
R-1 RESIDENTIAL

ZONING QUICK INFO SHEET

SIGNAGE What are the requirements for signage?		
Types Allowed <ul style="list-style-type: none"> • 1 identification sign • 1 professional sign for on-premises business • Temporary sign advertising the property for sale or rent. • Directional sign 	Maximum Area <ul style="list-style-type: none"> • 2 SQ FT • 2 SQ FT • 12 SQ FT • 2 SQ FT 	Setback Signage must be located at least 10 FT from the street right-of-way.
Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)		

*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](#).

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Joint Planning Office



City of Paris

R-2 RESIDENTIAL

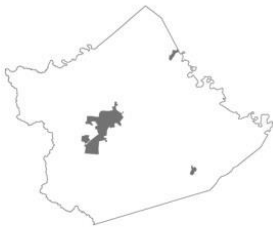
ZONING QUICK INFO SHEET

LAND USE <i>How can I use my property?</i>
<p>Permitted Uses</p> <ul style="list-style-type: none"> • 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. <p>Conditional Uses</p> <ul style="list-style-type: none"> • 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 <i>Where and what can I build?</i>	
<p>Setbacks*</p> <ul style="list-style-type: none"> • Main Structure (Single-family) Front: 30 FT Side: 10 FT Rear: 25 FT • Accessory Structure 	<p>Sizing</p> <p>Maximum building height: 35 FT Lot minimum: 10,000 SQ FT Minimum lot width at building setback line: 80 FT</p>

*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](#).

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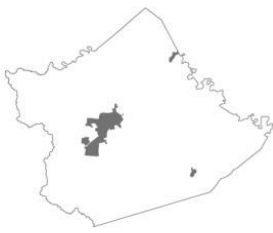
City of Paris

R-2 RESIDENTIAL

ZONING QUICK INFO SHEET

SIGNAGE		
What are the requirements for signage?		
<p>Types Allowed</p> <ul style="list-style-type: none"> • 1 identification sign • 1 professional sign for on-premises business • Temporary sign advertising the property for sale or rent. • Directional sign 	<p>Maximum Area</p> <ul style="list-style-type: none"> • 2 SQ FT • 2 SQ FT • 12 SQ FT • 2 SQ FT 	<p>Setback</p> <p>Signage must be located at least 10 FT from the street right-of-way.</p>
<p>Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

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Bourbon County
Joint Planning Office



City of Paris

R-3 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*

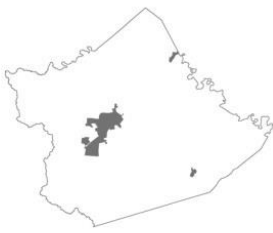
- Main Structure (Single-family)
Front: 30 FT
Side: 10 FT
Rear: 25 FT
- [Accessory Structure](#)

Sizing

Maximum building height: 35 FT
 Lot minimum: 7,200 SQ FT
 Minimum lot width at building setback line: 80 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.



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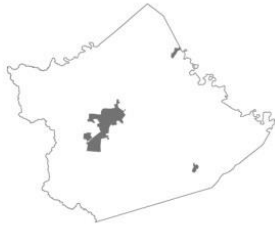
City of Paris

R-3 RESIDENTIAL

ZONING QUICK INFO SHEET

SIGNAGE		
What are the requirements for signage?		
Types Allowed 1. 1 identification sign 2. 1 professional sign for on-premises business 3. Temporary sign advertising the property for sale or rent. 4. Directional sign	Maximum Area 1. 2 SQ FT 2. 2 SQ FT 3. 12 SQ FT 4. 2 SQ FT	Setback Signage must be located at least 10 FT from the street right-of-way.
Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)		

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Bourbon County
Joint Planning Office



City of Paris

R-4 RESIDENTIAL

ZONING QUICK INFO SHEET

LAND USE <i>How can I use my property?</i>
<p>Permitted Uses</p> <ul style="list-style-type: none"> • Single-family dwellings, two-family dwellings, townhouses/rowhouses, and townhouse condominiums. • 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. <p>Conditional Uses</p> <ul style="list-style-type: none"> • 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 <i>Where and what can I build?</i>		Click below for: Townhouse standards Multi-family standards
<p>Setbacks*</p> <ul style="list-style-type: none"> • Main Structure Front: 25 FT Side: 10 FT Rear: 25 FT • Accessory Structure 	<p>Sizing</p> <p>Maximum building height: 45 FT Lot minimum: 7,200 SQ FT Minimum lot width at building setback line: 80 FT</p>	

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

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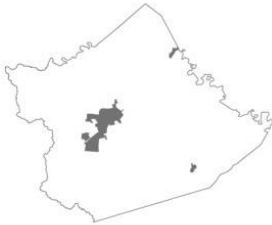
City of Paris

R-4 RESIDENTIAL

ZONING QUICK INFO SHEET

SIGNAGE		
What are the requirements for signage?		
<p>Types Allowed</p> <ul style="list-style-type: none"> 5. 1 identification sign 6. 1 professional sign for on-premises business 7. Temporary sign advertising the property for sale or rent. 8. Directional sign 	<p>Maximum Area</p> <ul style="list-style-type: none"> 5. 2 SQ FT 6. 2 SQ FT 7. 12 SQ FT 8. 2 SQ FT 	<p>Setback</p> <p>Signage must be located at least 10 FT from the street right-of-way.</p>
<p>Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

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Bourbon County
Joint Planning Office

City of Paris

R-5 RESIDENTIAL

ZONING QUICK INFO SHEET

LAND USE <i>How can I use my property?</i>
<p>Permitted Uses</p> <ul style="list-style-type: none"> Single-family dwellings, two-family dwellings, multi-family dwellings, townhouses/rowhouses, and townhouse condominiums. 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. <p>Conditional Uses</p> <ul style="list-style-type: none"> 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 <i>Where and what can I build?</i>		Click below for: Townhouse standards Multi-family standards
<p>Setbacks*</p> <ul style="list-style-type: none"> Main Structure Front: 25 FT Side: 10 FT Rear: 25 FT Accessory Structure 	<p>Sizing</p> <p>Maximum building height: 45 FT Lot minimum: 7,200 SQ FT Minimum lot width at building setback line: 80 FT</p>	

*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.



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Joint Planning Office



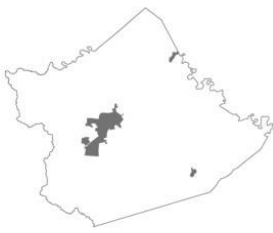
City of Paris

R-5 RESIDENTIAL

ZONING QUICK INFO SHEET

SIGNAGE		
What are the requirements for signage?		
<p>Types Allowed</p> <ul style="list-style-type: none"> • 1 identification sign • 1 professional sign for on-premises business • Temporary sign advertising the property for sale or rent. • Directional sign 	<p>Maximum Area</p> <ul style="list-style-type: none"> • 2 SQ FT • 2 SQ FT • 12 SQ FT • 2 SQ FT 	<p>Setback</p> <p>Signage must be located at least 10 FT from the street right-of-way.</p>
<p>Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

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City of Paris

R-6 RESIDENTIAL

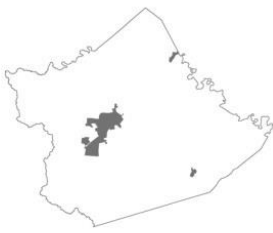
ZONING QUICK INFO SHEET

LAND USE <i>How can I use my property?</i>
<p>Permitted Uses</p> <ul style="list-style-type: none"> • Single-family dwellings, mobile homes and mobile home parks, two-family dwellings, multi-family dwellings, townhouses/rowhouses, and townhouse condominiums. • 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. <p>Conditional Uses</p> <ul style="list-style-type: none"> • 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 <i>Where and what can I build?</i>		Click below for: Townhouse standards Multi-family standards
<p>Setbacks*</p> <ul style="list-style-type: none"> • Main Structure Front: 25 FT Side: 10 FT Rear: 25 FT • Accessory Structure 	<p>Sizing</p> <p>Maximum building height: 45 FT Lot minimum: 7,200 SQ FT Minimum lot width at building setback line: 80 FT</p>	

*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.



Bourbon County
Joint Planning Office



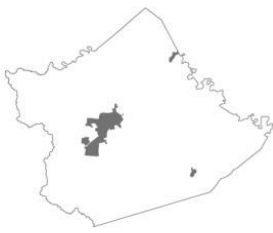
City of Paris

R-6 RESIDENTIAL

ZONING QUICK INFO SHEET

SIGNAGE		
What are the requirements for signage?		
<p>Types Allowed</p> <ul style="list-style-type: none"> • 1 identification sign • 1 professional sign for on-premises business • Temporary sign advertising the property for sale or rent. • Directional sign 	<p>Maximum Area</p> <ul style="list-style-type: none"> • 2 SQ FT • 2 SQ FT • 12 SQ FT • 2 SQ FT 	<p>Setback</p> <p>Signage must be located at least 10 FT from the street right-of-way.</p>
<p>Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

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Bourbon County
Joint Planning Office



City of Paris

R-7 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*

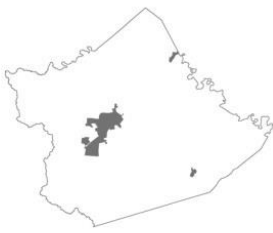
- Main Structure
Front: 20 FT
Side: 5 FT
Rear: 25 FT
- [Accessory Structure](#)

Sizing

Maximum building height: 35 FT
Lot minimum: 6,300 SQ FT
Minimum lot width at building setback line: 70 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](#).

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Bourbon County
Joint Planning Office



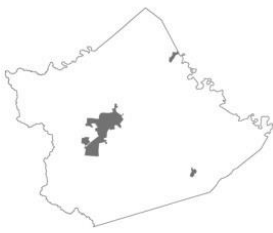
City of Paris

R-7 RESIDENTIAL

ZONING QUICK INFO SHEET

SIGNAGE		
What are the requirements for signage?		
<p>Types Allowed</p> <ul style="list-style-type: none"> • 1 identification sign • 1 professional sign for on-premises business • Temporary sign advertising the property for sale or rent. • Directional sign 	<p>Maximum Area</p> <ul style="list-style-type: none"> • 2 SQ FT • 2 SQ FT • 12 SQ FT • 2 SQ FT 	<p>Setback</p> <p>Signage must be located at least 10 FT from the street right-of-way.</p>
<p>Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

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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*

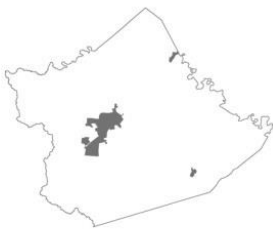
- Main Structure
Front: 20 FT
Side: 5 FT
Rear: 25 FT
- [Accessory Structure](#)

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.



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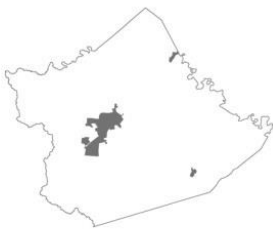
City of Paris

R-8 RESIDENTIAL

ZONING QUICK INFO SHEET

SIGNAGE		
What are the requirements for signage?		
<p>Types Allowed</p> <ul style="list-style-type: none"> • 1 identification sign • 1 professional sign for on-premises business • Temporary sign advertising the property for sale or rent. • Directional sign 	<p>Maximum Area</p> <ul style="list-style-type: none"> • 2 SQ FT • 2 SQ FT • 12 SQ FT • 2 SQ FT 	<p>Setback</p> <p>Signage must be located at least 10 FT from the street right-of-way.</p>
<p>Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

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.



Bourbon County
Joint Planning Office



City of Paris

B-1 CENTRAL BUSINESS

ZONING QUICK INFO SHEET

LAND USE

How can I use my property?

Permitted Uses

- Any retail business, or service use excluding service stations.
- Public, semi-public uses, such as public libraries, schools, municipal, county, state or federal uses; pumping stations, substations, utilities and utilities offices; churches and other places of worship; parish houses; dry-cleaning establishments; souvenir or gift shops; sporting equipment sales; funeral homes; cemeteries; nursing homes; wineries; micro-breweries; hospitals for human care; philanthropic institutions and clubs; radio broadcasting; offices of doctors, optometrists, ophthalmologists, realtors, and lawyers; institutional, cultural and recreational facilities, hotels, motels, financial institutions; any other business office, professional and non professional; state-approved child care service.
- Any accessory use or building customarily incidental to the above uses.
- Apartment units above the first floor.

Conditional Uses

- Single-family dwellings in existing structures originally designed as such.
- Accessory uses (such as welding, assembly, and the like) that occupies no more than 10% of the total floor area.

BUILDING

Where and what can I build?

Setbacks*

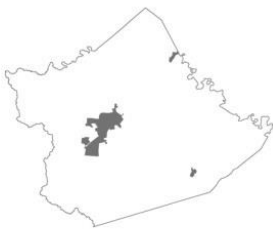
- **Main Structure**
Side yard: Buildings on lots adjacent to a residential district shall have a side yard requirement equal to that of the residential district.
- [Accessory Structure](#)

Sizing

- Maximum building height: 75 FT or 6 stories

*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.



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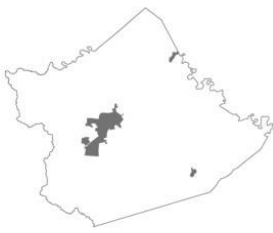
City of Paris

B-1 CENTRAL BUSINESS

ZONING QUICK INFO SHEET

SIGNAGE		
What are the requirements for signage?		
<p>Types Allowed without a Permit</p> <ul style="list-style-type: none"> • 1 identification sign • 1 professional sign for on-premises business • Temporary sign advertising the property for sale or rent. • Directional sign <p>Types Allowed with a Permit</p> <ul style="list-style-type: none"> • Any illuminated signage. • Temporary signage that shall be removed within 10 days after the completion of the project or event. Free-standing signs on a single premises. • Mounted signs on principal structure. 	<p>Maximum Area</p> <ul style="list-style-type: none"> • 2 SQ FT • 2 SQ FT • 12 SQ FT • 2 SQ FT <p>Free-standing: 4 SQ FT per each 10 FT of road frontage not to exceed 100 SQ FT.</p> <p>Mounted: May not protrude more than 12 inches from principal structure and cover no more than 25% of the wall face on which it is located. Shall be at least 8 FT off the ground.</p>	<p>Setback Signage must be located at least 10 FT from the street right-of-way.</p>
<p>Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

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.



Bourbon County
Joint Planning Office



City of Paris

B-2 GENERAL COMMERCIAL ZONING QUICK INFO SHEET

LAND USE

How can I use my property?

Permitted Uses

- Any retail business, or service use excluding service stations.
- Public, semi-public uses, such as public libraries, schools, municipal, county, state or federal uses; pumping stations, substations, utilities and utilities offices; churches and other places of worship; parish houses; dry-cleaning establishments; souvenir or gift shops; sporting equipment sales; funeral homes; cemeteries; nursing homes; wineries; micro-breweries; hospitals for human care; philanthropic institutions and clubs; radio broadcasting; offices of doctors, optometrists, ophthalmologists, realtors, and lawyers; institutional, cultural and recreational facilities, hotels, motels, financial institutions; any other business office, professional and non professional; state-approved child care service; restaurants and other food and drink establishments; service stations and garages for repair within closed buildings; drive-in theaters; recreational uses; animal hospitals; mini-warehouses; and outdoor commercial advertising.
- Any accessory use or building customarily incidental to the above uses.
- Apartment units above the first floor.
- Recreational uses and places of amusement.

Conditional Uses

- Apartment units on the first (ground) level floor in existing commercial structures where the first floor has been vacant for two consecutive years.
- Single-family dwellings in existing structures originally designed as such.
- Accessory uses (such as welding, assembly, and the like) that occupies no more than 10% of the total floor area.

BUILDING

Where and what can I build?

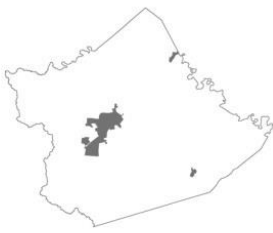
Setbacks*

- Main Structure
Front: 50 FT
Side: 25 FT (adjoining residence – 50 FT)
Rear: 25 FT (adjoining residence – 50 FT)
- [Accessory Structure](#)

Sizing

Maximum building height: 35 FT
Lot minimum: 21,780 SQ FT
Minimum lot width at building setback line: 150 FT
Maximum lot coverage: 33%

*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.*



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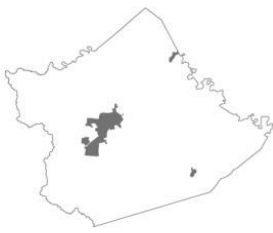


B-2 GENERAL COMMERCIAL ZONING QUICK INFO SHEET

SIGNAGE		
What are the requirements for signage?		
<p>Types Allowed without a Permit</p> <ul style="list-style-type: none"> • 1 identification sign • 1 professional sign for on-premises business • Temporary sign advertising the property for sale or rent. • Directional sign <p>Types Allowed with a Permit</p> <ul style="list-style-type: none"> • Any illuminated signage. • Temporary signage that shall be removed within 10 days after the completion of the project or event. Free-standing signs on a single premises. • Mounted signs on principal structure. • Off-premises signs. 	<p>Maximum Area</p> <ul style="list-style-type: none"> • 2 SQ FT • 2 SQ FT • 12 SQ FT • 2 SQ FT <p>Free-standing: 6 SQ FT per each 10 FT of road frontage not to exceed 200 SQ FT.</p> <p>Mounted: May not protrude more than 12 inches from principal structure and cover no more than 25% of the wall face on which it is located. Shall be at least 8 FT off the ground.</p>	<p>Setback Signage must be located at least 10 FT from the street right-of-way.</p>
<p>Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

*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](#).

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Bourbon County
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City of Paris



B-3 NEIGHBORHOOD COMMERCIAL ZONING QUICK INFO SHEET

LAND USE *How can I use my property?*

Permitted Uses

- Grocery, hardware, and drugstore; offices, business and professional; barber or beauty shops; branch laundry or dry cleaning establishments where no laundry or cleaning is done on the premises; shoe repair shops; convenience markets; state approved child care service.

Conditional Uses

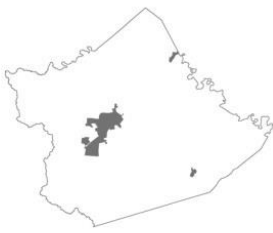
- Churches and other places of worship; parish houses; public libraries; schools; municipal, county, state or federal uses; pumping stations, utility offices, substations; utilities; funeral homes; cemeteries; nursing homes, hospitals for human care; philanthropic institutions and clubs, except a club the chief activity of which is conducted as a business; radio broadcasting and executive offices; offices of doctors, optometrists, realtors, or lawyers; state approved child care service where over five (5) children are present.
- Accessory uses (such as welding, assembly, and the like) that occupies no more than 10% of the total floor area.

BUILDING *Where and what can I build?*

Setbacks*	Sizing
<ul style="list-style-type: none"> • Main Structure Front: 50 FT Side: 25 FT (adjoining residence – 50 FT) Rear: 25 FT (adjoining residence – 50 FT) • Accessory Structure • 	<ul style="list-style-type: none"> Maximum building height: 75 FT or 6 stories Lot minimum: 10,000 SQ FT Minimum lot width at building setback line: 100 FT Maximum lot coverage: 33%

*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.



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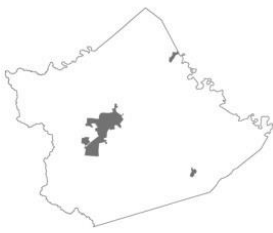
City of Paris

B-3

B-3 NEIGHBORHOOD COMMERCIAL ZONING QUICK INFO SHEET

SIGNAGE		
What are the requirements for signage?		
<p>Types Allowed without a Permit</p> <ul style="list-style-type: none"> • 1 identification sign • 1 professional sign for on-premises business • Temporary sign advertising the property for sale or rent. • Directional sign <p>Types Allowed with a Permit</p> <ul style="list-style-type: none"> • Any illuminated signage. • Temporary signage that shall be removed within 10 days after the completion of the project or event. Free-standing signs on a single premises. • Mounted signs on principal structure. 	<p>Maximum Area</p> <ul style="list-style-type: none"> • 2 SQ FT • 2 SQ FT • 12 SQ FT • 2 SQ FT <p>Free-standing: 4 SQ FT per each 10 FT of road frontage not to exceed 100 SQ FT.</p> <p>Mounted: May not protrude more than 12 inches from principal structure and cover no more than 25% of the wall face on which it is located. Shall be at least 8 FT off the ground.</p>	<p>Setback Signage must be located at least 10 FT from the street right-of-way.</p>
<p>Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

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Bourbon County
Joint Planning Office

City of Paris



I-1 LIGHT INDUSTRIAL

ZONING QUICK INFO SHEET

LAND USE <i>How can I use my property?</i>
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Permitted Uses

- Manufacturing, fabrication, and/or processing of any commodity.
- Retail sales of any commodity manufactured, fabricated or processed on the premises, or of any commodity designed especially for use in agriculture, mining, industry, business, transportation, or construction, including, but not limited to, the following uses:
 - Building material sales yard and lumberyard, including the sale of rock, sand, gravel, and the like as an incidental part of the main business.
 - Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.
 - Freighting or trucking yard or terminal.
- Wholesale sale, or storage, of any article.

Conditional Uses

- Any use, which in the opinion of the Board of Adjustment would not emit detrimental or obnoxious noise, vibration, smoke, odors, dust, and/or other objectionable conditions beyond the confines of its property.

BUILDING <i>Where and what can I build?</i>

Setbacks*

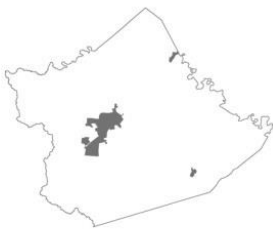
- Main Structure
 Front: 100 FT
 Side: 50 FT
 Rear: 75 FT
- [Accessory Structure](#)

Sizing

Maximum building height: 60 FT
 Lot minimum: 43,560 SQ FT (1 acre)
 Minimum lot width at building setback line: 125 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.



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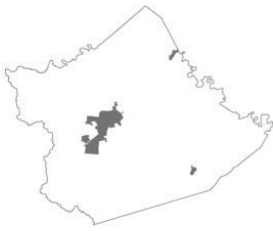
City of Paris



I-1 LIGHT INDUSTRIAL ZONING QUICK INFO SHEET

SIGNAGE		
What are the requirements for signage?		
<p>Types Allowed without a Permit</p> <ul style="list-style-type: none"> • 1 identification sign • 1 professional sign for on-premises business • Temporary sign advertising the property for sale or rent. • Directional sign <p>Types Allowed with a Permit</p> <ul style="list-style-type: none"> • Any illuminated signage. • Temporary signage that shall be removed within 10 days after the completion of the project or event. Free-standing signs on a single premises. • Mounted signs on principal structure. • Off-premises signs 	<p>Maximum Area</p> <ul style="list-style-type: none"> • 2 SQ FT • 2 SQ FT • 12 SQ FT • 2 SQ FT <p>Free-standing: 4 SQ FT per each 10 FT of road frontage not to exceed 100 SQ FT.</p> <p>Mounted: May not protrude more than 12 inches from principal structure and cover no more than 25% of the wall face on which they are located. Shall be at least 8 FT off the ground.</p>	<p>Setback Signage must be located at least 10 FT from the street right-of-way.</p>
<p>Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

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.



Bourbon County
Joint Planning Office

City of Paris

I-2 HEAVY INDUSTRIAL

ZONING QUICK INFO SHEET

LAND USE

How can I use my property?

Permitted Uses

- Manufacturing, fabrication, and/or processing of any commodity, except as set out in Section (2) below, the uses being conditionally permitted there being expressly prohibited here.
- Retail sales of any commodity manufactured, fabricated or processed on the premises, or of any commodity designed especially for use in agriculture, mining, industry, business, transportation, or construction, including, but not limited to, the following uses:
 - Building material sales yard and lumberyard, including the sale of rock, sand, gravel, and the like as an incidental part of the main business.
 - Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.
 - Freightling or trucking yard or terminal.
- Wholesale sale, or storage, of any article.

Conditional Uses

- Abattoirs (slaughterhouses or meatworks); refining or storage; chemical manufacture; exterminator or insect poison manufacture; fat rendering; fertilizer manufacture; flour and grain milling; gasoline storage; wholesale storage; leather curing and tanning; monument works; sawmill; stock yards; sulfur, sulfuric acid, or derivatives manufacture; tar distillation or manufacture; terra-cotta manufacture; coal washing, storage and transfer yards and facilities; and any other industrial, manufacturing, fabrication or processing uses which, in the opinion of the Board of Adjustment would not be detrimental to surrounding properties and not possess characteristics that would be a nuisance to the residents of the area.

BUILDING

Where and what can I build?

Setbacks*

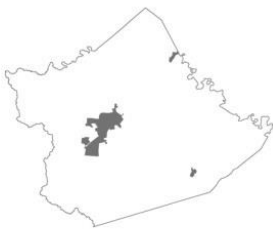
- Main Structure
Front: 100 FT
Side: 50 FT
Rear: 75 FT
- [Accessory Structure](#)

Sizing

Maximum building height: No limit.
Lot minimum: 1.5 acre
Minimum lot width at building setback line: 150 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](#).

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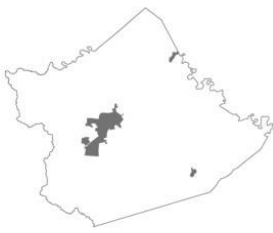


I-2 HEAVY INDUSTRIAL

ZONING QUICK INFO SHEET

SIGNAGE		
What are the requirements for signage?		
<p>Types Allowed without a Permit</p> <ul style="list-style-type: none"> • 1 identification sign • 1 professional sign for on-premises business • Temporary sign advertising the property for sale or rent. • Directional sign <p>Types Allowed with a Permit</p> <ul style="list-style-type: none"> • Any illuminated signage. • Temporary signage that shall be removed within 10 days after the completion of the project or event. Free-standing signs on a single premises. • Mounted signs on principal structure. • Off-premises signs 	<p>Maximum Area</p> <ul style="list-style-type: none"> • 2 SQ FT • 2 SQ FT • 12 SQ FT • 2 SQ FT <p>Free-standing: 6 SQ FT per each 10 FT of road frontage not to exceed 200 SQ FT.</p> <p>Mounted: May not protrude more than 12 inches from principal structure and cover no more than 25% of the wall face on which they are located. Shall be at least 8 FT off the ground.</p>	<p>Setback</p> <p>Signage must be located at least 10 FT from the street right-of-way.</p>
<p>Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

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H-M HOSPITAL MEDICAL

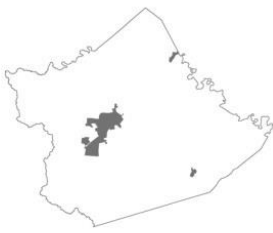
ZONING QUICK INFO SHEET

LAND USE <i>How can I use my property?</i>
<p>Permitted Uses</p> <ul style="list-style-type: none"> • Hospitals for treatment of humans. • Nursing, convalescent, and rest homes. • Medical, dental, and optometrists' offices. • Medical clinics and laboratories (not involving a manufacture or fabrication of products for sale). • Establishments limited to the retail sale of medical, pharmaceutical, and dental supplies and the filling of prescriptions. <p>Conditional Uses</p> <ul style="list-style-type: none"> • Offices of veterinarians, animal hospitals. • Schools. <p>Accessory Uses and Structures Permitted</p> <ul style="list-style-type: none"> • Parking and loading areas. • Retail sales or personal services, including facilities for serving food, only for employees, residents, or visitors to a principally permitted use and having no direct access to the exterior and having no display space or signs visible from the exterior of the building. (Ex. Gift shops, flower shops, snack bars, cafeteria.)

BUILDING <i>Where and what can I build?</i>	
<p>Setbacks*</p> <ul style="list-style-type: none"> • Main Structure Front: 50 FT Side: 25 FT Rear: 25 FT • Accessory Structure 	<p>Sizing</p> <p>Maximum building height: 45 FT Lot minimum: 12,000 SQ FT Minimum lot width at building setback line: 120 FT</p>

*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.



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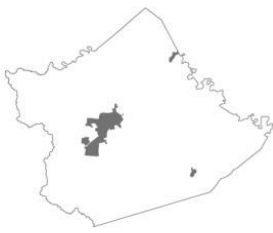


H-M HOSPITAL MEDICAL

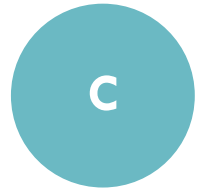
ZONING QUICK INFO SHEET

SIGNAGE		
What are the requirements for signage?		
<p>Types Allowed without a Permit</p> <ul style="list-style-type: none"> • 1 identification sign • 1 professional sign for on-premises business • Temporary sign advertising the property for sale or rent. • Directional sign <p>Types Allowed with a Permit</p> <ul style="list-style-type: none"> • Any illuminated signage. • Temporary signage that shall be removed within 10 days after the completion of the project or event. Free-standing signs on a single premises. • Mounted signs on principal structure. • Off-premises signs 	<p>Maximum Area</p> <ul style="list-style-type: none"> • 2 SQ FT • 2 SQ FT • 12 SQ FT • 2 SQ FT <p>Free-standing: 6 SQ FT per each 10 FT of road frontage not to exceed 200 SQ FT.</p> <p>Mounted: May not protrude more than 12 inches from principal structure and cover no more than 25% of the wall face on which they are located. Shall be at least 8 FT off the ground.</p>	<p>Setback Signage must be located at least 10 FT from the street right-of-way.</p>
<p>Types Not Allowed: Any sign which is a traffic hazard or a detriment to public safety, flashing or intermittent illumination, any sign that obstructs the view or vehicular traffic, billboards, temporary signs that are attached to or painted on a utility pole, tree, stone, or similar objects and any sign located in the public right-of-way except exempt signage (see 80.202 C.)</p>		

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Bourbon County
Joint Planning Office



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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.

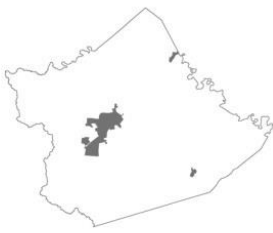
This district may also be composed of lands which have high water tables, improper drainage, are subject to periodic overflow and flood hazards, unstable soils, or are otherwise environmentally sensitive. This district is established to protect the public health, welfare and safety, and to reduce the 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 <i>How can I use my property?</i>
<p>Permitted Uses</p> <ul style="list-style-type: none"> Public park or recreation or boat dock area owned and operated by a governmental agency. Governmental services. <p>Conditional Uses</p> <ul style="list-style-type: none"> 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. <p>Restrictions</p> <p>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.</p>

BUILDING <i>Where and what can I build?</i>	
<p>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.</p>	<p>Sizing Maximum building height: 35 FT</p>

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.



Bourbon County
Joint Planning Office

City of Paris



PUD PLANNED UNIT DEVELOPMENT

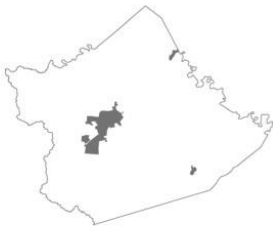
ZONING QUICK INFO SHEET

Purpose: In order to encourage developments with superior living environments brought about through unified development and to provide for the application of design ingenuity in such developments and achieving the goals of the Bourbon County Comprehensive Plan, the "PUD" Planned Unit Development District is hereby established.

LAND USE <i>How can I use my property?</i>
<p>Permitted Uses</p> <ul style="list-style-type: none"> • Single-family, two-family, and multi-family dwelling units (including townhouses); • Public and semi-public parks and playgrounds, landscaped areas, and greenbelts maintained by a homeowner's associations; • Public and semi-public uses such as schools and churches; • Clubs, lodges, and golf courses; • Public utility facilities and rights-of-way; • Neighborhood commercial uses permitted in the B-3 district. <p>Conditional Uses</p> <ul style="list-style-type: none"> • Parish houses; public libraries; funeral homes; cemeteries; nursing homes; hospitals for human care; radio broadcasting and executive offices; offices of doctors, optometrists, realtors, or lawyers; state approved child care service where over five (5) children are present.

TO LEARN MORE ABOUT THE REQUIREMENTS FOR THE PLANNED UNIT DEVELOPMENT DISTRICT, SEE THE [CITY OF PARIS ZONING ORDINANCE DISTRICT REGULATIONS](#).

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.



Bourbon County
Joint Planning Office



City of Paris

H HISTORIC

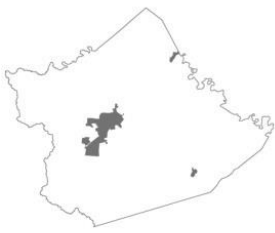
ZONING QUICK INFO SHEET

Purpose: The intent of the Historic District (H) is to give protection to certain areas or individual structures and premises designated as having substantial historic significance. This district and its regulations are intended to protect against destruction, degradation, or encroachment upon the areas, structures and premises designated to be of substantial historic significance; to encourage uses which will lead to their continuance, conservation and improvement in a manner appropriate to the preservation of the historic heritage of the City of Paris, Bourbon County, and the Commonwealth of Kentucky; to promote the economy by maintaining tourist attractions; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within historic districts will be in keeping with the character to be preserved and enhanced.

For more information on the Board of Architectural Review, protective maintenance, and enforcement, view the [City of Paris Zoning Ordinance](#).

LAND USE <i>How can I use my property?</i>
<p>Permitted Uses The Historic District regulations are established in addition to the zone classification and regulations thereto as shown on the Zoning Map for the subject areas. The use, dimension, area and other requirements for said district as provided in the Paris Zoning Ordinance shall apply.</p> <p>Location An historic district is established within the City of Paris from the north side of Fourth Street to the south side of Second Street between the west side of Main Street and the east side of High Street, which conforms to the criteria set forth in Section 8. (Historic District) Subsequent additional areas may be added upon the recommendation of the Board of Architectural Review and the Bourbon County Joint Planning Commission, accepted and approved by the Paris City Commission.</p>

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.



Bourbon County
Joint Planning Office

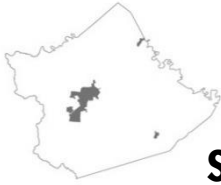
City of Paris

ACCESSORY STRUCTURES

ZONING QUICK INFO SHEET

Setback and Height Requirements for Accessory Structures				
Residence				
	Front	Side	Rear	Maximum Height
*Carport	X	4 FT	9 FT	15 FT
*Garage	X	2 FT	3 FT	18 FT
Pet House	X	2 FT	3 FT	NA
Play House	X	6 FT	6 FT	NA
Solar Collectors	X	6 FT	6 FT	NA
Swimming Pool	X	6 FT	6 FT	NA
Utility Building	X	2 FT	3 FT	12 FT
Business				
Dumpster Pad	X	12 FT	15 FT	NA
Industry				
Dumpster Pad	X	12 FT	15 FT	NA
Caretaker Quarters	30 FT	10 FT	12 FT	35 FT
<p>*Note: Free-standing structure shall be located at least 10 FT from principal structures. Attached structures or structures closer than 10 FT shall have the same setbacks as the zoning district allows. X – Same as front setback for the applicable zoning district. Accessory Structures in Manufactured Home Parks: No accessory building or structure, including patios, shall be located within five (5) feet from any individual lot line.</p>				

*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.*



Bourbon County
Joint Planning Office

City of Paris

SETBACKS FOR CORNER LOTS AND PUBLIC BUILDINGS

ZONING QUICK INFO SHEET

CORNER LOT SETBACKS

The minimum side yard setback on any street not having lost fronting upon it shall be:

R-1	15 FT
R-2, R-3, R-4, R-5, R-6, R-7, R-8	10 FT

The side yard setback shall be measured from the right-of-way line to the furthestmost projection of the principal structure. Where the street on the side of the 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 shall be equal to the front yard setback requirements for lots fronting on that street.

SETBACKS FOR PUBLIC AND SEMI-PUBLIC BUILDINGS

All public and semi-public buildings, including accessory buildings shall have at least the same front yard setback required for all other buildings in its zoning district. There shall be a minimum side yard and rear yard setback for such buildings, of fifty (50) feet, from any lot line.

*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.*



Bourbon County
Joint Planning Office

City of Paris

HOME OCCUPATIONS

ZONING QUICK INFO SHEET

Section 80.008 HOME OCCUPATION (definition). An occupation carried on in a dwelling unit or other structure accessory to a dwelling unit, by a member or members of the bona fide residents of the dwelling and which is clearly incidental and secondary to the use of the dwelling unit for residential purposes, provided such home occupation is performed under the conditions set out in Article III, Section 80.201.District Regulations.

Home occupations as defined in Section 80.008 shall meet the following criteria:

- i. The operator must be a resident in the principal building on the property;
- ii. No more than one person, not a resident of the premises, may be employed regularly;
- iii. The use will occupy no more than twenty-five percent (25%) of the total floor area of the dwelling;
- iv. The use does not change the appearance of any structure from that of a residence;
- v. The use does not adversely affect the immediate neighborhood by excessive traffic generation, noise, or similar nuisance;
- vi. No outside signage shall be permitted except one professional, or announcement, sign not to exceed 2 square feet in area;
- vii. Home occupations are limited to those listed under the corresponding zoning district.

*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.*



Bourbon County
Joint Planning Office

City of Paris

TOWNHOUSES/ROWHOUSES

ZONING QUICK INFO SHEET

ALLOWABLE DISTRICTS

Which zoning districts allow townhouse and rowhouse development?

R-4, R-5, and R-6. All townhouses shall require subdivision approval. The requirement for on-lot parking facility may be waived where collective parking facilities are proposed.

BUILDING

Where and what can I build?

Not more than...

- R-4: six (6) single-family townhouse units may be attached in one single structure.
- R-5 and R-6: ten (10) single-family townhouse units may be attached in one single structure.

Width per unit: 18 feet

Minimum Lot Size: 1,800 SQ FT

There must be a break of three (3) feet from the front yard setback at least every third unit within attached townhouses.

- Maximum lot coverage: 50%
- Maximum density...
 - R-4: 10 dwelling units per gross acre.
 - R-5 and R-6: 16 dwelling units per gross acre.

Lot Frontage: 18 feet, measured at the building setback line.

- Minimum front yard setback: 15 feet, measured from the street right-of-way line to the furthestmost projection of the principal structure.
- Minimum side yard setback: 10 feet, for exterior units on attached on attached townhouses measure from the property line to the furthestmost projection of the principal structure.
- Minimum rear yard setback: 25 feet, measured from the rear property line to the furthestmost projection of the principal structure.

*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.*



Bourbon County
Joint Planning Office

City of Paris

TOWNHOUSE CONDOMINIUMS

ZONING QUICK INFO SHEET

ALLOWABLE DISTRICTS

Which zoning districts allow townhouse and rowhouse development?

R-4, R-5, and R-6. All townhouse condominium developments shall require subdivision approval.

BUILDING

Where and what can I build?

Not more than...

- R-4: six (6) single-family townhouse units may be attached in one single structure.
- R-5 and R-6: ten (10) single-family townhouse units may be attached in one single structure.

Width per unit: 18 feet

Minimum Lot Size: N/A

There must be a break of three (3) feet from the front yard setback at least every third unit within attached townhouses.

- Maximum lot coverage: 50% applied to the area of the entire development, exclusive of roads.
- Maximum density...
 - R-4: 10 dwelling units per gross acre.
 - R-5 and R-6: 16 dwelling units per gross acre.

Lot Frontage: N/A. No unit shall be wider than 18 feet.

Setback requirements: No building shall be located any closer than 30 feet from another detached building or the edge of the street's pavement.

*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.*



Bourbon County
Joint Planning Office

City of Paris

MANUFACTURED HOMES

ZONING QUICK INFO SHEET

DEFINITIONS

What is the difference between a mobile home and manufactured home?

Mobile Home: A structure manufactured prior to June 15, 1976, which was not required to be constructed in accordance with the federal act (National Manufactured Housing Construction and Safety Standards Act), which is transportable in one(1) or more sections which, in traveling mode, is eight (8) feet or more in width and forty (40) feet or more in length, or when erected on site is at least 320 SQ FT, and which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein. A mobile home is considered a manufactured home except that it is built before June 15, 1976.

Manufactured Home: A structure manufactured after June 15, 1976, and in accordance with the federal act (National Manufactured Housing Construction and Safety Standards Act); which is transportable in one (1) or more sections which in the traveling mode, is eight (8) feet or more in width and forty (40) feet or more in length, or when erected on site is at least 320 SQ FT and which is built on a permanent chassis and designed to be used as a dwelling, place of business, profession, or trade, with or without a permanent foundation when connected to the required utilities, and includes plumbing, heating, air-conditioning and electrical systems contained therein. Each transportable section must have the red label certifying that the structure is built to the Department of Housing and Urban Development (HUD) specifications. Manufactured homes must also be reviewed and certified by the Kentucky Division of Building Codes Enforcement, Modular and Manufactured Housing.

BUILDING

Where and what can I build?

Individual manufactured homes are permitted in Residential District (R-6) as single-family residences. Manufactured home parks shall be permitted in the R-6 district only as conditional uses approved by the Board of Adjustment after referral and recommendations from the Planning Commission.

Setbacks*

- Main Structure
 - Front: 25 FT
 - Side: 10 FT
 - Rear: 25 FT
 - If not bounded by a dedicated street: 30 FT

[Accessory Structure](#)

Area Requirement. Minimum three (3) acres.
Maximum Density. 12 homes per net acre in areas served by public sewer or 6 homes per acre in areas not served by public sewer. A net acre is the land to be subdivided into lots after streets and other required improvements have been installed.

Minimum Lot Requirement. 3,500 SQ FT per home.
Minimum Lot Width. 50 FT

Spacing. No manufactured home shall be located within 30 FT from another manufactured home, except that a minimum end-to-end clearance of not less than 20 FT shall be permitted.

*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](#).