

## **ARTICLE VIII – GENERALLY APPLICABLE REGULATIONS**

---

### **Sect. 800 Approved Water Supply and Sewage Disposal for Buildings**

It shall be unlawful to construct any building in any zoning district other than agricultural and accessory buildings, without water supply and sewer facilities approved by the appropriate Health Departments. The use of septic tanks will not be allowed unless such is contained on a lot or parcel of one acre or more except when public water supply is available. If public water is utilized, the owner can build on less than one acre if health department approves sewage treatment and the lot size otherwise meets zoning district requirements. All plans for sewage disposal must be approved by the County Health Officer and the Kentucky Department of Health and any other state or Federal agency deemed appropriate by the commission. Wherever water or sewer mains are accessible, buildings shall be connected to such mains. A new building shall not be occupied until water and sewer facilities are in working order.

### **Sect. 801 Obstruction to Vision at Intersections Prohibited**

On any corner lot in all districts, there shall be no obstruction to traffic visibility within thirty-five (35) feet of the intersection of the two street property lines of the corner lot.

### **Sect. 802 Sell-off Approval**

If the interest of public convenience, safety, welfare and to accommodate the improvement of existing narrow State, County and City roads where probable new development will occur, all landowners proposing to sell-off any portion of their existing properties fronting on said roads shall be required to dedicate to public use, to accommodate future road improvements, sufficient road right-of-way along the frontage of any proposed sell-off, to provide for one-half (1/2) of a 50 foot road right-of-way in front of the sell-off.

### **Sect. 803 Only One Principal Building On Any Lot**

Only one principal building and its customary accessory buildings may hereafter be erected on any lot. In any residential district any dwelling shall be deemed to be the principal building in the lot on which the same is located.

### **Sect. 804 Storage of Mobile Homes**

The storage of any number of mobile homes for any purpose for any length of time is prohibited in all districts except those district(s) where mobile home sales are permitted.

### **Sect. 805 Conflict with Comprehensive Plan**

It shall be unlawful to erect any building or structure, or improvement or addition thereto, on property lying within a building setback area on any street or highway, existing or proposed, made a part of the Comprehensive Plan.

### **Sect. 806 Real Estate Sell-Off**

No real estate sell-off from any existing land may be recorded until a plat of proposed sell-off has received zoning administration approval. Administration approval will not be granted until appropriate application for a Dimensional Variance has been filed should the sell-off not meet existing zoning requirements, or should the sell-off have a remaining tract of real estate that has dimensions that do not meet existing zoning regulation requirements.

### **Sect. 807 Storage/Shipping Containers**

Shipping containers and other portable metal storage containers designed to be regularly transported over the road are not permitted to be on any property as either temporary or permanent outside storage.