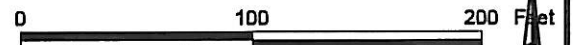




Pidn: 014-30-00-160.00
Area (Parcels): 12538.1
Address: 2552 RITCHIE AVE
Owner_name: LEAMON C BOLTON LLC
Mail_add1: 2323 ANDERSON RD
Mail_city: CRESCENT SPRINGS
Mail_state: KY
Mail_zip: 41017-1955
City_name: unincorporated
Zone_label: IP



NKAPC
Northern Kentucky
Area Planning Commission



SECTION 10.17 LHS (LIMITED HIGHWAY SERVICE) ZONE

A. PERMITTED USES

1. Automobile laundry
2. Banks and other financial institutions
3. Hotels and motels
4. Office and product display area
5. Offices
6. Package liquor and wine store
7. Restaurants
8. Service stations

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance
4. Swimming pools, indoor or outdoor, in connection with hotels or motels
5. Uses as listed below, included within and entered from within, any hotel or motel building, as a convenience to the occupants thereof, and their customers, provided that the accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses and no exterior advertising displays for any accessory uses shall be visible from outside the building:
 - a. Barber shops
 - b. Beauty shops
 - c. News and confectionery stands
6. Convenience food sales, provided in conjunction with a service station and serving primarily as a convenience to the customers thereof. The area utilized for the sale of food items and the required off-street parking facilities shall be subordinate in area to the service station. The area for the service station, for comparative purposes, shall be limited to gas pumps, required parking facilities, and storage and circulation areas.
7. Electro-mechanical games, provided in conjunction with a restaurant and serving primarily as a convenience to the customers thereof. The area utilized for such purpose shall not exceed ten (10) percent of the gross floor area of the restaurant and no exterior advertising displays for such use shall be visible from outside the building.

C. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum lot area - Ten thousand (10,000) square feet
2. Minimum lot width at building setback line - Seventy (70) feet
3. Minimum front yard depth - Fifty (50) feet
4. Minimum side yard width on each side of lot - No restrictions, except when adjacent to a dedicated street, road, highway, or other right-of-way when the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the building code, shall be required. In the event a side yard is provided, it shall never be less than fifteen (15) feet
5. Minimum rear yard depth - Fifteen (15) feet
6. Maximum building height - Forty (40) feet or three (3) stories
7. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot

D. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
3. No private lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
6. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.
7. Off-street parking and loading and/or unloading areas may be located in front and side yard areas in this zone, provided that no off-street parking areas shall be closer than fifteen (15) feet to the street, road, highway, or right - of - way line or boundary line of any adjacent district. This fifteen (15) foot area shall remain open and unobstructed except by items specifically permitted in yard areas in this ordinance.
8. Permitted uses within the Limited Highway Service Zone may supply off-street parking within three hundred (300) feet from such lot served, providing that such off-street parking facilities are unable to be provided on the same lot or contiguous to the same lot as the building being served and is limited to employee parking. In addition, said off-street parking shall be located in the same zone as the use being served.
9. Restaurants located in the LHS Zone which derive more than sixty percent (60%) of their gross sales revenue from sales from a drive-thru facility in the restaurant, shall be considered carry out restaurants under Article XI,

Off-Street parking and Access Control Regulations, for purposes of calculating the required number of parking spaces for such restaurants.