

OFF-STREET PARKING SPACE. A temporary storage area for a motor vehicle that is directly accessible to an access aisle and which is not located on a dedicated street right-of-way.

ON-SITE. Located on the lot that is the subject of an application for development.

OPEN SPACE. A public or private outdoor area expressly set aside for the use and benefit of many unrelated people. The area may include, along with the natural environmental features, water areas, swimming pools, tennis courts and other recreational facilities that the Planning Commission deems permissive. Streets, parking areas, structures for habitation and the like shall not be included in open space area calculations.

ORDINANCE. Any legislative action, however denominated, of a local government which has the force of law, including any amendment or repeal of any ordinance.

PARKING SPACE, OFF-STREET. For the purpose of this chapter, an **OFF-STREET PARKING SPACE** shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room; but shall be located totally off public right-of-way. Includes, but is not limited to, parking spaces, off-street garages, carports and parking pads.

PARKING STALL. The area required for parking one automobile, with its attendant maneuvering room. The area required for a parked car is to be ten feet wide and 22 feet long.

PARTY WALL. A wall starting from the foundation and extending continuously through all stories to or above the roof, which separates one building from another and is in joint use by each building.

PEDESTRIAN. An individual who travels on foot.

PERFORMANCE BOND or SURETY BOND. An agreement by a subdivider or developer of the city for the amount of the estimated construction cost, guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement.

PERFORMANCE STANDARDS. A set of criteria or limits relating to nuisance elements which a particular use or process may not exceed.

PERMIT. Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

PERSON. An individual, firm, association, organization, partnership, trust, company, corporation or any other legal entity.

PERSONAL SERVICES. Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, barber shops, beauty parlors and similar activities.

PHILANTHROPIC ORGANIZATION. An organization not for profit which engages in charitable actions or efforts to promote the well-being of humankind in general.

PHYSICAL CONSTRUCTION (SES FACILITY). The excavation or movement of earth, erection of forms or structures, or similar activities undertaken in the construction of an SES facility. This term does not include any activity or construction undertaken prior to the issuance of a zoning/building permit pursuant to this chapter and the issuance of all required approvals and permits, if any, as required under KRS 278 and other applicable state statutes.

PICNIC AREA. A lot or use containing two or more picnic tables designed for use by ten or more persons and which may include barbecue stands and a roofed shelter.

PLANNED UNIT DEVELOPMENT. An area of land in which a variety of residential, commercial and industrial uses are planned and developed as a whole according to comprehensive and detailed plans with more flexible standards, such as lot sizes and setbacks, than those restrictions that would normally apply under these regulations.

PLAT.

(1) A map representing a tract of land, showing the boundaries and location of individual properties and streets.

(2) A map of a subdivision or site plan.

PORTABLE STORAGE. A temporary structure, trailer or pod to be used, or intended to be used, for the private non-commercial, non-industrial storage by an occupant prior to the location to or relocation from a residence. **PORTABLE STORAGE UNITS** may not be located within a front yard for more than 72 hours. A **PORTABLE STORAGE UNIT** located within a rear or side yard may not be located on a lot for more than 90 days and shall not be located closer than five feet from any property line.

PREMISES. One or more lots which are in the same ownership and are contiguous or separated only by a road or water body, including all buildings, structures and improvements.

PRINCIPAL BUILDING. The building in which the principal use of the lot is conducted.

PRINCIPAL USE. The primary use to which the premises are devoted and the main purpose for which the premises exist.

PROFESSIONAL ACTIVITIES. The use of offices and related spaces for such professional services as are provided by medical practitioners, lawyers, architects, engineers and similar professions.

PROHIBITED USE. The use marked as prohibited for a certain district in the schedule of uses, Appendix A to this chapter; and which is not to be allowed to locate in that district except as specified under nonconformities.

PUBLIC AREAS. Public parks, playgrounds, trails, paths and other recreational areas and other public open spaces; scenic and historic sites; schools and other public buildings and structures.

PUBLIC DOMAIN. All lands owned by government.

PUBLIC HEARING. A meeting announced and advertised in advance and open to the public, with the public given an opportunity to talk and participate.

PUBLIC NOTICE. The advertisement of a public hearing in a paper of general circulation in the area and through other media sources, indicating the time, place and nature of the public hearing.

PUBLIC RIGHT-OF-WAY. A general term denoting land, property or interest therein, usually in a strip, acquired for or devoted to a transportation facility.

PUBLIC SERVICE FACILITY. The erection, construction, alteration, operation or maintenance of buildings, power plants or substations, water treatment plants or pumping stations, sewage disposal or pumping plants, and other similar public service structures, by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency; including the furnishing of electrical, gas, rail transport, communications, water and sewerage services.

PUBLIC USES. Public parks, schools, administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.

PUBLIC UTILITY. Any person, firm or corporation duly authorized to furnish electricity, gas, steam, telephone, telegraph, water or sewerage systems to the public under public regulation.

QUASI-PUBLIC USE. Churches, Sunday schools, parochial schools, colleges, public parks, public libraries, playgrounds, licensed day care centers, hospitals and other facilities of an educational, religious, charitable, philanthropic or non-profit nature, or any other place(s) of business where the majority of its business consists of minors of school age or where the principal business transacted consists of the selling of schoolbooks, or school supplies.

RECREATION CAMPGROUND. An area of land on which two or more recreational vehicles, including campers, tents or other similar temporary recreational structures are regularly accommodated with or without charge, including any building, structure or fixture of equipment that is used or intended to be used in connection with providing the accommodations.

RECREATIONAL EQUIPMENT, MAJOR. Equipment which must be hauled on a trailer with two or more wheels or which has two or more wheels attached, or which is self-propelled with wheels; including boats, trailers and recreational vehicles.

RECREATIONAL FACILITIES. Public or private facilities that may be classified as either extensive or intensive depending upon the scope of services offered and the extent of use.

(1) Extensive facilities generally require and utilize considerable areas of land, and include, but need not be limited to, hunting, fishing and riding clubs and parks.

(2) Intensive facilities generally require less land (used more intensively), and include, but need not be limited to, miniature golf courses, amusement parks, stadiums and bowling alleys.

RECREATIONAL VEHICLE. A vehicle primarily designed as temporary living quarters for recreation, camping or travel, either with its own motor power, or mounted on or towed by another powered vehicle.

RECYCLING COLLECTION CENTER. A facility for the drop-off and temporary holding of materials such as paper, cardboard, glass, metal, plastic, batteries and motor oil. Processing of materials is limited to glass breaking and separation. Recycling materials are not sold to a recycling drop-off center. A recycling drop-off center is intended for household or consumer use. Use by commercial or industrial establishments is not included. Unattended drop-off stations for single materials, such as newsprint, are also not included.

RECYCLING PLANT. A facility that is not a salvage yard and in which recoverable resources, such as newspapers, magazines, books and other paper products, glass, metal cans and other products are recycled, reprocessed and treated to return such products to a condition in which they may again be used for production.

REHABILITATION. The upgrading of a building previously in a dilapidated or substandard condition, for human habitation or use.

RELIGIOUS USE. A structure or place in which worship, ceremonies, rituals and education pertaining to a particular system of beliefs are held.

RELOCATE. To move an individual, household, use or building from its original place to another location.

REPLACEMENT COST. The sum of money which would be required to re-erect a structure identical to the one in question.

RESEARCH ACTIVITIES. Research, development and testing related to such fields as chemical, pharmaceutical, medical, electrical, transportation and engineering. All research, testing and development shall be carried on within entirely enclosed buildings, and no noise, smoke, glare, vibration or odor shall be detected outside of the buildings.

RESIDENCE. A home, abode or place where an individual is actually living at a specific point in time.

RESIDENTIAL DENSITY. The number of dwelling units per acre of residential land.

RESTORATION. The relocation or reconstruction of a building's original architectural features.

RESTRICTION. A limitation on property which may be created in a property deed, lease, mortgage, through certain zoning or subdivision regulations or as a condition of approval of an application for development.

RESTRICTIVE COVENANT. A restriction on the use of land usually set forth in the deed.

RETAIL SERVICES. Establishments providing services or entertainment, as opposed to products, to the general public; including eating and drinking places, hotels and motels, finance, real estate and insurance, personal services, motion pictures, amusement and recreation services, health, educational and social services, museums and galleries.

RETAIL TRADE. Establishments engaged in selling goods or merchandise to the general public for personal or household consumption, and rendering services incidental to the sale of the goods.

RETAINING WALL. A structure constructed to hold back or support an earthen bank.

RETENTION BASIN. A pond, pool or basin used for the permanent storage of water runoff.

REZONE. To change the zoning classification of particular lots or parcels of land.

RIGHT OF ACCESS. The legal authority to enter or leave a property.

RIGHT-OF-WAY.

(1) A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation, and intended to be occupied, or occupied, by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses.

(2) Generally, the right of one to pass over the property of another.

ROADSIDE STAND. A temporary structure designed or used for the display or sale of agricultural and related products, or novelties and other items of interest, to the motoring public.

ROOMING HOUSE (BOARDING HOUSE, DORMITORY, LODGING HOUSE). A dwelling or part thereof, other than a hotel, motel or restaurant, where meals and/or lodging are provided for compensation for three or more unrelated persons, where no cooking or dining facilities are provided in the individual rooms.

SANITARY SEWAGE. Any liquid waste containing animal or vegetable matter in suspension or solution, or the water-carried waste resulting from the discharge of water closets, laundry tubs, washing machines, sinks, dishwashers or any other source of water-carried waste of human origin or containing putrescible material.

SANITARY SEWERS. Pipes that carry only domestic or commercial sewage and into which storm surface and ground waters are not intentionally admitted.

SCREENING. A structure erected or vegetation planted for concealing an area from view.

SEAT. For purposes of determining the number of off-street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated, or each 24 lineal inches of benches, pews or space for loose chairs.

SEPTIC SYSTEM. An underground system with a septic tank used for the decomposition of domestic wastes.

SERVICE STATION, AUTOMOBILE. Any land, building, structure or premises used for the sale at retail of motor vehicle fuels, oils or accessories, or for servicing or lubricating motor vehicles, or for installing or repairing parts and accessories; but not including, the repairing or replacing of motors, bodies or fenders of motor vehicles or painting motor vehicles, public garages and the open storage of rental vehicles or trailers.

SES FOOTPRINT. An area calculated by drawing a perimeter around the outermost SES panels and any equipment necessary for the equipment to function, such as transformers and inverters. The footprint does not include perimeter fencing or visual buffers, nor transmission lines or portions thereof that are required to connect the SES to a utility or customer outside the SES perimeter.

SETBACK LINE. A line established by this chapter, generally parallel with and measured from the lot line (property line), defining the limits of a yard in which no building, other than accessory building, or structure may be located aboveground, except as may be provided in this chapter.

SEWERS, CENTRAL OR GROUP. An approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility for a single development, community or region.

SEWERS, ON-SITE. A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

SIDEWALK. The portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic.

SIGN. An identification, description, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land, and which directs attention to a product, place, activity, service, person, institution or business.

SIGN, ILLUMINATED. Any sign illuminated by electricity, gas or other artificial light, including reflecting or phosphorescent light.

SIGN LIGHTING DEVICE. Any light or group of lights located or arranged so as to cast illumination on a sign.

SIGN, OFF-PREMISES. Any sign unrelated to a business or profession conducted, or to a commodity or service sold or offered upon, the premises where the sign is located.

SIGN, ON-PREMISES. Any sign related to a business or profession conducted, or a commodity or service sold or offered upon, the premises where the sign is located.

SIGN, PROJECTING. Any sign which projects from the exterior of a building.

SITE PLAN. The development plan for one or more lots on which is shown the existing and proposed conditions of the lot, including topography, vegetation, drainage, floodplains, marshes and waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting and screening

devices, and any other information that reasonably may be required in order that an informed decision can be made by the approving authority.

SITING BOARD REGULATED SES. An SES that constitutes a “merchant electric generating facility” under KRS 278.700(2), the construction and siting of which is subject to review and approval of the Kentucky State Board on Electric Generation and Transmission Siting. A merchant electric siting facility is an electricity generating facility or facilities that, together with all associated structures and facilities are capable of operating at an aggregate capacity of ten megawatts (10 MW) or more and sell the electricity produced in the wholesale market, at rates and charges not regulated by the Kentucky Public Service Commission.

SKATE PARKS. A public facility that is designed for use by persons riding skateboards, in-line skates or roller skates.

SOLAR ENERGY SYSTEM (SES). A device, including its components and subsystems, that collects solar energy for electricity generation, consumption, or transmission, or for thermal applications. SESs are in turn divided into three types depending on how the system is incorporated into the existing land use:

- (1) **INTEGRATED SOLAR ENERGY SYSTEM (INTEGRATED SES).** An SES where the solar materials are incorporated into the building materials, such that the building and solar system are reasonably indistinguishable, or where the solar materials are used in place of traditional building components, such that the SES is structurally an integral part of the house, building, or other structure. An Integrated SES may be incorporated into, among other things, a building façade, skylight, shingles, canopy, light, or parking meter.
- (2) **ROOFTOP SOLAR ENERGY SYSTEM (ROOFTOP SES).** An SES that is structurally mounted to the roof of a house, building, or other structure and does not qualify as an Integrated SES.
- (3) **GROUND MOUNTED SOLAR ENERGY SYSTEM. (GROUND MOUNTED SES).** An SES that is structurally mounted to the ground and does not qualify as an Integrated SES. Ground Mounted SESs are subcategorized as follows:
 - (a) **Small Scale Ground Mounted Energy System (Small Scale SES)** which is a Ground Mounted SES with a footprint of less than 2,500 square feet.
 - (b) **Intermediate Scale Ground Mounted Energy System (Intermediate Scale SES)** which is a Ground Mounted SES with a footprint of between 2,501 square feet and ten (10) acres.
 - (c) **Large Scale Ground Mounted Solar Energy System (Large Scale SES)** means a Ground Mounted SES with a footprint of more than ten (10) acres.

SPOUSE ABUSE CENTER. An organization operated by trained professional counselors for the purpose of providing temporary assistance to those family members who have been physically or emotionally harmed or threatened with physical harm.

STORY. The part of a building between the surface of a floor and the ceiling immediately above; or, if there is a floor above, the portion of a building between the surface of any floor and the surface of the floor next above. The basement shall be counted as a **STORY**. A cellar shall not be counted as a **STORY**.

STREET. A general term denoting a public way for purposes of vehicular travel, including the entire area within the right-of-way. The term **STREET** also includes the terms "highway", "parkway", "road", "thoroughfare", "avenue", "boulevard", "land", "court", "place" and other such terms. The recommended usage is: "highway" or "street" in urban areas; "highway" or "road" in rural areas.

(1) **ALLEY.** A street intended to provide access to the rear or side of lots or to buildings in urban areas and not intended for the purpose of through vehicular traffic.

(2) **ARTERIAL.** A system of streets and roads which form an integrated network of continuous routes primarily for through traffic. The arterial system is stratified into major and minor categories.

(a) **MAJOR.** A street intended to collect and distribute traffic from service areas such as community-commercial areas, primary and secondary educational plants, hospitals, major recreational areas, churches and offices.

(b) **MINOR.** A street intended to move traffic from local roads to major arterials.

(3) **CUL-DE-SAC.** A local street open at one end only and with a special provision for vehicles turning around.

(4) **DEAD-END.** A local street open at one end only and without a special provision for vehicles turning around.

(5) **FRONTAGE.** A local street or road auxiliary to and located on the side of an arterial for service to abutting property and adjacent areas and for control of access.

(6) **HIGHWAY.** A term applied to streets and roads that are under the jurisdiction of the state's Department of Transportation.

(7) **LOCAL.** A system of streets and roads which primarily provides land access service and access to higher order systems.

(8) **LOOP.** A local street with both terminal points on the same street of origin.

(9) **PARTIAL.** A dedicated right-of-way providing only a portion of the required street width, usually along the edge of a subdivision or tract of land.

(10) **PERIMETER.** Any existing street to which the parcel of land to be subdivided abuts on only one side.

(11) **PRIVATE.** A local street that is not accepted for public use or maintenance, which provides vehicular and pedestrian access.

(12) **PUBLIC.** A street under the control of and kept by the public, established by regular governmental proceedings for the purpose, or dedicated by the owner of the land and accepted by the proper authorities, and for the maintenance of which they are responsible.

STREET VENDING AND CARTING. A portable stand and any related accessory appurtenance such as an awning, canopy or seating, used for the retail sales of goods, including, but not limited to, beverages, food and flowers.

STRUCTURE. Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Includes, but is not limited to, buildings, walls, fences, signs, radio towers, TV antennas and satellite TV disks.

SUPPLY YARD. A commercial establishment storing and offering for sale building supplies, steel, coal, heavy equipment, feed and grain and similar goods.

SWIMMING POOL. A pool, pond, lake or open tank containing at least 18 inches of water at any point and maintained by the owner or manager.

SWIMMING POOL, COMMUNITY. A swimming pool for the benefit of the general public, operated with a charge for admission; a principal use.

SWIMMING POOL, PRIVATE. A swimming pool used exclusively without paying an additional charge for admission, by the residents and guests of a single household, a multi-family development, a community, the members and guests of a club, or the patrons of a motel or hotel; an accessory use.

TATTOO AND BODY PIERCING, TATTOO PARLOR/BODY-PIERCING STUDIO. An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

(1) The act of producing scars on a human being or the act of inserting pigment under the surface of the skin of a human being, by pricking with a needle or otherwise, to produce indelible marks or figures visible through the skin, including the application of permanent makeup; and/or

(2) The act of penetrating the skin or body part of a human being to make a hole, mark or scar.

TEMPORARY CONSTRUCTION WORKER HOUSING. Housing, generally provided in portable or mobile units, for workers engaged in the construction of permitted onsite building(s) and/or other improvement(s). **TEMPORARY CONSTRUCTION WORKER HOUSING** is limited to no more than 365 days and must be discontinued upon completion of the onsite building(s) and/or improvement(s).

TEMPORARY USE. A use established for a fixed period of time, with the intent to discontinue the use upon the expiration of the time period.

TRANSITION ZONE. A zoning district permitting transitional uses.

TRANSITIONAL AREA.

(1) An area in the process of changing from one use to another or changing from one racial or ethnic occupancy to another.

(2) An area which acts as a buffer between two land uses of different intensity.

TRANSPORTATION PLAN. The portion of the comprehensive plan adopted by the city's Planning Commission indicating the general location recommended for arterial, collector and local streets and roads within the appropriate jurisdiction.

UPZONE. To reduce the intensity of use by decreasing density or lowering the floor area ratio or otherwise increasing bulk requirements.

USE. The specific purposes for which land or a building is designated arranged, intended, or for which it is or may be occupied or maintained.

USED or OCCUPIED. Includes the words "intended, arranged or designed to be used or occupied".

VACANCY. Any unoccupied land, structure or part thereof which is available and suitable for occupancy.

VARIANCE. A modification of the strict terms of the relevant regulations of this chapter where the modification will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship.

VETERINARY ANIMAL HOSPITAL OR CLINIC. A place used for the care, diagnosis and treatment of sick, ailing, infirm or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises for treatment, observation and/or recuperation. It may also include boarding that is incidental to the principal activity or use.

VICINITY MAP. A drawing located on the plat which sets forth, by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within the general area, in order to better locate and orient the area in question.

WALKWAY. A public way, four feet or more in width, for pedestrian use only whether along the side of a street or not.

YARD. An open space, other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.

YARD, FRONT. A yard across the full width of the lot extending from the front lot line of the principal building to the front of the lot. On corner lots, the **FRONT YARD** shall face the shortest street dimension of the lot, except that if the lot is square or almost square, then the front yard may face either street.

YARD, REAR. A yard extending the full width of the lot between a principal building and the rear lot line or lines.

YARD, SIDE. A yard between the principal building and side lot line and extending from the front yard line to the rear yard line.

YARD SALE. The occasional sale of over five items of personal property at a residence conducted by one or more families in a neighborhood. **YARD SALES** do not exceed four consecutive days in length and are not conducted more often than three times per year. **YARD SALES** include any sale entitled garage sale, lawn sale, attic sale, rummage sale or any other similar casual sale of personal property. Sales exceeding four consecutive days in length and/or occurring more often than three times per year are classified as perpetual yard sales and are prohibited on residentially used or zoned property.

ZERO LOT LINE. The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

ZONING. The division of an area into districts, and the public regulation of the character and intensity of the use of the land and of the buildings and structures which may be located thereon, in accordance with a comprehensive plan.

ZONING ORDINANCE. A legal tool for accomplishing the objectives of a land use plan. It is an effective regulatory measure designed to encourage high standards of development and to foster the cost efficient use of land.

ZONING PERMIT. A document issued by the Zoning Inspector, authorizing the use of lots, structures, land and buildings, and the characteristics of the use.

SECTION TWO

A new section, entitled "Requirements for Solar Energy Systems (SES)" is hereby added to Chapter 158 to read as follows:

§158.045 REQUIREMENTS FOR SOLAR ENERGY SYSTEMS (SES)

(A) **PURPOSE.** The purpose of this section is to facilitate the siting, development, construction, installation, and decommissioning of solar energy systems (SESs) in the City of Hopkinsville in a predictable manner that promotes and protects the safety, health, and welfare of the community. This section encourages the appropriate siting of SESs to bolster local economic development and job creation, diversify the state's energy portfolio, strengthen energy and grid security, and reduce other environmental impacts. This section also establishes standards and requirements to assure that the use and enjoyment of lands located adjacent to and in the proximity of SESs are fully protected.

The requirements of this section are intended to be supplemental to any safety, health, or environmental requirements of federal, state, or local laws and regulations.

(B) **APPLICABILITY.** This section applies to the siting, construction, installation, and decommissioning of any new SESs within the City of Hopkinsville on or after the effective date of these provisions. An SES in operation, or which has begun physical construction prior to this section's effective date, shall be considered to have legal

nonconforming status in accordance with KRS 100.253 and §158.090 of this chapter.

The following are not subject to this section:

- (1) Modification to an existing SES that alone or in combination increases the total SES Footprint by no more than 5% of the original Footprint;
- (2) Routine maintenance and repair, including replacement of solar panels, not increasing the SES Footprint;
- (3) Any SES exempted by the provisions of KRS 100.324. Any Exempt SES shall provide the Planning Commission information concerning service facilities which have been located on and relocated on private property in accordance with KRS 100.324(3).

Notwithstanding the exemptions provided by this subsection, an SES shall comply with all applicable federal, state, and local laws, regulations, and permitting and other requirements, and applicable building, fire, electrical, and plumbing codes.

(C) **PERMIT REQUIRED.** A zoning/building permit is required prior to the physical construction of a Solar Energy System in the City of Hopkinsville. Prior to the issuance of a zoning/permit, Ground Mounted SESs are subject to the site plan review requirements of §§158.255 through 158.261 and, where applicable, the conditional use permit requirements of §§158.110 through 158.118 of this chapter.

(D) **GENERAL REQUIREMENTS APPLICABLE TO INTEGRATED AND ROOFTOP SOLAR ENERGY SYSTEMS.** Integrated SESs and Rooftop SESs are permitted in all districts and on all lands within the City of Hopkinsville subject to the following requirements:

- (1) **SOLAR ACCESS.** Consistent with KRS 381.200(2), a property owner may obtain a solar easement from another property owner for the purpose of ensuring adequate exposure to sunlight for an Integrated or Rooftop SES. Where obtained, such easements shall be platted and recorded.
- (2) **TREE REMOVAL.** The removal of trees or natural vegetation for an Integrated or Rooftop SES and solar easements shall not conflict with the provisions of §§158.210 through 158.228 of this chapter.
- (3) **HEIGHT RESTRICTIONS.** A rooftop SES shall conform to the height restrictions of the applicable zoning district. A rooftop SES shall be positioned on the roof so as not to extend above or beyond the edge of any ridge, hip, valley, or eave, provided that where it is mounted on a sloped roof, the SES shall not vertically exceed the highest point of the roof to which it is attached by more than five (5) feet.

- (4) **LIGHTING.** Integrated and Rooftop SESs shall not be illuminated and shall be designed and installed to prevent off-site glare.
- (5) **HISTORIC PRESERVATION.** Where an integrated or rooftop SES is proposed to be installed on a property located within the Mount Pleasant Historic District, the South Virginia Street Alumni-Latham-Mooreland Historic District, or any historic district hereafter created by city council, the proposed installation shall be coordinated with any review required under the historic preservation guidelines applicable to such district.
- (E) **GENERAL REQUIREMENTS APPLICABLE TO GROUND MOUNTED SES.**
Ground mounted SESs are permitted in accordance with the provisions of this subsection and the provisions of Appendix A of this chapter.
- (1) **SOLAR ACCESS.** Consistent with KRS 381.200(2), a property owner may obtain a solar easement from another property owner for the purpose of ensuring adequate exposure to sunlight for a Ground Mounted SES. Where obtained, such easement shall be platted and recorded.
- (2) **TREE REMOVAL.** The removal of trees or natural vegetation for a Ground Mounted SES and solar easements shall not conflict with the provisions of §§158.210 through 158.228 of this chapter nor the provisions of this subsection.
- (3) **LIGHTING.** Lighting of a Ground Mounted SES shall be limited to the minimum necessary for safe operation, and shall be directed downward, incorporate full cut-off features, and incorporate motion sensors where feasible. Lighting shall be designed to avoid light trespass. Nothing in this section is intended to preclude installation of lighting required by the Federal Aviation Administration.
- (4) **HEIGHT REQUIREMENTS FOR GROUND MOUNTED SES.** A Ground Mounted SES shall not exceed twenty (20) feet in height as measured from the highest natural grade below each solar panel. The height restriction excludes utility poles, storage batteries, substation structures, and antennas constructed for the project.
- (5) **SITING RESTRICTIONS FOR GROUND MOUNTED SES.**
- (a) Small Scale Ground Mounted Energy Systems as measured from the outer edge of the nearest panel are not permitted in a required front yard and shall be setback a minimum of thirty (30) feet from any lot line.
- (b) An Intermediate or Large Scale Ground Mounted SES, measured from the closer of the outer edge of the nearest panel or perimeter fencing, shall be located:

- 1) At least one-hundred (100) feet from the nearest lot line of any property zoned EST-1, R-1, R-2, R-3, R-4, R-5, B-1 or P-1;
 - 2) At least one-hundred (100) feet from the nearest lot line of any property containing a residential use (excluding residential uses located on the same lot as the SES);
 - 3) At least fifty (50) feet from the right-of-way boundary of any public road; and
 - 4) Where not addressed by parts 1), 2), and 3) above, at least thirty (30) feet from any lot line.
- (c) Setbacks are not required where the property line is shared by two (2) or more participating landowners.
- (d) Setback requirements may be expanded by the Board of Zoning Adjustment as a condition of approval of a conditional use permit, where deemed necessary to assure effective screening or separation between uses.
- (e) Notwithstanding the provisions of subsection (5)(b) above, the SES Footprint of a Large Scale Ground Mounted SES facility which constitutes a Siting Board Regulated SES as defined herein or any Large Scale SES having a Footprint occupying an aggregate of forty (40) or more contiguous acres shall be located:
- 1) At least one-thousand (1,000) feet from any lot line;
 - 2) At least two-thousand (2,000) feet from the nearest lot line of any property zoned EST-1, R-1, R-2, R-3, R-4, R-5, B-1 or P-1; and
 - 3) At least two-thousand (2,000) feet from the nearest lot line of any property containing a residential use or quasi-public use.
- (f) A variance from the setbacks required by parts (b) or (e) of this subsection may be granted by the Board of Zoning Adjustment pursuant to §158.307 or, in the case of zoning map amendment, by the Planning Commission pursuant to §158.243 of the City of Hopkinsville, Kentucky Code of Ordinances, as amended.
- (6) **SCREENING.** Excluding Small Scale Ground Mounted Energy Systems, perimeter screening shall be provided. Screening shall:
- (a) Consist of an eight (8) foot tall fence and a double row of staggered evergreen trees (minimum five (5) feet in height at planting and maturing to a minimum of fifteen (15) feet in height);

- (b) Evergreen trees shall be planted exterior to the fence and shall be setback no less than fifteen (15) feet from any property line;
- (c) Screening shall achieve an opacity of 90% to a height of no less than eight (8) feet within three (3) years of planting;
- (d) Screening shall be installed within one hundred eighty (180) days of the start of physical construction and shall be maintained until the decommissioning of the SES is completed; and
- (e) All unhealthy, dead, or noncompliant plantings shall be repaired or replaced within ninety (90) days of such occurrence.

Exception: Unless required as part of a conditional use permit, the planting provisions of this part do not apply along a property or SES footprint boundary in the following instances:

- (a) Existing tree lines or plantings are retained on the site which achieve the opacity and minimum planting height as specified above;
 - (b) The affected property boundary (excluding a right-of-way boundary) abuts property that is zoned I-2 (Heavy Industrial District) and the SES footprint is located not less than one-hundred (100) feet from the property line; or
 - (c) The SES development involves the use of berms or natural grade of a height comparable to vegetative screening and effectively obscures visibility from an adjoining property or public right-of-way.
- (7) **SIGNAGE.** A Ground Mounted SES may include such signage as is required by law to provide safety information, and other signage as may be allowed under this chapter.
- (8) **DECOMMISSIONING.** Other than as specifically approved by the Board of Zoning Adjustment, decommissioning shall begin no later than twelve (12) months after a Ground Mounted SES has ceased to generate electricity or thermal energy. All structures and facilities associated with the SES shall be removed within six (6) months of the beginning of decommissioning. All materials shall be recycled or otherwise reused to the extent reasonably practicable and the disturbed areas shall be reclaimed, revegetated, and restored.
- (9) **APPLICATION REQUIRED; Supplemental Information and Exhibits.** In addition to the application requirements of §158.110 et seq. (Conditional Use Permit), §158.255 et seq. (Plan Review), and §158.275 et seq. (Zoning/Building Permit), an application to establish or enlarge an Intermediate or Large Scale Ground Mounted SES shall include:

- (a) Documentation, such as a deed, lease, or other agreement with the landowner, demonstrating the applicant's right to use and control the property;
- (b) A description of the project, including the maximum number of modules, mounting type (fixed-tilt or tracking), system height, system capacity, total land area covered by the system, and information on all associated structures and facilities, and substations. The site plan shall also identify existing and proposed temporary or permanent roads, drives, and parking, fencing or other methods to ensure public safety, and a visual buffer plan demonstrating how proposed buffers will effectively screen the proposed SES from adjacent properties and public rights-of-way;
- (c) For projects with an SES Footprint located within five hundred (500) feet of an airport property or within an airport's approach zones or airport imaginary surfaces as defined by the United States Code of Federal Regulations or within one thousand (1,000) feet of a SUD41A zoning district, the applicant must complete and provide the results of a glare analysis through a qualitative analysis of potential impact, field test demonstration, or geometric analysis of ocular impact in consultation with the Federal Aviation Administration Office of Airports, the Kentucky Airport Zoning Commission, the Hopkinsville-Christian County Airport, and the United States Army, Fort Campbell Directorate of Public Works;
- (d) Proof of adequate casualty and liability insurance covering installation and operation of the SES. The owner or operator shall maintain a current general liability policy covering bodily injury and property damage and shall be required to name the City of Hopkinsville as an additional insured with a dollar amount limit not less than \$2,000,000 per occurrence, \$5,000,000 in the aggregate, and a deductible which is reasonably available and which is mutually suitable to the applicant or successor and the city;
- (e) In addition to the exhibits required by Chapter 56 (Erosion Prevention and Sediment Control) and Chapter 155 (Storm Water Management and Control), a description of the measure that will be taken to minimize erosion and sedimentation, and to promptly stabilize and revegetate disturbed areas with native vegetation; and
- (f) A decommissioning plan prepared by a registered professional engineer, and updated not less than once every five (5) years, containing the following:
 - 1) The anticipated life of the project and defined conditions upon which decommissioning will be initiated;

- 2) The estimated decommissioning costs, including removal of the SES and related foundations, pads, underground collector lines and roads, transmission lines, and the revegetation and restoration of the property, including soils, to its original condition and all calculations supporting the decommissioning estimate;
 - 3) The manner in which the project will be decommissioned, including provision and a timetable for the removal of all structures and foundations, and for the revegetation and restoration of the property to its original condition;
 - 4) The manner of SES component disposal including the estimated recycle value of components;
 - 5) The party responsible for decommissioning; and
 - 6) A copy of any lease containing specific agreements regarding decommissioning with the landowner.
- (g) A surety instrument in an amount and form acceptable to the Planning Commission sufficient to cover the costs of decommissioning the SES in accordance with the approved plan in the event the applicant defaults in its decommissioning obligations. The surety instrument shall be updated and revised in conjunction with a resubmitted decommissioning plan not less than once every five (5) years.

The posting of a surety instrument by an applicant does not alleviate the property owner, lessee, or any other responsible party from its obligations to decommission the SES in accordance with the approved plan, or otherwise transfer to the city, the Hopkinsville-Christian County Planning Commission, or its employees or agents any responsibility or claim against it under law. The posting of a surety instrument does not preclude or otherwise constrain the ability of the city or its authorized agents to pursue enforcement action as is authorized by the City of Hopkinsville, Kentucky Code of Ordinances, as amended, or seek other remedies to ensure compliance or abate any violations as is authorized by law.

SECTION THREE

Appendix A to Chapter 158 of the Hopkinsville Code of Ordinances is amended as set forth on Exhibit A, attached hereto and incorporated herein by reference.

SECTION FOUR

If any section, subsection, sentence clause or phrase of this ordinance is held unconstitutional or otherwise invalid, such infirmity shall not affect the validity of the remaining portions of this ordinance.

SECTION FIVE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION SIX

This ordinance shall take effect upon passage and publication according to law.

ORDINANCE 23-2022

AMEND CHAPTER 158, ZONING CODE (SOLAR ENERGY SYSTEMS)

PUBLICLY READ AND PASSED FIRST TIME: November 1, 2022

PUBLICLY READ AND PASSED SECOND TIME: November 15, 2022

APPROVED:


Wendell A. Lynch
Mayor

ATTEST:


Christine M. Fletcher, MMC
City Clerk

	<i>EST 1</i>	<i>R 1</i>	<i>R 2</i>	<i>R 3</i>	<i>R 4</i>	<i>R 5</i>	<i>B 1</i>	<i>B 2</i>	<i>B 3</i>	<i>B 4</i>	<i>P 1</i>	<i>I 1</i>	<i>I 2</i>
Antique shop and interior decorating							R	R	R	R			
Apartment hotels, and office buildings, including business customarily incidental to such uses conducted for the convenience of the occupants and provided all entrances, designs, signs and show windows for such uses shall not be evident from the outside of the building						R		R	R	R	R		
Apparel or other textile products from textiles or other materials, including hat bodies of fur, wool, felt, or similar products (manufacturing)												R	R
Architects							R	R	R	R	R		
Art galleries, not for profit	R	R	R	R	R	R	R	R	R	R	R		
Artists							R	R	R	R	R		
Asphalt plant and batching facilities												CU	CU
Assembly of automobile, bicycle, carriage, engine (rebuilt) motorcycle, trailer, truck, wagon, including parts												CU	R
Assisted living facilities				*	R	R		CU	R	CU	R		
Athletic or sports equipment, including balls, baskets, bats, cues, racquets, rods, or similar products (manufacturing)												R	R
Attorneys-at-law							R	R	R	R	R		
Auction sales, except animals and tobacco (permanent structure)								R	R	R			
Automated teller machine (atm)					CU	CU	R	R	R	R	R	R	R
Automobile parking areas, public and private					CU	CU	R	R	R	R	R	R	R
Automobile parts								R		R		R	R
Automobile and truck repair garages								R	CU	R		R	R
Automobile sales agencies								R	R	R			
Automobile service stations								R	R	R			
Automobile washing stations								R	CU	R			
Aviaries and zoos								CU	CU	CU		CU	
Awnings, metal (manufacturing)												R	R
Banks or building and loan institutions							CU	R	R	R	R		

	<i>EST 1</i>	<i>R 1</i>	<i>R 2</i>	<i>R 3</i>	<i>R 4</i>	<i>R 5</i>	<i>B 1</i>	<i>B 2</i>	<i>B 3</i>	<i>B 4</i>	<i>P 1</i>	<i>I 1</i>	<i>I 2</i>
Bakeries, retail (all products produced to be sold on the premises only)						CU	R	R	R	R			
Barber shops						CU	CU	R	R	R	CU		
Battery, storage (wet cell) (manufacturing)												CU	R
Beauty shops						CU	CU	R	R	R	CU		
Bedding (mattress, pillow, quilt), including rebuilding or renovating (manufacturing)												CU	R
Beverage, blending and bottling (manufacturing)												R	R
Beverage (nonalcoholic) (manufacturing)												R	R
Bicycle sales and service							R	R	R	R	CU		
Bingo hall								CU	R	R			
Blacksmith										R		R	R
Boarding and lodging houses				CU	R	R							
Boat manufacture and repair												R	R
Book stores and stationary stores							CU	R	R	R	CU		
Bookbinding										R		R	R
Botanical gardens	CU	CU	CU	CU	CU	CU	RR	RR	RR				
Bowling alleys								CU	R	R			
Box and crate												R	R
Brick												CU	R
Building materials (cement, lime, sand, gravel, lumber, and the like), storage and sales													R
Building materials, storage and sales provided all operations are totally enclosed in a building								R		R		R	
Bus garage and repair shop												R	R
Bus shelters	CU	CU	CU	CU	CU	CU	R	R	R	R	R	R	R
Bus stations							CU	R	R	R	CU		
Business schools								R	R	R	R		
Camping areas, public and private							CU	CU	CU	CU		CU	CU
Candy stores, retail sales on premises only							CU	R	R	R			
Carpenter, cabinet making and pattern shops								R		R		R	R

	<i>EST 1</i>	<i>R 1</i>	<i>R 2</i>	<i>R 3</i>	<i>R 4</i>	<i>R 5</i>	<i>B 1</i>	<i>B 2</i>	<i>B 3</i>	<i>B 4</i>	<i>P 1</i>	<i>I 1</i>	<i>I 2</i>
Carpet, rug, mat (manufacturing)												R	R
Carting and light local deliveries										R		R	R
Cement (manufacturing)												C U	R
Cemeteries, mausoleums, and crematories	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	C U	C U
Check cashing facility							CU	R	R	R	CU		
Chemicals, including acetylene, acids, and derivatives, alcohol (industrial), ammonia, aniline dyes, carbide, caustic soda, cellulose and cellulose storage, chlorine, cleaning and polishing preparations (nonsoap), dressings and blackings, creosote, dyestuffs, exterminating agents and poisons, hydrogen and oxygen, plastic materials, and synthetic rosins, potash, pyroxylin, tar products, turpentine and resin, and solvent-extracting													R
Chemicals (packaging only)												R	R
Chiropodists							R	R	R	R	R		
Chiropractors							R	R	R	R	R		
Churches, and parish halls, temples, convents, and monasteries	CU	CU	CU	CU	CU	CU	R	R	R	R	R		
Circus and carnival grounds										CU		C U	C U
Clay products												C U	R
Clay, stone, glass products												C U	R
Clay products of handicraft nature including ceramics, pottery, tile (glazed), or similar products												C U	R
Coal and coke, storage and sales												C U	R
Collection office							CU	R	R	R	R		
Colleges, schools, and institutions of learning (except trade, business, or industrial schools), not for profit	CU	CU	CU	CU	CU	CU	R	R	R	R	R		
Commercial lakes							CU	CU	CU	CU	CU	C U	C U
Commercial hog feeding yards													C U
Community buildings								R	R	R	R		
Composting facility												C U	R

	EST 1	R 1	R 2	R 3	R 4	R 5	B 1	B 2	B 3	B 4	P 1	I 1	I 2
Concession stand (temporary)							R	R	R	R		R	
Concrete products (except central mixing and proportioning plants)													R
Concrete, central mixing and proportioning plant						CU	R						
Condominiums	CU	CU	CU	*	*	*							
Confectionery or candy stores, retail (all products produced to be sold on the premises only)								R	R	R	CU		
Convention centers								R	R	R		CU	
Convenient stores							R	R	R	R	R	CU	
Copy shop							CU	R	R	R	R		
Cosmetics or toiletries (manufacturing)												R	R
Country clubs	CU	CU	CU	CU	CU	CU	R	R	R	R	R		
Crisis counseling center	CU	CU	CU	CU	CU	CU	R	R	R	R	R		
Dance halls								R	R	R			
Dancing instruction								R	R	R			
Day care centers, day nurseries, nursery schools, and kindergartens	CU	CU	CU	CU	CU	CU	R	R	R	R	R		
Dentists							R	R	R	R			
Department stores								R	R				
Detoxification facility								CU	CU	CU	CU	CU	CU
Distillation, manufacture, or refinement of coal, tar, asphalt, or asphalt products													R
Distilleries, breweries, and nonindustrial alcoholic spirits													R
Domestic violence shelter or emergency and protective shelter	CU	CU	CU	CU	CU	CU	R	R	R	R	R		
Dressmaking or millinery shops								R	R	R		R	R
Drive-in theaters								CU		R			
Drug stores or sundries stores							R	R	R	R	R		
Dry cleaning, dyeing, pressing, and laundry; distributing stations or retail business where no cleaning, dyeing, pressing, or laundry is done for other distributing stations or cleaning establishments				R	RR								
Dry goods and notion stores								R	R	R			
Dwelling, two-family				R	R	R	R	CU	CU	CU	CU		

	EST 1	R 1	R 2	R 3	R 4	R 5	B 1	B 2	B 3	B 4	P 1	I 1	I 2
Electric appliance stores								R	R	R			
Electric power and steam generating plants (excluding Solar Energy Systems)													R
Electrical appliance and apparatus assembly (small), including fans, fixtures, hot-plates, irons, mixers, motion picture equipment (home), phonographs, radios, television sets, toasters, toys, or similar products, but not including electrical machinery									R	R		R	R
Electrical supplies, including cable or wire assemblies, batteries (dry cell), insulation, lamps, switches, or similar supplies								R	R	R		R	R
Engraving, watchmaking, and jewelry manufacturing, where premises are sold on premises								R	R	R	R	R	R
Equipment rental, where all activities are within a building									R		R	R	R
Explosives (when not prohibited by other ordinances) and explosive storage, including ammunition, fireworks, nitrating of cotton or other materials, nitrates (manufactured and natural) of an explosive nature, and storage of latter (manufacturing)													C U
Exposition building or center												C U	R
Extraction and development of all, gas, and other hydrocarbon substances	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	C U	C U
Fairgrounds												R	R
Farmers market							CU	R	R	R	CU		
Fertilizer (organic and nonorganic), including fish, oils, manure, or peat												C U	R
Film, photographic (manufacturing)												C U	R
Firearms (manufacturing)												R	R
Firework sales								CU		CU		C U	
Firework stand (temporary)								R		R		R	
Flea market							CU	R	CU	R	CU		
Florist shops							R	R	R	R	R		
Flour, feed, grain (processing)												C U	R

	EST 1	R 1	R 2	R 3	R 4	R 5	B 1	B 2	B 3	B 4	P 1	I 1	I 2
Food processing including bakery products (wholesale), candy manufacture, coffee, tea, and spices (processing and packaging), creamery and dairy operations, ice cream manufacture, macaroni and noodle manufacture, oleomargarine (compounding and packaging only)												CU	R
Food processing, including chewing gum, chocolate, cocoa and cocoa products; condensed and evaporated milk, processing and canning; flour, feed, and grain (packing, blending, and storage only); food products except slaughtering of meats or preparation of fish for packing; fruit and vegetable processing (including canning, preserving, drying, and freezing); gelatin products; glucose and dextrine; malt products; meat products, packing and processing (no slaughtering), yeast												CU	R
Forge plans, drop hammer or pneumatic													R
Foundries, ferrous or nonferrous, brass, bronze													R
Foundry products (electrical only)													R
Fraternities and sororities				CU	CU	CU	CU	R	R	R	R		
Funeral homes					CU	CU	CU	R	R	R	R		
Fur finishing and fur goods, not including tanning, dyeing								CU	CU	CU		R	R
Furniture (manufacturing)												R	R
Furniture, storage								R	R	R		R	R
Furniture, stores								R	R	R			
Garages, public								R	R	R		R	R
Gift shop							R	R	R	R	R		
Golf courses; except miniature courses, driving ranges, or privately owned golf courses operated for commercial purposes	CU	CU	CU	CU	CU	CU	R	R	R	R	R	R	R
Golf driving ranges, miniature courses, privately owned golf courses operated for a commercial purpose				CU	CU	CU	R	R	R	R	R	CU	CU

	EST 1	R 1	R 2	R 3	R 4	R 5	B 1	B 2	B 3	B 4	P 1	I 1	I 2
Governmental buildings, including armories, storage, maintenance, and repair facilities							CU	R	R	R	R	R	R
Governmentally owned or operated buildings or uses							CU	R	R	R	R	R	R
Grain blending and packaging, but not milling												CU	R
Graphite or graphite products								R		R		R	R
Greenhouse, commercial or industrial								CU		CU		R	R
Grocery stores, including fruit, meat, fish, and vegetable								R	R	R			
Grocery stores where all merchandise is displayed and sold within an enclosed building							R	R	R	R			
Group house				CU	CU	CU	CU	CU	CU	CU	CU		
Hardware, products or tools, including bolts, brads, cutlery, door knobs, drills, hinges, household items, locks, metal castings (nonferrous), nails, needles and pins, nuts, plumbing appliances, rivets, screws, spikes, staples, tools (hand), or similar products												CU	CU
Hardware stores								R	R	R		CU	
Health club and health spas							CU	R	R	R	R		
Heating, ventilating, cooking, and refrigerating supplies and appliances (manufacturing)												R	R
Heliport												CU	CU
Heliport (accessory to an otherwise permitted or conditional use)							CU	CU	CU	CU	CU	CU	CU
Homeless shelters				CU	CU	CU	CU	CU	CU	CU	CU		
Home occupations	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Hosiery mill												CU	R
Hospitals, institutions, nursing homes and homes for the infirm and aged	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU		
Hotels and motels								R	R	R		CU	CU
Household appliances, electrical and gas, including stoves, refrigerators, washing machines, clothes dryers, and similar products (manufacturing)												R	R
Ice storage houses of not more than five-ton capacity												R	R
Implements, agricultural or farm (manufacturing)												R	R
Insecticides, fungicides, disinfectants, or related industrial or household chemical compounds													CU
Insecticides, fungicides, disinfectants, or related industrial or household chemical compounds (blending only)													CU
Insurance agents							R	R	R	R	R		
Interior decorating shops							R	R	R	R	R		
Iron or steel (ornamental), miscellaneous, fabrication or assembly, including steel cabinets, doors, fencing, metal furniture, or similar products; cleaning; grinding; heat treatment, metal finishing, plating, polishing, rust proofing, sharpening, or similar processes												CU	R
Jewelry									R	R	R		
Jewelry stores								R	R	R	R		
Kennels								CU		CU		CU	R
Laboratories, research, experimental, or testing, but not including combustion type motor-testing										R	R	R	R

	EST 1	R 1	R 2	R 3	R 4	R 5	B 1	B 2	B 3	B 4	P 1	I 1	I 2
Nurseries, retail								R		R			
Nursery schools and day nurseries	CU	CU	CU	CU	CU	CU	R	R	R	R	R		
Office buildings								R	R	R	R		
Offices, professional or business and governmental								R	R	R	R		
Opticians							R	R	R	R	R		
Optometrists							R	R	R	R	R		
Osteopaths							R	R	R	R	R		
Package liquor stores								R	R	R			
Packaging, processing by compounding, blending, mixing, washing, screening, crushing, grinding, and formulating, or any combination thereof, and volume sales of materials and goods, provided the bulk of the things packaged, processed, or sold is received or shipped via river transportation, but not permitting slaughterhouses, stockyards, fertilizer plants, scrap metal processing or the reduction of dead animals, fish, garbage, or offal													R
Paint and coatings, except manufacturing gun cotton, nitrocellulose lacquers, reactive resin cooking													R
Paint lacquer, shellac, and varnish, including calcimine, casein, colors, and pigments, thinners, and removers (manufacturing)													R
Paint stores								R	R	R			
Paper and paperboard (from papermaking machines) (manufacturing)												CU	R
Paper products, including bags, boxes, bulk goods, containers (shipping), envelopes, interior packaging components, stationery, tubes, wallpaper, or similar products (manufacturing)												R	R
Parks, playgrounds, not for profit	R	R	R	R	R	R	R	R	R	R	R	R	R
Pet shops								R	R	R			
Petroleum or petroleum products, refining or storage, including gasoline or other petroleum products													CU
Photographic equipment (manufacturing)												R	R
Photographic shops								R	R	R			
Physicians							R	R	R	R	R		
Picnic area	CU	CU	CU	CU	CU	CU	R	R	R	R	CU	R	R
Planned unit development	CU	CU	CU	*	*	*	*	*	*	*	*		
Plating, electrolytic process												CU	R
Plastic molding and shaping, excluding manufacturing or basic components												R	R
Plastic, raw													CU
Plumbing and heating shops, storage and sales provided all operations are totally enclosed in a building								R	R	R		R	
Portable storage (temporary)	R	R	R	R	R	R	R	R	R	R	R	R	R
Poultry or rabbit, packing or slaughtering (wholesale)													R
Pottery and porcelain products (coal-fired,) including bathroom or kitchen equipment, or similar products													R
Precision instruments												R	R
Printing, lithographing establishments, if constructed to ensure that there is no noise or vibration evident outside the walls of the building								R	R	R		R	R

	EST 1	R 1	R 2	R 3	R 4	R 5	B 1	B 2	B 3	B 4	P 1	I 1	I 2
Stockyards and feed lots													CU
Stone processing or stone products, including abrasives such as wheels, stones, paper and cloth, asbestos products, stone screening, stone cutting, stoneworks, sand or lime products, or similar processes or products													R
Storage garages, including repairing and servicing								R	R	R		R	R
Storage yard												R	R
Storage of bituminous materials and petroleum products													R
Storage of coal and gas, yards and pockets													R
Street vending and carting							CU	CU	R	CU	CU		R
Sugar refining							R	R	R	R	R	R	
Surgeons													R
Synthetic fibers (manufacturing)							R	R	R	R	R		
Tailor							CU	R	CU	R	CU		
Tattoo and body piercing								R	R	R			
Taverns, bars, and saloons								R	R	R			
Telephone exchanges													
Television station and studios							CU	R	R	R	CU	CU	CU
Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or track, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary building, whichever is sooner	R	R	R	R	R	R	R	R	R	R	R	R	R
Temporary construction worker housing	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Textiles and fibers into fabric goods; spinning, weaving, knitting, manufacturing, dyeing, printing and finishing of goods, yarns, knit goods, threads and cordage												CU	R
Textile bleaching, bleachery, bleaching products, including bluing													R
Theaters, enclosed within a building								R	R	R			
Tire retreading and vulcanizing shop								CU		CU		R	R
Tobacco (including curing) or tobacco products										R		R	R
Tourist homes							R	R	R				
Towers (cellular antenna and small cell towers)	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Towers (radio/tv receiving or transmitting), in accordance with federal communications commission or federal aviation agency requirements	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Toy and hobby stores							R	R	R	R			
Toys and games (manufacturing)								R	R	R	R	R	R
Trade and business schools													
Training schools (industrial and vocational) including internal combustion engine schools										R		R	R
Truck or transfer terminal, freight and motor freight stations										CU		R	R
Upholstery and furniture repair shops								R	R	R		R	R
Upholstery and furniture repair shops, wholesale										R		R	R
Used car sales areas, provided that no repair or reconditioning of automobiles or storage of parts shall be permitted except when enclosed in a building								R	R	R			
Variety stores								R	R	R			

	EST 1	R 1	R 2	R 3	R 4	R 5	B 1	B 2	B 3	B 4	P 1	I 1	I 2
Vehicles, children's including baby carriages, bicycles, scooters, wagons, or similar vehicles (manufacturing)												R	R
Veterinary hospitals								R		R			
Video rental							R	R	R	R	R		
Wall board, plaster board, insulation, and composition flooring													R
Warehouse, mini or self-storage							CU	R	R	R	CU	R	R
Warehouse, storage								CU	R	R		R	R
Warehouse, produce and storage								CU	R	R		R	R
Wearing apparel shops							R	R	R	R			
Welding shops								R		R		R	
Wholesale house and distributors										R		R	
Wood or lumber processing, including sawmills, planing mills, cooperage stock mills, excelsior or packing materials, plywood veneer, wood-preserving treatment, or similar products or processes													R
Wood products												CU	R
Wood products, including furniture, baskets, boxes, crates, or similar products, and cooperage works (except cooperage stockmill)												CU	R
Zero lot line	CU	CU	CU	*	*	*							