**3.6.3. “R-1” Residential -** The purpose of this district is to permit the establishment of single-family uses with lot size sufficient for individual water and sewer facilities. Public water facilities are, however, encouraged where economically feasible.

**3.6.3.a. Permitted Uses -** More than one (1) principal structure per lot or parcel of land shall not be permitted.

**1.** On-site constructed houses.

**2.** Schools for academic instruction and associated facilities.

**3.** Government operated parks and playgrounds.

**4.** Churches, Sunday Schools and parish houses, including accessory kindergartens, nursery schools and childcare centers. A fence and play area shall be provided which shall contain not less than twenty-five (25)square feet per child.

**5.** Cellular Telecommunication Facility.

**3.6.3.b. Accessory Uses -** Such uses are customarily accessory, clearly incidental and subordinate to the permitted uses.

**1.** Private garages, private storage sheds.

**2.** Living quarters with cooking facilities and not rented for guest’s and/or employees of the premises.

**3.** Swimming pools and tennis courts.

**4.** Keeping of not more than two (2) roomers or boarders without kitchen facilities.

**5.** Agricultural uses excluding commercial stock rising (on a lot with a minimum of five (5) acres or more).

**6.** Private, noncommercial parks and open space.

**7.** Home Occupations.

**3.6.3.c. Conditional Uses -** Uses permitted only with Board of Adjustment approval after consideration of the intent and purpose of these regulations and consideration of the guidelines as detailed in the Comprehensive Plan. The Board of Adjustment may attach parking restrictions and other restrictions greater than required by this Regulation if deemed necessary, or attach parking restrictions and other restrictions when such restrictions are lacking.

**1.** Kindergartens, nursery schools and childcare centers for four (4) and not more than twelve (12) children when accessory to and located in the same structure with a single-family residential use. A fence and play area shall be provided which shall contain not less than twenty-five (25) square feet per child and shall be located to the rear of and directly adjacent to the principal structure or use.

**2.** Temporary real estate sales office for the sale of lots located only within the subdivision section in which lots are located, to be removed at the end of one (1) year or when all lots are sold, whichever comes first.

**3.** Cemeteries

**4.** Outdoor commercial recreation areas such as golf courses, zoological gardens, sportsman farms, riding stables, fishing lakes, public swimming pools, tennis courts and campgrounds.

**5.** Private Clubs.

**6.** Security house.

**7.** Lodges, Resort Hotels and Restaurants when associated with a golf course.

**8.** Family Care Units: Additional provisions for Family Care Units:

**(a)** Second dwelling allowed on lot per approval of Environmental Office.

**(b)** All building activities shall conform to provision of the Kentucky Building Code and electric permits shall be acquired prior to the commencement of construction or alteration efforts.

**(c)** Family members allowed are mother, father, daughter, son, brother, sister, grandparents, stepparents, stepbrother, stepsister, and/or step-grandparents.

**(d)** Neighbors are to be notified in writing of the home being placed, with a copy of said writing as well as proof of notice being provided to the Meade County Zoning Administrator.

**(e)** The owner of the real estate on which a family care unit is situated must submit an annual report to the Meade County Zoning Administrator indicating that the purpose for, which the accessory family care unit was approved, has not changed and the unit continues to be occupied in accordance with the approval. Any change of use that does not comply with this provision will result in termination of the right to occupy or use the unit.

**(f)** The owner of the real estate on which a family care unit is situated is subject be fined or enjoined if the family care unit ceases to exist and notified that the accessory family care unit must be removed. The accessory family care unit shall be removed within sixty (60) days of the permissible use ceasing.

**(g)** The accessory family care unit shall not be available to the public for rent.

**(h)** The accessory family care unit shall have a sewerage system (septic system and lateral lines) approved by the Meade County Environmental Office.

**(i)** The family care unit shall constitute an impermissible conditional use if the owner of the real estate on which the unit is situated does not live on the real estate.

**9.** Placement of Modular Housing Units and Qualified Manufactured Homes subject to the compatibility standards in Section 4.3.6. The Board of Adjustments may not accept an application for conditional use under this provision that would knowingly be contrary to any deed restriction or private covenant of record.

**10.** Single Family Dwellings where use of Prefabricated Component Construction Methods are employed subject to the compatibility standards in Section 4.3.6. The Board of Adjustments may not accept an application for conditional use under this provision that would knowingly be contrary to any deed restriction or private covenant of record.

**11.** Applications for conditional use permits submitted pursuant to Section 3.6.3.c.9. or 3.6.3.c.10. of this ordinance must include:

**(a)** Application for Conditional Use Permit

**(b)** Design Plans for the proposed structure

**(c)** A copy of any restrictions or covenants of record pertaining to the proposed construction site.

**(d)** All other documents and attachments normally required for conditional use applications.

**(e)** Other documents and attachments as deemed appropriate by the Board of Adjustments or the Administrative Official.

**3.6.3.d. Dimension and Area Regulations -** The regulations on the dimensions and area for lots and structures are set forth in Section 3.7 Schedules of Dimensions and Area Regulations.