

AGRICULTURAL AND CONSERVATION REGULATIONS

Section 5.500 Rural Zones

Three types of zones are included under this rural grouping. Agricultural, symbolized by “A”, which covers prime areas for agricultural activities; Conservation, symbolized by “C”, comprising woodland and land of topographic characteristics less favorable for agricultural purposes, and possible potential for wildlife reserve; and Stream Valley Reserve, symbolized by “SR”, being rivers and streams and their adjacent areas, considered potential recreational resources for the county residents and outsiders, and desirable to preserve in their natural river landscape condition. The common theme in those zones is preservation of especially valuable assets to Bullitt County against the anticipated urban and suburban types of development which are occurring in the county.

Section 5.501 Agricultural Zone “A”

- a- Principal permitted uses and structures are basically agricultural activities including agricultural crop, dairying, and the raising of farm animals and feeding, and nurseries together with their pertaining structures.
- b- Accessory uses and structures permitted are:
 - 1. Single-family dwelling occupied by the owner or operator of the farm and such additional single-family dwellings as are necessary for occupancy by the tenant farmers, provided that there shall be at least two (2) acres for every dwelling unit.
 - 2. One (1) mobile home is permitted on each farm for the use of the owner or his tenant, and one (1) additional mobile home is permitted on each farm for the use of each member of the owner’s immediate family, provided that there shall be at least

five (5) acres for every mobile home, and provided that each shall conform to the section pertaining to mobile homes in these regulations.

2(a) Mobile home permits being granted under the above section shall be subject to a 300 foot setback line from the following major roadways: Kentucky Highway 44 and Kentucky Highway 61. Access from such mobile homes unto the main road shall be through the access for the main farm only onto the public right-of-ways.

3. Sale on the premises, and the pertaining needed structures for the sale of agricultural products produced on the premises.

*c – To fulfill the purpose of the establishment of this zone, no division of land into less than ten (1) acres for use as residential or uses other than listed in Section 5.300 shall be permitted in an Agricultural Zone. A dwelling constructed as an accessory use on a farm tract which is later subdivided must meet the area requirements of the zone. Subdivisions of land into lots of less than ten (10) acres is permitted for non-residential uses permitted in the “A” zone.

d – The only yard restriction in this zone is a minimum setback required for any building of forty (40) feet from the right-of-way line.

e – No height restrictions are imposed on any structures of the principal and accessory use categories.

f - Land which is used solely for agricultural farming, dairying, stock raising or similar purposes shall have no regulations imposed as to building permits, certificates of zoning compliance, height, yard, locations of court requirements for agricultural buildings, except that;

1. A setback line of forty (4) feet or greater shall be required of all buildings for the protection of existing and proposed streets and highways.

2. All buildings or structures in a designated floodway or floodway plain which tend to increase flood height or obstruct the flow of flood waters shall be regulated by the Planning Commission, and therefore require the site plan review and approval of the Bullitt County Planning Commission.

Section 5.502 Conservation Zone “C”

*a – Principal permitted uses and structures include, in addition to those agricultural activities regulated in “A” zone, forestry, single-family, homes, vacation-oriented services, vacation bungalows, and cabins. To fulfill the purpose of the establishment of this zone, the division of property into less than three (3) acres shall not be permitted.

b – Accessory uses and structures permitted include group eating facilities for group lodging camps, and travel trailer parks, sale and roadside stands for the sale of agricultural products grown on the premises, picnicking and rest facilities.

*See Appendices A & B

c – Single-family homes on one (1) acre minimum. A single mobile home on a three (3) acre lot minimum. Group lodging, camps, and travel trailer parks for a temporary stay not exceeding three (3) months, are also permitted provided they are located on a single tract of not less than ten (10) acres, and resulting in an overall net density not exceeding five (5) units per acre.

d – Same setback and yard requirements regulating “A” zone shall apply.

e - No building or structure shall exceed two and one –half (2 ½) stories or thirty five (35) feet in height.

f - Special development standards; no roofed building or buildings shall cover, individually or collectively, more than twenty (20) percent of lot area. Vacation dwellings, used only on a seasonal basis may be exempted from the requirements of direct access to a public road; however, the

Planning Commission shall require appropriate design features for vacation home subdivisions as these may become permanent dwellings.

Section 5.503 Stream “Valley Reserve Zone “SR”

a - Principal permitted uses are similar to those regulated in the “A” zone, and public and private open space recreation areas which are being defined to include only recreation land retained primarily in the natural state and used only as picnic areas, trails, and similar uses which do not change the natural landscape pattern. Construction of recreation buildings or other related intensive development (swimming pools, parking lots, and paved game areas) which materially changes the natural landscape shall require a conditional use permit. This shall include vacation lodges and camps and their accessories, research laboratories and non-polluting water oriented industries.

b - Accessory uses and structures are the same as those regulated by “C” zone.

c - To fulfill the purposes of establishing this zone, in any and all cases where construction of buildings is involved a minimum area of ten (10) acres shall be required, except for industrial use, in which case a minimum of thirty (30) acres shall be required. In any and all cases development shall not be allowed where natural features, such as floodway plains or steep slopes, make such development unsafe or undesirable. As a general policy, in sections of the zone where level land borders a river or stream, permanent development shall not be permitted closer than one hundred and fifty (150) feet to the normal high water line, except for such facilities which must be located at the water’s edge, as docks or fishing jetties.

d - Same setback and yard requirements as regulated in “A” zone shall apply.

e - Same height requirements regulating a “C” zone shall apply.

f - Special development standards; same lot coverage restrictions.
Vacation home subdivision regulating a "C" zone shall apply.