

10 **Section 43 – Urbanizing Residential District (UR)**

11 I. The UR district is distinguished from, and is not intended to conflict with the provisions
12 of KRS 100.201 (3).

13 A. Permitted Uses: In the UR District, the following uses are permitted:

14 1. Accessory uses as may be normally incidental to the permitted principle
15 use, but not including the use of manufactured homes, mobile homes or
16 semi trailers as accessory structures, nor the parking of unoccupied
17 manufactured or mobile homes.

18 2. Agricultural uses as defined herein

19 3. Assisted care homes

20 4. Cemeteries and their customary accessory buildings

- 1 5. Churches and their customary accessory buildings
- 2 6. Community centers
- 3 7. Golf courses and accessory buildings for the maintenance and operation of
- 4 the course
- 5 8. Government buildings and facilities
- 6 9. Home based business, as defined.
- 7 10. Multi-family dwellings
- 8 11. Planned unit developments, on tracts of land of five (5) acres or more in
- 9 area in accordance with McCracken County Ordinances.
- 10 12. Public and private utility uses
- 11 13. Public and parochial schools
- 12 14. Public Facility
- 13 15. Public parks and recreation areas
- 14 16. Single-family dwellings
- 15 17. Two-family dwellings, duplexes and Town Homes
- 16 B. Conditional Uses: Conditional uses for the UR Rural Residential District that
- 17 may be permitted by the Board of Zoning Adjustment are shown as follows. The
- 18 Board shall follow the provisions of Section 34 of the ordinance when considering
- 19 applications for conditional uses.
- 20 1. Private, religious, or charitable clubs

1 E. Minimum lot width requirements;

2 Seventy-five (75) ft.

3 F. Minimum area requirements for Multi-family dwellings

4 Minimum lot area per unit, 4,000 square feet.

5 G. Parking and Vehicle Circulation Requirements;

6 1. Single-family – two spaces per unit

7 2. Two-family – two spaces per unit

8 3. Multi-family – two spaces per unit

9 4. Non-residential – four spaces per 1,000 square feet of building area; or as

10 approved by the zoning administrator

11 H. Screening Requirement – Non-residential uses shall screen adjacent properties as

12 approved by the zoning administrator.