

Section 43 – Urbanizing Residential District (UR)

- I. The UR district is distinguished from, and is not intended to conflict with the provisions of KRS 100.201 (3).
 - A. Permitted Uses: In the UR District, the following uses are permitted:
 1. Accessory uses as may be normally incidental to the permitted principle use, but not including the use of manufactured homes, mobile homes or semi trailers as accessory structures, nor the parking of unoccupied manufactured or mobile homes.
 2. Agricultural uses as defined herein
 3. Assisted care homes
 4. Cemeteries and their customary accessory buildings
 5. Churches and their customary accessory buildings
 6. Community centers
 7. Golf courses and accessory buildings for the maintenance and operation of the course
 8. Government buildings and facilities
 9. Home based business, as defined.
 10. Multi-family dwellings
 11. Planned unit developments, on tracts of land of five (5) acres or more in area in accordance with McCracken County Ordinances.
 12. Public and private utility uses
 13. Public and parochial schools
 14. Public Facility
 15. Public parks and recreation areas
 16. Single-family dwellings
 17. Two-family dwellings, duplexes and Town Homes
 - B. Conditional Uses: Conditional uses for the UR Rural Residential District that may be permitted by the Board of Zoning Adjustment are shown as follows. The Board shall follow the provisions of Section 34 of the ordinance when considering applications for conditional uses.
 1. Private, religious, or charitable clubs
 2. Home occupations as defined
 3. Nursing homes
 4. Nursery schools and day care centers
 5. Hospitals and medical clinics

- 6. Commercial Storage
- C. Minimum yard requirements
 - 1. Residential Uses
 - Front yard: 30 feet
 - Side yard: 8 feet
4 feet (accessory buildings)
 - Rear yard: 25 feet
8 feet (accessory buildings)
 - 2. Non-Residential Uses
 - Front yard: 75 feet
 - Side yard: 25 feet
 - Rear yard: 25 feet
- D. Minimum area requirements
Minimum lot area: 7,500 sq. ft.
- E. Minimum lot width requirements;
Seventy-five (75) ft.
- F. Minimum area requirements for Multi-family dwellings
Minimum lot area per unit, 4,000 square feet.
- G. Parking and Vehicle Circulation Requirements;
 - 1. Single-family – two spaces per unit
 - 2. Two-family – two spaces per unit
 - 3. Multi-family – two spaces per unit
 - 4. Non-residential – four spaces per 1,000 square feet of building area;
or as approved by the zoning administrator
- H. Screening Requirement – Non-residential uses shall screen adjacent properties as approved by the zoning administrator.