

CITY OF WEST POINT ORDINANCE 2021-04

AN ORDINANCE AMENDING CHAPTER 152.030 OF THE
WEST POINT'S LAND USAGE ORDINANCE
BE IT ORDAINED BY THE CITY OF WEST POINT,
KENTUCKY, THAT CITY ORDINANCE CHAPTER 152.030 IS HEREBY AMENDED AS FOLLOWS:

152.030R-2 SINGLE-FAMILY MEDIUM DENSITY DISTRICT.

(A)Description. This district is composed of medium density single-family detached site constructed West Point - Land Usage 30 homes in certain areas of the city, as well as certain open areas where similar residential development is appropriate. The regulations for this district are designed to stabilize and protect the essential characteristics desired in the district, to promote and encourage a suitable environment for family life, and to promote orderly planning and development of land uses by limiting activities other than residential in nature from this district. Public and private parks and schools are permitted within the district provided that they serve the residents of the district. More than 1 permitted principal structure per lot or parcel of land shall not be permitted.

(B) Permitted Primary Uses.

- (1) Single-family detached site constructed dwellings.
- (2) Schools for academic instruction and associated facilities.
- (3) Churches, nursery schools and childcare centers for 4 or more children.
- (4) Government operated parks and playgrounds.
- (5) A resident shall only house twelve non-crowing and no more than two crowing poultry. All crowing and non-crowing poultry shall be kept in a fence or structure of sufficient height and construction to prevent the animals from leaving the owner's property. The fence or structure must be in good repair. The fence or structure shall have at least, three square feet of space of shelter per crowing or non-crowing poultry and six square feet of space of run per crowing or non-crowing. All gates or doors to the fence or structure shall fit properly and shall be locked or secured by latch. The structure shall be fifty feet away from any house or dwelling except that of the poultry owner and free from odors and rodents. All feed shall be kept in plastic or metal containers with a lid sufficient enough that the feed will be kept dry and free from rodents.

(C) Permitted Accessory Uses

- (1) Private garages, private storage sheds and private parking areas.
- (2) Private swimming pools and tennis courts.
- (3) Agricultural uses excluding commercial stock raising.
- (4) Private noncommercial parks and open space.
- (5) Living quarters with cooking facilities and not rented for guests and employees of the premises.
- (6) Keeping of not more than 2 roomers or boarders without kitchen facilities.
- (7) Home occupations.

(D) Permitted Conditional Uses. (Uses permitted only with Board of Adjustment approval after consideration of the intent and purpose of these regulations.)

(1) Kindergartens, nursery schools and childcare centers for 4 and not more than 12 children when accessory to and located in the same structure with a single-family residential use. A fence and screened play area shall be provided which shall contain not less than 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 1 year or when all the lots are sold, whichever Zoning Code 31 comes first.

(3) Cemeteries.

(4) Outdoor commercial recreation facilities such as golf courses, zoological gardens, sportsman farms, riding

stables, fishing lakes, swimming pools, ball fields, tennis courts and campgrounds.

(E) Yard Area Minimum Requirements. (1) Lot area is 7,500 square feet.

(2) Lot width is 80 feet.

(3) Front yard setback is 20 feet.

(4) Rear yard setback is 25 feet.

(5) Side yard setback is 10 feet on both sides of each lot.

(6) On a corner lot or a lot fronting on 2 streets, the required front yard setback shall be required on the side yard facing the street.

(F) Maximum Requirements.

(1) Lot coverage is 35%.

(2) Building height is 2 stories or 30 feet.

(G) Private Sewage Systems. Where private sewage systems or on-site septic treatment facilities are used, the minimum lot area and rear yard setbacks shall be those required by the Health Department. (Ord., ' 3.8.3, passed 5-23-2002)

Read at a meeting of the West Point City Council on the ¹⁰th day of May 2021. A second reading was held on the day 14 of June, 2021.



William C. Ash, Mayor City of West Point



Saundra Gaye Moore City Clerk/Treasurer

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