

**CITY OF GRAYSON, KENTUCKY  
PLANNING AND ZONING REGULATIONS**

**ARTICLE 3**

**GENERAL ZONE AND DISTRICT REGULATIONS**

ESTABLISHED BY: ORDINANCE #13-2001 on NOVEMBER 6, 2001

AMENDED: ORD #1-2004; FEBRUARY 3, 2004--- ORD #5-2019; SEPTEMBER 10, 2019--- ORD #5-2010;  
JUNE 22, 2010--- ORD #4-2013; SEPTEMBER 10, 2013

**3.1 APPLICATION OF ZONE AND DISTRICT REGULATIONS.**

The regulations set by this Zoning Ordinance within each zone and district shall be minimum or maximum limitations, as appropriate to the case, and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided.

- 3.10 No large storage units, huts, pods, or structures shall be permitted within the city limits of Grayson, Kentucky, unless located along major Highway Business areas. This is inclusive of but not limited to Quonset huts, storage pods, and shipping containers.

Storage structures located within the permitted storage structure areas (Highway Business) shall be screened from the public roads and from adjacent residences. Furthermore, the storage structure must be painted to match the color of the business building.

No storage units, huts or pods shall be used as dwelling units in any zone. If any storage units, huts or pods are used for training purposes, they must be either temporary, for less than 30 days, or if used as a permanent training facility, the units must be screened from the view of public roads and from adjacent residences. Furthermore, the storage structure must be painted to match the color of the business building.

In addition, any storage units, huts, or pods used as a permanent training facility must have a foundation, and other safety measures, as determined by the International Code Council (ICC).

- 3.11 No part of a yard, open space, off- street parking, loading space or other special use area required about or in connection with any building or land for the purpose of complying with this Zoning Ordinance, shall be included as a part of a yard, open space, off-street parking, loading space or other special use area similarly required for any other building or land unless otherwise specifically permitted in this Zoning Ordinance.

- 3.12 No yard or lot existing at the time of adoption of this Zoning Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the adoption of this Zoning Ordinance shall meet at least the minimum requirements established by this Zoning Ordinance.

- 3.13 There shall be no more than one principal structure and its accessory structures on any lot or parcel of land unless otherwise specifically permitted in this Zoning Ordinance or unless the Commission approves a development plan provided by Article 16 hereinbelow.

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- 3.14 No structure shall be erected on any lot or tract of land which does not adjoin and have direct access to a street or other public right-of-way for at least twenty (20) feet unless otherwise specifically permitted in this Zoning Ordinance.

**3.2 YARD REQUIREMENTS ALONG LESS RESTRICTED ZONE BOUNDARY LINE.**

Along any zone boundary line, any abutting side yard or rear yard on a lot adjoining such boundary line in the less restricted zone shall have a minimum width and depth equal to the required minimum width and depth for such yards in the more restricted zone.

- 3.21 The side yard requirements for all principal buildings on corner lots shall conform to the setback lines set for buildings along the street considered to be the side street to the corner lot as well as meeting the setback requirements for the front yard. Accessory buildings shall conform to setback lines established on either street.

**3.3 OBSTRUCTIONS TO VISION AT STREET INTERSECTIONS.**

Within the area defined by the intersection of any two right-of-way center lines of streets, or of streets and railroads, and a straight line intersecting those two right-of-way streets and railroads, and a straight line intersecting those two right-of-way lines at points thirty (30) feet from their intersection, no obstructions to vision between a height of two and one-half (2-1/2) feet and ten (10) feet above the imaginary plane defined by those three points of intersection are permitted. This regulation shall not be deemed to prohibit any necessary retaining wall.

**3.4 FRONT YARDS.**

- 3.41 **Yard on Street Side on Lot Adjoining or Facing Residential Zone.** On a lot in any nonresidential zone sharing the same block front with a lot in any Residential Zone the minimum front yard required shall equal in depth the front yard required for that Residential Zone.
- 3.42 **Front Yards on Through Lots.** In any zone where a lot runs through a block from street to street, a front yard, as otherwise required shall be provided along each street lot line.

**3.5 ADDITIONAL YARD REQUIREMENTS FOR CERTAIN MULTI- FAMILY STRUCTURES.**

In addition to other yard requirements, whenever the principal entrances to a multi- family structure or to the individual dwelling units therein, face on the side yard portion of a building, whether opening on an interior hall or to the exterior, each side yard width shall not be less than the front yard requirement. No parking shall be permitted within the side yard space required under this provision.

**3.6 WALLS AND FENCES.**

- 3.61 No barbed wire fences shall be permitted within Residential Zone; provided, however that protective devices utilizing barbed wire may be installed upon walls

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or fences constructed or used in conjunction with a commercial, industrial, or recreation use in a Residential Zone.

- 3.62 In any residence or business, a wall or fence of not more than four (4) feet in height maybe erected or maintained within a front yard, and a wall or fence of not more than eight (8) feet in height may be erected in any other yard. No height restriction shall be placed on a wall or fence erected or maintained in any Industrial Zone.

**3.7 PROJECTIONS.**

- 3.71 Covered porches, stairways, terraces or other similar features, the floor level of which is not over three (3) feet above the average furnished grade and which do not extend above the level of the first floor of the building, when open and unenclosed, may project into a required front, side or rear yard not more than eight (8) feet, provided that such covered porches, stairways, terraces or other similar features conform to the provisions of Section 3.74 of this Article.
- 3.72 Fire escapes may extend not more than three (3) feet into any required court or side yard and fire escapes or outside stairways may extend not more than five (5) feet into any required rear yard.
- 3.73 Chimneys, flues, belt courses, leaders, stills, pilasters, lintels, ornamental features, cornices, eaves, gutters and the like may extend not more than twenty- four (24) inches into any required yard.
- 3.74 Notwithstanding any other provision of this subsection, no projection shall extend into any required side yard more than one-third (1/3) the width of such yard, nor into any required court more than one-fourth (1/4) the width of such court, nor within ten (10) feet of the front or rear lot line, nor within three (3) feet of any accessory building; provided, however, that such limitations shall not apply to terrace and steps inside yards, or to a loading dock or tailboard required in connection with an industrial siding.

**3.8 AGRICULTURAL LAND USE EXEMPTIONS.**

Notwithstanding any other provision of this Zoning Ordinance, land which is used solely for agricultural, farming, or similar purposes shall have no regulations imposed as to building permits, certificates of occupancy, height, yard, location or courts requirements for agricultural buildings except that setback may be required for the protection of existing and proposed streets and highways that all buildings or structures in a designated floodway or flood plain or which tend to increase flood heights or obstruct the flow of flood waters may be fully regulated.

**3.9 ADDITIONAL REQUIREMENTS FOR MAIN STREET RENAISSANCE DESIGNATED AREA.**

Because it is the desire of the Planning & Zoning Commission to maintain the architectural design of the majority of the old structures in the Renaissance Area, it has been decided that all new structures built or existing structures remodeled in this area must be similar in appearance and design to the older structures which are constructed of brick and stone. Any

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new structure built, or any existing structure remodeled in the Renaissance Area must be approved for appearance and design by the Planning & Zoning Commission before construction or remodeling is begun.

The Main Street Renaissance Designated Area shall include the Grayson Gallery and Art Center building, located at 301 East Third Street, the Grayson Area Tourism Cabin located at 205 Park Street, the Grayson City Building, located at 302 East Main Street, and includes Main Street, both the north and south sides from the intersection of Carol Malone Boulevard and Main Street, west to South Hill Street on the south side and Veterans Square on the north side, including the Carter County Court House.