

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

**ARTICLE 9**

**RESIDENTIAL ZONES**

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

AMENDED: Ord 10-2003; June 3, 2003-- Ord 13-2003; August 5, 2003-- Ord 3-2005; June 21, 2005—  
Ord 7-2010; June 22, 2010

**9.1 INTENT.**

There shall be three (3) residential zones. The R-1 zone shall be a low-density zone permitting five (5) or less dwelling units per acre. The medium to high-density residential zone, R-2, shall permit up to twelve (12) dwelling units per acre. The R-3 zone will also permit up to twelve (12) dwelling units per acre. The principal accessory and conditional permitted uses, all lot, yard, height regulations, shall be the same for all three (3) residential zones unless otherwise specifically set forth. It is the intent of the residential zones to provide a mixture of housing uses compatible with each other; to preserve and protect existing residential uses and property values; and to encourage the development of new residential neighborhoods.

**9.2 PERMITTED USES.**

The uses permitted in any residential zone may also include therein structures used by governmental agencies, either city, county, state or federal. Said buildings shall comply in all other respects to the lot, yard, and height requirements set forth in Article 9 and shall in all other respects comply with the zoning ordinance adopted November 2001. The uses permitted in R-1 residential zones are: single family detached dwellings, the uses permitted in R-2 residential zones are single family dwellings, multi-family dwellings, including duplexes, townhouses and apartments, board or lodge houses available for hire to persons primarily not transients. The uses permitted in R-3 residential zones are the same as R-2, including individual mobile homes with the same lot restrictions as individual family dwellings. Mobile homes are excluded from the R-1 and R-2 zones unless they meet the compatibility standards of Senate Bill 197, as outlined in Section 9.2A.

**9.2A COMPATIBILITY STANDARDS FOR MANUFACTURED HOMES.**

- (A) "Compatibility Standards" means standards that have been enacted by a local government under the authority of this section for the purpose of protecting and preserving the monetary value of real property located within the local government's jurisdiction.
- (B) "Local Government" means a city, county, urban-county government, charter county government, or consolidated local government that is engaged in planning and zoning under KRS Chapter 100.
- (C) "Qualified Manufactured Home" means a manufactured home that meets all of the following criteria:
  - 1. Is no older than two (2) years of the date of manufacture to the date of application for a building permit. This means the manufactured home is purchased new for the first time having had no prior occupants.
  - 2. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570. All homes must be installed by a certified installer, installation regulated and inspected by

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Kentucky State Fire Marshal's Office. Local government inspectors will be responsible for inspection of the utility connections from the perimeter of home to the source.

3. Has a width of at least twenty-four (24) feet at its smallest width measurement or is two (2) stories in height and oriented on the lot or parcel so that its main entrance faces the street.
4. Has a minimum total living area of one thousand two hundred (1,200) square feet, and is not located in a manufactured home land-lease community.
5. The entire perimeter of the structure must be enclosed with masonry foundation.

(D) "Permanent Foundation" means a system of supports that is:

1. Capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure.
2. Constructed of concrete and placed at a depth below grade adequate to prevent frost damage (24" Minimum).

(E) Section 3 of KRS 100.348 states in part and is hereby adopted as part of the Zoning Ordinance under Section 9.2A as follows:

Any local government may adopt and enforce, and the City of Grayson does hereby adopt and enforce as a part of its zoning regulations, compatibility standards governing the placement of qualified manufactured homes in residential zones within the local government's jurisdiction. Compatibility standards shall be adopted, amended, and enforced in the same manner as other zoning regulations and shall be in addition to any zoning regulations that are generally applicable to single-family residences. The compatibility standards shall be designed to ensure that when a qualified manufactured home is placed in a residential zone it is compatible in terms of assessed value or replacement value (whichever is higher) as determined by a qualified insurance appraiser, with existing housing located in the same one-eighth (1/8) (660 feet) mile radius from the proposed location of the qualified manufactured home. The compatibility standards adopted by a local government shall relate to architectural features that have a significant impact on the overall value of the structure, including, for example, but not limited to features such as:

1. Roof pitch- nothing less than 5" to 12".
2. Type and quality of exterior finishing materials- No flat metal siding.
3. Masonry foundation.
4. Existence and type of attached structures- No attached structures allowed. Storage buildings would have to meet same standards as allowed by residential zone restrictions.
5. Homes that are manufactured off-site and then transported to the site in two or more sections, require assembly and placed on permanent foundations, and homes that are designed for permanence and utilize architecture and building designs found in other single family dwelling units.

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Nothing in this section shall be construed to affect, modify, or abolish restrictions contained in recorded deeds, covenants, or developers' subdivision restrictions.

Nothing in this section shall be construed as limiting in any way the authority of local governments to adopt regulations designed to protect historic properties of historic districts.

**9.3 ACCESSORY USES.**

The following uses which are customarily accessory, clearly incidental and subordinate to principal permitted uses are permitted in all residential zones as accessory uses; keeping not more than four (4) roomers or boarders by a resident family as referred in Section 18.1; private garages, storage sheds, parking areas, swimming pools, tennis courts, and other similar uses.

**9.4 CONDITIONAL USES.**

The following uses may be permitted in all residential zones as conditional uses upon approval by the Board of Adjustment: churches and Sunday schools and parish houses; day care facilities provided there is a fenced and screened play lot; cemeteries; hospitals, sanitariums, and nursing homes; schools and colleges of academic and vocational instruction; libraries; funeral homes, religious and charitable institutions and private clubs, but not including a chief activity open to the public and operated as a business; recreational facilities such as parks, golf courses, country clubs, sportsman farms,=campgrounds, fishing lakes, swimming pools, and tennis courts, but not including activities open to the public and operated as a business; boarding or lodging houses available for hire to persons primarily not transients and home occupations.

**9.5 LOT, YARD, AND HEIGHT REQUIREMENTS.**

**9.51 Minimum Lot Sizes.**

- R-1 Single-family is 15,000 square feet
- R-2 Single-family is 8,000 square feet plus 3,500 square feet for each additional dwelling unit
- R-3 Single and Multi- family is 5,000 square feet plus 2,500 square feet for each additional dwelling unit

**9.52 Minimum Lot Frontage.**

	<u>Single-Family</u>	<u>Multi-Family</u>
R-1	85'	N/A
R-2	50'	80'
R-3	50'	80'

**9.53 Minimum Front Yard- Single or Multi- Family**

- R-1: 30'
- R-2: 25'
- R-3: 25'

**9.54 Minimum Side Yards- Single or Multi- Family.**

- R-1: 9'
- R-2: 8'
- R-3: 7'

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9.55	Minimum Rear Yard.		
	<u>Single- Family</u>	<u>Multi- Family</u>	
	R-1:	40'	N/A
	R-2:	30'	30'
	R-3:	25'	25'
9.56	Minimum Usable Open Space- Rear.		
	<u>Single- Family</u>	<u>Multi- Family</u>	
	R-1:	35%	N/A
	R-2:	35%	20%
	R-3:	35%	20%
9.57	Maximum Lot Coverage.		
	<u>Single- Family</u>	<u>Multi- Family</u>	
	R-1, 2, or 3:	50%	R-2, 3      65%
9.58	Maximum Height.		
	R-1, 2, or 3:	45'	R-2 or 3: 2:1 height to side yard ratio

**9.6 MOBILE HOMES.**

Individual mobile homes are allowed in the R-3 Zone but must abide by the lot, yard, and height requirements of this Article.

**9.7 AMENDMENTS TO ZONING ORDINANCES IN RESIDENTIAL AREAS.**

This section applies only to structures in residential areas with pre-existing lot sizes smaller than Planning and Zoning Ordinance requirements as of the date the original Ordinance was approved on November 11, 2001.

- 9.71 In R-1 zones where pre-existing lot is less than 10,000 square feet, the following set backs and regulations will apply:  
Front yard – 20 feet, Rear yard – 15 feet, Side yards – 6 feet
- 9.72 In R-2 zones where pre-existing lot is less than 8,000 square feet, the following set backs and regulations will apply:  
Front yard – 15 feet, Rear yard – 5 feet, Side yards – 3 feet
- 9.73 In R-3 zones where pre-existing lot is less than 5,000 square feet, the following set backs and regulations will apply:  
Front yard-15 feet, Rear yard – 5 feet, Side yards – 3 feet.  
Minimum usable open space in R-2, R-3 – rear 10%. Maximum lot coverage in R-2, R-3 – 75%.

SEE ALSO, ARTICLE 3; GENERAL ZONE AND DISTRICT REGULATIONS  
SEE ALSO, ARTICLE 4.2; NON CONFORMING LOTS OF RECORD

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SEE ALSO, ARTICLE 4.3; NON CONFORMING USES OF STRUCTURES OR  
STRUCTURES AND PREMISES IN COMBINATION

SEE ALSO, ARTICLE 13; FLOODPLAIN DISTRICT

SEE ALSO, ARTICLE 18; HOME OCCUPATION STANDARDS

SEE ALSO, ARTICLE 20; DEFINITIONS