

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

**ARTICLE 8**

**AGRICULTURAL ZONE (A)**

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

AMENDED: Ord 1-2004; February 3, 2004.

**8.1 INTENT**

The intent of the Agricultural Zone (A) is to preserve, promote, and protect the rural character of the land including agricultural uses, significant natural features, wooded areas, water courses, existing and potential lake sites, wildlife habitat, present and future water supplies, other recreational and conservation resources, and to minimize erosion of soil, siltation, and pollution of streams and lakes.

**8.2 PERMITTED USES**

Uses permitted in an "A" Zone are: agriculture including farming, greenhouses and nurseries, and forestry; recreational uses and facilities including parks, playgrounds, golf courses, country clubs, sportsman clubs, fishing lakes, and campgrounds; and other uses substantially similar to those listed herein.

**8.3 ACCESSORY USES**

The following uses and structures which are customarily accessory, clearly incidental and subordinate to principal permitted uses shall be permitted as accessory uses; accessory uses and structures to principal permitted uses e.g. tenant homes, agricultural structures, parking areas, and garages; home occupations; the sale on the premises of agricultural products produced on the premises (when sold from a roadside stand, the stand shall be a temporary structure, removed during the winter months, set back from any road right-of-way at least fifty (50) feet and constructed in such location as to not create a traffic hazard, and have adequate off-road parking); keeping of roomers or boarders by a resident family.

**8.4 CONDITIONAL USES**

The following conditional uses may be permitted only upon the approval of the Board of Adjustment: airports, landing strips, cemeteries, sewage treatment plants, landfills, disposal of garbage or refuse, hospitals, sanitariums, golf driving ranges, target shooting ranges, radio and television transmitting or relay facilities, cellular communication towers, art or antique shops, private marina or commercial boat dock, public utility non-service facilities, commercial kennels, churches, Sunday schools and parish houses, school and colleges for academic and vocational education.

**8.5 LOT, YARD, AND HEIGHT REQUIREMENTS**

8.51 Lot Size. Five (5) acres.

8.52 Lot Frontage. Two hundred (200) feet.

8.53 Front Yard Setback. Fifty- (50) feet from right-of-way line.

8.54 Each Side Yard. Fifty- (50) feet.

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8.55 Rear Yard. Fifty-(50) feet.

**8.6 EXCEPTIONS**

Land which is used solely for agricultural, farming, or similar purposes shall not be subject to the regulations imposed in this Zoning Ordinance as to Building Permits, Certificates of Occupancy, height, yard location or location requirements for agricultural buildings, except that the minimum setback lines shall be valid and 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 subject to all regulations applicable thereto.

SEE ALSO;  
ARTICLE 20      DEFINITIONS