

**TEXT AMENDMENTS
TO OLDHAM COUNTY
COMPREHENSIVE ZONING ORDINANCE**



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October 2008

Amendments to Oldham County Comprehensive Zoning Ordinance

Division 10, Sec 010-040:

Rescind (B)(1):

1. Adopt, reject, or amend the Oldham County Comprehensive Plan, herein after referred to as the “Comprehensive Plan”, Zoning Ordinance., or Oldham County Subdivision Regulations, herein after referred to as the “Subdivision Regulations”, that have been submitted by the Oldham County Planning and Zoning Commission.

Replace with:

1. Adopt, reject, or amend the Oldham County Comprehensive Plan, herein after referred to as the “Comprehensive Plan” or Zoning Ordinance.

Division 20, Sec. 020-030:

Rescind:

Special

Airports, Heliports, and other Airship or Flying Machine Take-off or Landing Facilities
Borrow Pits, Quarry, Gravel Pit or Stone Mill
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Extraction and Development of Natural Resources
Race Tracks

Replace with:

Special

Airports, Heliports, and other Airship or Flying Machine Take-off or Landing Facilities
Bed and Breakfasts
Borrow Pits, Quarry, Gravel Pit or Stone Mill
Cemeteries, Mausoleums and Crematories
Commercial Lakes
Extraction and Development of Natural Resources
Race Tracks

Division 30, Sec. 030-030

Rescind:

Special

Borrow Pits, Quarry, Gravel Pit, or Stone Mill
Commercial Lakes
Extraction and Development of Natural Resources

Replace with:

Special

Bed and Breakfasts
Borrow Pits, Quarry, Gravel Pit, or Stone Mill
Commercial Lakes
Extraction and Development of Natural Resources

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Division 70, Section 070-040

Rescind:

Minimum Common Open Space

- _sq. ft. per dwelling unit

Replace with:

Minimum Common Open Space:

- 250 sq. ft. per dwelling unit

Division 80, Section 080-040

Rescind:

Minimum Common Open Space

- _sq. ft. per dwelling unit

Replace with:

Minimum Common Open Space:

- 250 sq. ft. per dwelling unit

Division 170, Sec 170-040

Add:

Maximum Structure Height:

Reserved for Image

- 45 feet

Division 170, Sec. 170-030

Rescind:

Light Industrial

Contractor's Equipment Storage
Grain and Feed Storage and Sales

Replace with:

Light Industrial

Contractor's Equipment Storage
Grain and Feed Storage and Sales
Mini-Warehouses/Self Storage Facilities

Division 180, Sec. 180-030

Rescind:

Light Industrial

Carting and Express Hauling Establishments
Contractor's Equipment Storage
Grain and Feed Storage and Sales

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Replace with:

Light Industrial

Carting and Express Hauling Establishments
Contractor's Equipment Storage
Grain and Feed Storage and Sales
Mini-Warehouses/Self Storage Facilities

Division 190, Sec. 190-020

Rescind:

Light Industrial

Aircraft Factory or Hangar, not including wind tunnel and testing field
Blacksmith Shop or Horse Shoeing Establishment
Boat and Marine Supplies
Boat Building
Box Factory
Lumber Storage, Millwork, and Sales

Replace with:

Light Industrial

Aircraft Factory or Hangar, not including wind tunnel and testing field
Blacksmith Shop or Horse Shoeing Establishment
Boat and Marine Supplies
Boat Building
Box Factory
Lumber Storage, Millwork, and Sales
Mini-Warehouses/Self Storage Facilities

Division 200, Sec. 200-020

Rescind:

Light Industrial

Aircraft Factory or Hangar, not including Wind Tunnel and Testing Field
Blacksmith Shop or Horse Shoeing Establishment
Boat Building, Boat and Marine Supplies
Box Factory
Brewery, Distillery
Lumber Storage, Millwork, and Sales

Replace with:

Light Industrial

Aircraft Factory or Hangar, not including Wind Tunnel and Testing Field
Blacksmith Shop or Horse Shoeing Establishment
Boat Building, Boat and Marine Supplies
Box Factory
Brewery, Distillery
Lumber Storage, Millwork, and Sales
Mini-Warehouses/Self Storage Facilities

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Division 190, Sec. 190-040

Rescind:

Minimum Front Yard Setback:

- None

Replace with:

Minimum Front Yard Setback:

- 100 feet (Parking with a minimum of 35 feet front yard setback shall be permitted in this area)

Division 200, Sec. 200-040

Rescind:

Minimum Front Yard Setback:

- None

Replace with:

Minimum Front Yard Setback:

- 100 feet (Parking with a minimum of 35 feet front yard setback shall be permitted in this area)

Division 250, Sec. 250-030

Rescind (G) & (H) and replace them with the following:

G. Rear Yard Rules for Accessory Structures:

1. All accessory structures shall be set back from the rear and side property lines a minimum of five feet (5').
2. Accessory structures shall not occupy more than thirty-five percent (35%) of the area between the rear property line and the principal structure.

Division 260, Sec. 260-030

Rescind paragraph (1) and replace it with the following:

1. Conditional Use Permit Required: All accessory structures over one hundred twenty (120) square feet, after the first, may be granted a conditional use permit by the appropriate Board of Adjustments, only after a public hearing as a Conditional Use application.
2. Location
 - a. An accessory structure is part of the principal structure when it is attached to the principal structure by a breezeway and shall comply with the applicable yard setbacks of the zoning district in which it is located.
 - b. An accessory structure shall not be located between the principal building and the front property line.

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- c. Accessory structures shall not occupy more than thirty-five percent (35%) of the area between the rear property line and the principal structure.
- d. A free-standing accessory structure shall be detached a minimum distance of five feet (5') from structures.
- e. All accessory structures shall be set back from the rear and side property lines a minimum of five feet (5').
- f. Accessory structures shall not occupy more than thirty-five percent (35%) of the area between the rear property line and the principal structure.
- g. Accessory structures for agricultural uses shall comply with the setback requirement for the principal structures of the zoning district in which it is located.

Division 250, Sec. 250-080

Rescind:

A Qualified Manufactured Home means a manufactured home that meets all of the following criteria:

- 1. Is manufactured on or after July 15, 2002;
- 2. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570;
- 3. Has a width of at least twenty feet (20') at its smallest width measurement or is two (2) stories in height and oriented on the lot or parcel so that its main entrance door faces that street;
- 4. Has a minimum total living area of nine hundred (900) square feet and
- 5. Is not located in a manufactured home land-lease community.

Replace with:

A Qualified Manufactured Home means a manufactured home that meets all of the following criteria:

- 1. Is manufactured on or after July 15, 2002;
- 2. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570;
- 3. Has a width of at least twenty feet (20') at its smallest width measurement or is two (2) stories in height and oriented on the lot or parcel so that its main entrance door faces that street;
- 4. Has a minimum total living area of nine hundred (900) square feet (Qualified manufactured homes less than 900 square feet living area are subject to a conditional use permit); and
- 5. Is not located in a manufactured home land-lease community.

Division 250, Create a New Section

Create Sec 250-200 as follows:

Sec. 250-200 Scenic Corridors

Purpose

1. To create the basis for visual character within and along certain primary arterials identified in the Major Thoroughfare Plan with a particular emphasis on retaining the traditional cultural heritage of Oldham County.
2. To preserve, restore or enhance Oldham County's major entry points or gateways which provide residents or visitors with a "first impression" of Oldham County through streetscape and development guidelines.
3. To provide quality aesthetic visual experiences for travelers of the Oldham County's major thoroughfares.
4. To protect scenic corridors from encroachment of inappropriate land uses such as adult entertainment establishments, junkyards, dumps, rendering plants, gravel pits.
5. To mitigate uses which detract from scenic values through proper siting, landscaping and/or screening.
6. To regulate grading to prevent erosion and cause minimal alteration of existing contours and to preserve important vegetative features along the highway.
7. To avoid the proliferation of signs and billboards along Oldham County's primary arterials.

Scenic Corridors Designated

The following road segments in Oldham County are designated as Scenic Corridors:

- Interstate 71 from the Jefferson County Line to the Henry County Line
- U.S. 42 from the Jefferson County Line to the Trimble County Line
- KY. 53 from U.S. 42 to the Shelby County Line
- KY. 22 from the Jefferson County Line to the Henry County Line
- KY. 329 from the Jefferson County Line to Interstate 71
- KY. 329 from Interstate 71 to KY. 22
- KY 1694 from the Jefferson County Line to KY. 329
- KY 1694 from KY 329 to U.S. 42
- KY 393 from U.S. 42 to KY 22
- KY 1793 from KY 3222 to U.S. 42
- KY 146 within the City Limits of Pewee Valley

Prohibited Uses

The following land uses are prohibited from locating within 2000 feet of a Scenic Corridor:

- Adult Entertainment Establishments
- Fertilizer, Incineration or Reduction Products
- Ham Curing Operations

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Concentrated Animal Feeding Operations
Slaughter Houses
Junkyards
Dumps
Gravel Pits

Design Guidelines (Reserved)

Division 260, Sec. 260-280

Delete (3)

Division 270, Sec. 270-040

Rescind Part 4 and replace it with the following:

Part 4. Planning and Zoning Commission Approval Criteria

1. A proposed rezoning, subdivision or development may be denied when the traffic impact study approved by the commission's traffic engineer indicates that the LOS at the end of each development year or phase for the existing or proposed roads and intersections is unacceptable as defined in Part 2. The exception may be when the traffic impact study and the proposed mitigation measures demonstrate that the proposed development will not increase the existing delay more than five (5) seconds.
2. Improvements to any existing roadway providing direct access to the proposed development shall be made to a road of higher order in accordance with the following requirements in order to ensure that the geometry of an existing road can safely withstand additional traffic volumes.

Minimum Pavement Width Requirements for Existing Road Improvements

Road Classification	Pavement Width
Arterial	24'
Collector	22'
Sub-Collector	20'
Local	20'
Cul-De-Sac	20' 18' if length is less than 400'
Alley	12'

3. Under no circumstances shall the pavement width be less than what is stated in the current subdivision regulations.
4. For phased developments, the timing of improvements may be allowed to correspond with the phasing schedule of the development.

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Division 270, Sec. 270-040, Part 6

Rescind:

The commission shall consider the following mitigating factors potentially altering the overall impact of the proposed development on road capacity:

Replace with:

The commission may consider the following mitigating factors potentially altering the overall impact of the proposed development on road capacity:

Division 270, Sec. 270-050, Part 5

Rescind:

The Commission as part of its consideration of school capacity when evaluating a request to subdivide land for residential purposes shall also consider the following mitigating factors potentially altering the overall impact of the proposed development on school capacity:

Replace with:

The Commission as part of its consideration of school capacity when evaluating a request to subdivide land for residential purposes may also consider the following mitigating factors potentially altering the overall impact of the proposed development on school capacity:

Division 270, Sec. 270-070, Part 5

Rescind:

The Commission, as part of its consideration of wastewater treatment capacity when evaluating a rezoning request shall also consider the following mitigating factors potentially altering the overall impact of the proposed development on wastewater treatment capacity:

Replace with:

The Commission, as part of its consideration of wastewater treatment capacity when evaluating a rezoning request may also consider the following mitigating factors potentially altering the overall impact of the proposed development on wastewater treatment capacity:

Division 270, Sec. 270-050

Rescind Part 2 and replace it with the following:

Part 2. School Capacity Consideration

As part of the consideration of any request to rezone property for residential purposes that creates more than two housing units per year, available public school

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capacity shall be considered. Available school capacity inadequate to accommodate the number of students generated by a project or proposal may be considered grounds for denial of a subdivision plat as not being in compliance with these regulations.

Division 280, Sec. 280-060

Add the following to the list under Sec. 280-060

	Minimums	Maximums
Clubhouses and Community Centers	Without Pools: 1.0 space for each 250 sq. ft. of gross floor area; With Pools: Additional 1.0 space for each 100 sq. ft. of water area.	Without Pools: 1.0 space for each 125 sq. ft. of gross floor area; With Pools: Additional 1.0 space for each 60 sq. ft. of water area.

Division 280, Sec. 280-100

Add the following to Sec. 280-100 before the table:

No person shall keep any auto, truck, trailer or boat, unlicensed for the current year in any residentially-zoned area unless:

- a. The auto, truck, trailer or boat is garaged; or
- b. The owner obtains an annual permit from the Oldham County Zoning Administrator for a fee of \$25.00. The Administrator shall grant permits using the following guidelines:
 - i. Antique vehicles actively undergoing restoration: and
 - ii. The item is concealed from view from neighboring properties and from the road.

Division 280, Sec. 280-130

Rescind (2) (d) and replace it with the following:

- d. All parties shall execute a properly drawn legal instrument/agreement providing for the use of the off-site parking spaces. This agreement shall be drawn to the satisfaction of the Commission's attorney, shall be executed by all parties concerned assuring the availability of the number of spaces designated for off-site use, and shall be recorded in the County Clerk's Office. No lease, easement, or written agreement of parking spaces shall be cancelled without sixty days prior written notice to the Administrator, and a copy of the signed lease, easement, or written agreement shall be filed with the application. The applicants and their successors shall annually provide certification to the Planning Administrator that the parking spaces associated with the off-site parking agreement are still available. The applicant shall provide the Administrator with immediate written notice at any time that any of the parking spaces associated with the off-site parking agreement become unavailable and shall have thirty days from the time that the parking spaces associated with the off-site parking agreement became unavailable to provide

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the required number of parking spaces or to apply for a parking waiver to reduce the required number of spaces. The use's certificate of occupancy shall be conditioned upon the continued availability of the required number of parking spaces.

Division 330, Sec. 330-020

Rescind (10) and replace it with the following:

10. An open, unenclosed porch or paved terrace may project into a required front yard or required back yard a distance of not more than ten feet (10').

Division 340, Sec. 340-080, No. 2

Rescind (2) and replace with the following:

2. The outside perimeter of the security fence surrounding the antenna tower shall be provided with a landscape buffer. The buffer is to be a minimum of twenty (20) feet in width and contain a continuous evergreen screen that will achieve a minimum of twenty (20) feet in height.

Division 370, Sec. 370-030

Rescind Sec. 370-030 and replace with the following:

Sec. 370-030 Compliance with Subdivision Regulations

As used herein references to these regulations shall have reference to the Zoning Ordinance or the Subdivision Regulations as the facts or questions before the Commission may require. Both the Comprehensive Zoning Ordinance and Subdivision Regulations shall be considered as one. Any conflict between the terms and provisions contained in either the Comprehensive Zoning Ordinance or Subdivision Regulations when compared to the other shall be resolved by the Commission in its discretion, provided that those conflicts identified by KRS 100 shall be interpreted in a way that is least restrictive to the property owner. The Comprehensive Ordinance shall be deemed a part of the Subdivision Regulations, the same as if fully copied therein, and the Subdivision Regulations shall be deemed a part of the Comprehensive Zoning Ordinance the same as if copied therein.

Division 370, Sec 370-050

Rescind Sec. 370-050 and replace it with the following:

Sec. 370-050 Real Estate Sell-Off

No real estate sell-off from any existing land may be recorded until a plat of proposed sell-off has received zoning administration approval. Administration approval will not be granted until appropriate application for a Dimensional Variance has been filed should the sell-off not meet existing zoning

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requirements, or should the sell-off have a remaining tract of real estate that has dimensions that do not meet existing zoning regulation requirements.

Division 380, Sec. 380-010, C

Rescind Sec. 380-010 (C) and replace it with the following:

C. Pre-application Conference

Prior to formal application for amendment of the Zoning Map, the applicant or his agent shall have a conference with the Commission staff to discuss the effect the Comprehensive Plan, the Zoning Regulations, the Subdivision Regulations, and other land development controls would have on the proposed development. It is intended that the conferees discuss apparent characteristics of the site that would affect the proposed development and also discuss what elements may be required on the preliminary development plan of the proposed project.

Division 380, Sec. 380-010

Rescind Sec. 380-010 (D) and replace it with the following:

D. Neighborhood Meeting and Technical Review Committee Meeting

Based on the information presented and discussion at the pre-application meeting, as well as information gleaned from the Zoning Ordinance, a concept development plan is to be prepared to facilitate discussion with planning staff and neighbors as well as utility providers. This concept development plan isn't required to meet the standard for rezoning. It needs only contain or convey information in a format necessary to show the intentions of the development. At this stage a meeting with identified neighbors is required to facilitate the identification and potential resolution of community concerns. The developer will need to provide the Commission staff with a list of first tier (adjoining) property owners and second tier property owners (those adjoining first tier) within 500 feet as well as certification that each property owner listed was notified of the meeting to discuss the development. The developer shall submit with the development plan a sign-in sheet from the meeting and a statement detailing issues raised at the required meeting with the neighbors and solutions or consolations presented or proposed. A copy of the sign-in sheet and statement shall be mailed by the developer to each identified neighbor whether present or absent at the meeting.

The development plan would then be submitted in its original or amended form for consideration by the technical review committee. The committee shall meet on a schedule established by the Administrator and made public.

E. Application for Amendment

Applications for amendment of the Zoning Map shall be filed with the Commission in accordance with the Commission's Rules and this Section of the Zoning Regulations.

1. Demonstration of Appropriateness:

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All applications for amendment to the Zoning Map shall be accompanied by the following where applicable:

- a. A statement describing how the proposed map amendment would conform to the Comprehensive Plan.
 - b. A statement why the existing zoning classification of the property in question is inappropriate or improper.
 - c. A statement describing what major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan, and which have substantially altered the basic character of the area involved. This statement shall include the following:
 - i. A list of major economic, physical or social changes;
 - ii. A description of how said changes were not anticipated by the Comprehensive Plan;
 - iii. A description of how said changes altered the basic character of the area; and
 - iv. A description of how said changes make the proposed amendment to the Zoning Map appropriate.
 - d. A statement describing how utilities and essential public services will be provided to the property in question;
 - e. A description of the anticipated time period in which implementation of the proposed uses will be initiated provided the amendment is approved.
2. Property Owners' Signature:
Unless made by the Commission or a legislative body, all applications for amendment to the Zoning Map shall be signed by the owner(s) of the affected property. Leaseholders, option holders, developers, and agents should also be identified.
3. Responsibility for Accuracy:
The applicant shall be held responsible for the accuracy of the information submitted by him as part of the Zoning Map Amendment application.

Division 380, Sec. 380-020:

Rescind (D) and replace it with the following:

D. Elements of Development Plan

Unless specifically waived at a pre-application conference the development plan submitted to the Commission or legislative body involved at its public hearing on the requested Zoning Map change shall contain all of the following elements in graphic or written form.:

1. Existing topography, with a contour interval not greater than five feet (5') unless specifically waived. Existing topography with a contour interval less than five feet (5'), based on field survey, may be required for all or part of the subject property as existing topographic conditions warrant. Proposed contours may also be required;
2. Vicinity map with measurements to existing streets;
3. Boundary description, including area and bearings, and dimensions of all property lines;
4. Lot sizes within the project, the location, height, floor area, and arrangement of

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- proposed and existing buildings;
5. The uses proposed for the subject property and the proposed use of existing structures, if any, on the subject property;
 6. Existing tree masses, significant rock out-croppings, streams, floodplains, and other natural features;
 7. Provisions for screening and buffering, landscaping, recreational, and open space area;
 8. The location, arrangement, and dimensions of existing and proposed streets and driveways, adjacent streets, sidewalks, parking areas (including number of off-street parking spaces), points of ingress and egress, off-street loading areas, and other vehicular, bicycle, or pedestrian rights-of-ways;
 9. Provisions for handling surface water drainage and utilities information where appropriate, such as proposals for gas, water, electricity, telephone service, sewage lines, fire hydrants, and similar information, and the location and dimensions of other existing or proposed easements;
 10. Demonstration of compliance with land use intensity requirements;
 11. Proposed stages of development, if applicable, and the anticipated time required to develop each stage;
 12. All development plans shall be drawn to a sufficient scale to clearly delineate the applicant's proposed use and development of the subject property. Such scale shall be indicated on the development plan.
 13. The Commission or legislative body involved may, in conjunction with its hearing and prior to making its decision on the issue of the proposed Zoning Map change, require such additional elements it deems necessary for adequate review of the Map Change application:

Division 380, Section 380-030

Rescind (C) and replace it with the following:

C. Planning Commission Action

Following a public hearing concerning a proposed amendment to the Zoning Map, the Commission shall make a recommendation as to the appropriateness of the proposed Zoning Map amendment and forward such recommendation to the legislative body having zoning authority over the property in question. In addition, the Commission shall by separate vote approve, reject, or defer action on the submitted development plan and "binding elements" thereof, if any. Thereafter, a copy of the proposed development plan, its "binding elements" and the Commission's recommendation regarding the Zoning Map amendment shall be forwarded to the appropriate legislative body.

The Planning Commission shall take no action on property or receive a request on property that is in litigation for any reason until such time the litigation is resolved by final Court action. A zone change substantially similar to one recommended for denial by the Planning Commission for any reason shall not be resubmitted for a period of two (2) years unless ordered by a judicial court to consider an application.

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The Administrator can request the Commission determine if the development plan or the preliminary plat submitted is substantially similar to the one recommended for denial by the Planning Commission.

Division 400

Rescind Division 400 and replace it with the following:

DIVISION 400 COMMUNITY FACILITY REVIEW

Any proposal for acquisition or disposition of land for public facilities, or changes in the character, location, or extent of structures or land for public facilities, excluding state and federal highways and public utilities and common carriers by rail mentioned in this section, shall be referred to the commission to be reviewed in light of its agreement with the comprehensive plan, and the commission shall, within sixty (60) days from the date of its receipt, review the project and advise the referring body whether the project is in accordance with the comprehensive plan. If it disapproves of the project, it shall state the reasons for disapproval in writing and make suggestions for changes which will, in its opinion, better accomplish the objectives of the comprehensive plan.

Create a new Division title as follows:

Division 410 Environmental Performance Standards (Reserved)

Renumber the current Division 410 to Division 420

Division 410 (Division 420 after the Amendments):

Add the following Definition to the list:

Building Height: The vertical distance from finished grade to the top of the highest roof beams on a flat or shed roof, the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs. Building height shall be measured from the average grade level facing the highest adjoining sidewalk or street right of way.

Division 410 Division (420 after the Amendments):

Delete the following definitions for Private and Public Garages shall be deleted:

Garage, Private	An accessory building housing not more than four vehicles. The building owner may lease vehicle space, but he shall not provide repairing or servicing of motor vehicles for financial gain
Garage, Public	Any building or premises, except those used as a private or storage garage, used for equipping, repairing, hiring, selling, or storing motor driven vehicles.

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Rescind Division 290 and replace it with the following:

DIVISION 290 SIGN REGULATIONS

Sec. 290-010 Purpose

The purpose of this sign ordinance is to support the focus and direction of the Comprehensive Plan; to promote a healthy business climate by encouraging the effective use of signs; to maintain and enhance the aesthetic environment of the county by encouraging signage to be compatible with the surrounding areas and not create a hazard due to collapse, fire, collision, decay or abandonment. Also, to promote the safety of persons and property by requiring that signs do not create traffic hazards by distracting or confusing motorists, or impairing motorist's ability to see pedestrians, other vehicles, obstacles, or to read traffic signs.

Sec. 290-020 Applicability

The requirements of this Section shall apply to all businesses, private entities, or individuals erecting signs in Oldham County. Certain signs that are exempt from the requirements of this Section are addressed in Section 290-60.

1. All signs must comply with the regulations of the zoning district in which it is located.
2. Signs shall be maintained in a safe and secure condition. If the Code Enforcement Officer is of the opinion that a sign is not secure, safe, or in good state of repair, written notice of this fact shall be given to the business owner. If the business owner can not be reached the ultimate responsibility for the sign falls to the property owner. If the defect in the sign is not corrected within the time permitted by the Code Enforcement Officer, the Officer may revoke the sign permit thus placing the sign owner in violation of the Sign Ordinance.
3. When the location of a sign falls within the LaGrange Historic District, or any other such body, approval from that body must be obtained prior to filing a sign permit with the Oldham County Planning & Zoning Office.
4. No sign shall be placed in any public or private right-of-way without written permission from the jurisdiction that has ownership of the right-of-way.

Sec. 290-030 Sign Definitions

Abandoned Sign	A permitted sign which was erected on property in conjunction with a particular use, that use having been subsequently discontinued for a period of 12 months or more, or a permitted temporary sign for which the permit has expired.
Above-roof Sign	A sign displayed above the peak or parapet of a building.
Animated or Moving Sign	Any sign or part of a sign that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation.
Architectural, Historic District or Scenic Corridor	An area that contains unique architectural, historic, or scenic characteristics that require special regulations to ensure that signs displayed within the area enhance its visual character and are compatible with it.

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Awning	A cloth, plastic, or other nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use. Backlit awning signs are prohibited.
Banner	Any sign of lightweight fabric or similar material that is mounted to a pole, a wall or a building at one or more edges.
Bench Sign	A sign painted, located on, or attached to any part of the surface of a bench, seat, or chair placed on or adjacent to a public place or roadway.
Billboard Sign	See Off-premises sign.
Board of Adjustments and Appeals	An officially constituted body whose principal duties are to hear appeals and, where appropriate, grant variances and conditional uses from the strict application of the zoning ordinance.
Building Frontage	The side of a building abutting a street. It is possible for a structure to have multiple building frontages.
Changeable Copy Sign	Changeable message means a portion of a sign which message copy is changed manually or automatically in the field through the utilization of attachable letters, numbers, symbols and other similar characteristics. This portion of a sign is included in the maximum area allowed.
Construction Sign	A temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of the architects, engineers, landscape architects, contractors, or similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project.
Directional/Information Sign	An on-premise sign giving directions, instructions or facility information such as parking or exit and entrance signs.
Directory Sign	A sign listing the tenants or occupants of a building or group of buildings and that may indicate their respective professions or business activities.
Double-Faced Sign	A sign with two faces which are back-to-back and have a common set of supports.
Electronic Sign	Sign whose alphabetic, numeric, pictographic, or symbolic informational content can be changed or altered on a fixed display screen composed of electronically illuminated segments; includes LED (Light Emitting Diode), LCD (Liquid Crystal Display) and other similar technologies.
External Illumination	Illumination of a sign that is affected by an artificial source of light not contained within the sign itself.
Flag	An exhibit made of flexible material which is mounted on a pole or similar device and which represents or symbolizes an organization, group, cause, event, activity, or unit of government.

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Flashing Sign	Any directly or indirectly illuminated sign that exhibits changing natural or artificial light or color effects by any means whatsoever.
Free-Standing Sign	Any non-movable sign not affixed to a building. Free-standing signs may include pole signs, ground signs, billboard signs, bench signs, construction signs, directional signs, directory signs, monument signs, off-premises signs, and on-premises signs. The free-standing sign shall not create a public safety hazard.
Frontage	The side of a lot abutting a street. It is possible for a lot to have multiple frontages.
Governmental Sign	A sign erected and maintained pursuant to and in discharge of any governmental functions or required by law, ordinance, or other governmental regulation.
Ground Sign	See Monument Sign.
Home Occupation Sign	A sign containing only the name and occupation of a permitted home occupation.
Identification Sign	A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol, and address of a building, business, development, or establishment on the premises where it is located.
Illuminated Sign	A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.
Inflatable Sign	Any display capable of being expanded by air or other gas and used on a permanent or temporary basis to advertise a product or event.
Mansard Roof	A sloped roof or roof-like façade architecturally comparable to a building wall. For the purpose of this sign regulation, a sign on a mansard roof shall be considered a roof sign.
Memorial Sign	A sign, tablet, or plaque memorializing a person, event, structure, or site.
Monument Area	The supporting framework, bracing or structure of the monument not including the sign area.
Monument Sign	A free standing business sign with a base width of at least eighty percent (80%) of the width of the sign cabinet or sign face.



Monument Style Sign

Multi-Tenant Sign	For the purpose of this sign regulation, a sign that includes the
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	names of four or more businesses, places, organizations, buildings, or persons it identifies.
Nameplate Sign	A sign, located on the premises, giving the name or address, or both, of the owner or occupant of a building or premises.
Nonconforming Sign	A sign that was lawfully constructed or installed prior to the adoption or amendment of this regulation and was in compliance with all of the provisions of the sign regulation then in effect, but which does not presently comply with this regulation.
Normal Average Grade	The lower of existing average grade prior to construction/ installation or the newly established average grade after construction/installation.
Off-Premises Sign	A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.
On-Site Informational Sign	A sign commonly associated with, and not limited to, information and directions necessary or convenient for visitors coming on the property, including signs marking entrances and exits, parking areas, circulation direction, rest rooms, and pickup and delivery areas.
Parapet	The extension of the main walls of a building above the roof level.
Pennant	Any lightweight plastic, fabric, or other material with or without a logo, suspended from a rope, wire, string or two corners, in series with like materials, creating an impression of a line, and designed to move in the wind.
Permanent Sign	A sign or advertising display constructed of durable materials attached to a building, structure or the ground and intended to be displayed for the duration of time that the use or occupant is located on the premises.
Pole Sign	A sign that is mounted on a free-standing pole or poles or other support so that the bottom edge of the sign face is above normal grade.
Political Sign	A temporary sign announcing or supporting political candidates or issues in connection with any national, state, or local election.
Portable Sign	A sign that is not permanent, affixed to a building, structure, or the ground.
Private Sale	A temporary sign advertising private sales of personal property, such as garage sales, yard sales, rummage sales, and the like.
Projecting Sign	A sign that is wholly or partly dependent upon a building for support and that projects more than twelve inches from such building. Projecting signs may include hanging signs, suspended signs, awning signs, canopy signs, and marquee signs.
Property Line	A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.

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Real Estate Sign	A sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.
Roof Sign	A sign that is displayed above the eave, parapet or deck line of a roof and under the peak of a building or roof. For the purpose of this sign regulation, a sign on a mansard roof shall be considered a roof sign.
Sign	Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.
Sign Area	The entire face of a sign, including the advertising surface and any framing, trim, or molding but not including the supporting structure.
Sign Face	The area or display surface used for the message.
Sign Height	The distance from grade to the highest point on the sign structure. Any raised landscaped bed or foundation the sign may rest upon shall be included in the total sign height.
Sign Permit	Document issued by the Planning & Zoning Office to the sign applicant granting permission to construct or install a sign.
Snipe Sign	Any sign, whether attached in any way to a utility pole, tree, traffic control device, or any object, or the ground, or otherwise situated either on public property without the consent of the appropriate public body, or on private property without the consent of the owner or occupier thereof.
Special Event Sign	A temporary sign advertising private charitable events, such as picnics, carnivals, bazaars, game nights, art fairs, and craft shows.
Temporary Sign	A sign or advertising display constructed of cloth, canvas, fabric, plywood, or other light material and designed of, intended to be displayed for 30 days or less as designated in the applicable approved sign permit.
Vehicle Sign	A sign on a vehicle not customarily and regularly used to transport persons or properties.
Wall Sign	A sign fastened to or painted on the wall of a building or structure. For the purpose of this sign regulation, a sign on a mansard roof shall be considered a roof sign.
Window Sign	A sign applied, painted or affixed to or in the window of a building. A window sign may be permanent or temporary.

Sec. 290-040 Procedure

A sign permit shall be obtained prior to the construction or erection of any allowable sign and the fee will be required in conjunction with said application. Refer to the current fee schedule in the Planning & Zoning Office.

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The following information shall be included along with the application at the time of submittal:

1. Name, address and telephone number of the applicant. Name, address and signature of the owner of property on which the sign is to be located.
2. The location, size, height and type of each existing sign to remain on the property;
3. A site plan of the property on which the sign is to be erected showing property lines, existing structures, right-of-way lines and proposed location of the sign.
4. A drawing of the proposed sign showing display area dimensions, height of sign, and information to be conveyed on sign.
5. The estimated cash value of the sign.
6. If the sign is temporary the following applies:
 - a. The length of time anticipated for use of the sign;
 - b. A statement by the applicant in which he or she agrees to remove temporary signs within the time limit herein established.

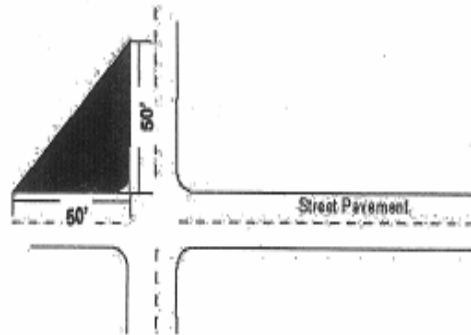
Sec. 290-050 Sign Requirements/Allowances Calculations

1. For the purposes of this ordinance:
 - a. The front setback is measured from the right-of-way or the front property line.
 - b. If a parcel has multiple frontages, then the parcel has multiple front setbacks.
 - c. The side yard setback is measured from the side property line.
2. The height of a sign shall be computed as the distance from the base of the sign at normal average grade to the top of the highest attached component of the sign. Normal average grade shall be construed to be the lower of: existing-grade prior to construction or installation, or the newly established grade after construction or installation.
3. The area of a sign shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. Supporting framework, bracing or structure shall not be included in computation of sign area.
4. Unless otherwise stated, the total area of a sign having two or more sides or faces shall be calculated according to the following:
 - a. Double-faced signs: the sign area is of one sign face only.
 - b. "V" shaped signs with two sides or faces: the sign area is the sum of the areas of the two sign faces.
 - c. Signs with three or more sides or faces: the sign area is the sum of the areas of all sides or faces.
5. No more than two identification signs per place of business shall be allowed, with only one of which being separated from the principal building. Additional signs may be allowed in the commercial and industrial zoning districts (not within the city of LaGrange) if:
 - a. A parcel has a total street frontage exceeding 600 feet in which case a second free-standing sign shall be allowed. Each free-standing sign shall be allowed to have a sign area up to the maximum allowable sign area for the zoning district. However, the distance between the two free-standing signs shall be no less than 300 feet.

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- b. A parcel has frontage on two or more streets in which case one wall sign for each frontage shall be allowed.
6. Clear sight triangles shall be maintained at all street intersections for a minimum of 50 feet as measured along the curb or pavement edge. No free-standing signs shall be allowed in the clear sight triangle.

**Sight Triangle at
Intersecting Streets**



Sec. 290-060 Exempt Sign Standards

The following types of signs are not required to obtain a sign permit and shall not be counted towards the total number of signs and allowable sign area, but must meet the following limitations:

1. Memorial signs – Must be characteristic with the surrounding area and must not be a public safety hazard.
2. Nameplate signs of two square feet or less– Must only contain the name or address, or both, of the owner or occupant of a building or premises.
3. No trespassing signs of six square feet in area or less.
4. On-Site Directional/Information Sign of six square feet or less– Must not be a public safety hazard.
5. Political signs – Signs shall be removed within ten days following the election. Signs for successful primary election candidates, eligible for the general election, may remain after the primary election. Permission must be granted by the property owner for a sign to be placed on their property and the sign may not be located in any road right-of-way.
6. Private sale or special event signs of six square feet or less – May be placed seven days prior to the event and must be removed the day following the event – These signs shall advertise only the activity lawfully practiced on site and shall not be illuminated or contain any electrical component.
7. Real Estate signs of six square feet or less – Must be located on the property that is for sale, lease, or rent and must be taken down within seven days after the sale is complete. May not be located in any road right-of-way.
8. Public signs, notices or traffic signs required by law, or any sign relating to an emergency.
9. Signs carried by a person – Must not be a public safety hazard.
10. Signs integrated into or on a coin-operated machine, vending machine, gasoline pump, or telephone booth.
11. Signs used to identify local Landmark/National Register of historic sites.

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12. Sports signs within a ballpark, field or diamond which indicates sponsorship of the teams or activities that occur therein. These signs shall be oriented toward the field or diamond and shall not be higher than the fences.
13. Traffic signs-traffic control signs which contain no commercial message and that comply with the Manual of Uniform Traffic Control Devices for Streets and Highways”
14. Temporary window signs in commercial zoning districts – Total area of window signs shall not exceed 30% of the window area of the façade of the building.
15. Three (3) flags per parcel, symbolic in nature, for non-commercial, non-promotional purposes.
16. Electronic signs not exceeding 4 square feet provided that there is no more than one such sign per business establishment (not applicable in LaGrange).
17. In the city of LaGrange signs stating that a business other than a home occupation is open, provided that there is no more than one such sign per business establishment inside the building, and that such sign does not exceed four (4) square feet in area. Neon signs are allowable in this case.

Sec. 290-070 Signs Prohibited

The following signs are prohibited:

1. Any sign or part of a sign that incorporates in any manner any continuous scrolling, flashing, blinking, oscillating or moving lights, or that changes physical position or light intensity by any movement or rotation or that gives the appearance of such movement or rotation.
2. String lights or any unshielded light that is visible by the public from a public street or produces glare onto a residential structure, and is used in connection with commercial premises for commercial purposes, including attention-getting, other than seasonal decorations.
3. Any sign which has any visible moving part, visible revolving parts or visible mechanical movement achieved by electronic or mechanical means or action of normal wind currents.
4. Any sign which obstruct or detract from the visibility of any traffic sign or traffic control device on public streets and roads, by reason of the size, location, coloring, or illumination.
5. Any sign or sign structures which (a) is structurally unsafe, (b) constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidated or abandonment, (c) is not kept in good repair, or (d) is capable of causing electrical shocks to persons likely to come into contact with it.
6. Signs which make use of words such as “STOP”, “LOOK”, “DANGER”, “YIELD”, or other similar words, phrases, symbols or characters in such a manner to imply the need or requirement of stopping or the existence of danger.
7. Permanent use of portable signs, folding signs, “A” frame signs, or any other similar free-standing signs.
8. Free standing signs that extend or are built over public property.
9. Wall signs painted on a building, except as permitted under conditional use application by the appropriate Board of Adjustments and Appeals, after public hearing. Area requirements are same as for permitted wall signs in zoning district in which property is located.

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10. Any sign erected or maintained upon trees or painted or drawn upon rocks or other natural features.
11. No marquee constructed over sidewalks in those districts where permitted shall extend closer than two feet to the curb line of any adjoining street.
12. Snipe signs.
13. Above-roof signs.
14. Signs on vehicles or trailers which are parked or located for the primary purpose of displaying said sign.
15. Free-standing banner or banners not attached to a building. See banner section of this ordinance for proper display regulations.
16. Backlit awning signs.

Sec. 290-080 Sign Lighting

1. Signs may be internally illuminated, backlit, or illuminated by downlighting or by ground-mounted light fixtures that illuminate the sign face and base only.
2. Illumination of the sign face by ground-mounted light fixtures shall not exceed 50 foot-candles as measured on the sign face.
3. Illumination for off-premise advertising signs is prohibited.
4. Signs shall not have exposed bare-bulb or flashing illumination.
5. In the city of LaGrange internally illuminated signs other than changeable copy signs shall have opaque backgrounds with translucent letters, symbols and logos unless the background is integral to the design of a corporate image or registered trademark.
6. In the city of LaGrange the use of neon window signs is prohibited, and illuminated banding on buildings shall be limited to one band.

Sec. 290-090 Electronic Signs

Electronic Signs Prohibited:

1. Electronic Signs shall be prohibited in the following zoning districts: IPD District, AG-1, CO-1, T, R-1, R-1A, R-2, R-2A, R-3 and R-4A Zoning Districts.
2. Electronic Signs displayed as wall signs, projecting signs, or roof signs in any zoning district are prohibited.
3. Electronic Signs with continuous scrolling, flashing, blinking, or oscillating messages are prohibited.
4. Electronic Signs with displays other than alpha-numeric messaging are prohibited.

Electronic Signs Permitted:

R-4 (Professional Office Use Only), C-1, C-2, C-3, C-4, I-1, I-2 Zoning Districts: Electronic Signs shall be permitted in these zoning districts subject to the following (permitted only in C-3, C-4, I-1 and I-2 zoning districts in the city of LaGrange):

1. Electronic Signs shall only be displayed on allowable freestanding or monument signs and shall not exceed allowable height requirements for the zoning district in which the sign is located.
2. Square footage of the Electronic sign shall not exceed 30 %, of the total allowable square footage for freestanding or monument signs for the zoning district in which the sign is located or shall not exceed 20 square feet, which ever is lesser.

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3. Alpha-numeric message shall change in increments not less than 60 second intervals and the change must be complete in one second.
4. No more than one Electronic sign shall be attached to a permitted, conforming freestanding or monument sign per parcel or business.
5. Electronic Signs shall not be added to any legal non-conforming freestanding or monument signs.

Sec. 290-100 On-premise Signage

1. AG-1, CO-1, T, R-1, R-1A, R-2, R-2A, R-3 and R-4A Zoning Districts
 - a. Subdivision construction signs are allowed in the above zoning districts subject to the following:
 - i. One non-illuminated sign at each major entrance.
 - ii. The total sign area shall not exceed 48 square feet for each sign (32 square feet in LaGrange).
 - iii. Signs shall have a maximum height limit of 12 feet (6 feet in LaGrange).
 - iv. Signs shall have a setback of 15 feet from any public right-of-way.
 - v. Permits for such signs are valid for a period of one year or until construction is complete whichever comes first.
 - b. Two subdivision identification signs are allowed at a major entrance not to exceed 48 square feet in sign area for each sign.
 - c. All other signs in the above zoning districts must meet a minimum 15 feet front setback and shall not be larger than 24 square feet in area and shall not be taller than 8 feet in height (6 feet in LaGrange). Only one sign per lot is allowed.
 - d. Roof signs are not allowed in the above zoning districts.
 - e. In the city of LaGrange all free-standing signs in the above zoning districts shall be either monument signs or mounted on two posts.
2. R-4 High Density Residential District
 - a. All signs as permitted in AG-1, CO-1, T, R-1, R-1A, R-2, R-2A, R-3 and R-4A zoning districts are allowed.
 - b. One identification sign per entrance to apartment or condominium complex, not to exceed 48 square feet in sign area.
 - c. Property zoned R-4 with the intended use of Professional Offices may be allowed signage under the following constraints. Professional Offices may be allowed two identification signs, only one of which may be separated from the building. The sign requirements for the residential zoning districts other than R-4 will apply to any use in R-4 that is not considered Professional Offices.
 - d. Free-standing signs for Professional Offices in the R-4 zoning district must meet a minimum 5 feet front setback and shall not be larger than 24 square feet in area and shall not be taller than 8 feet in height (6 feet in LaGrange). (In the city of LaGrange all free-standing signs in the R-4 zoning district shall be either monument signs or mounted on 2 posts.)
 - e. Wall Signs-Professional Offices:

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- i. The maximum area shall be one square foot for each lineal foot of building frontage owned/leased by the applicant or 50 square feet whichever is less.
- ii. Not higher than roof or parapet line.
- iii. May not extend more than 12 inches from wall.
- f. Projecting Signs-Professional Offices:
 - i. The maximum area shall be one square foot for each lineal foot of building frontage owned/leased by the applicant or 15 square feet whichever is less.
 - ii. Not higher than roof or parapet line.
 - iii. May not extend over 1/3 of public sidewalk.
- g. Roof Signs are not allowed in the R-4 zoning district.

3. O-1 and O-2 Office Districts, C-N Commercial Neighborhood District

a. Free-Standing Signs

- i. No sign shall be any closer than 5 feet from any property line.
- ii. No lot frontage shall have a free-standing sign unless the frontage is at least 50 feet wide and the building situated on that lot is set back at least 15 feet from the street right-of-way line.
- iii.

Front Sign Setback	Max Sign Height	Max Sign Area
5' to less than 10'	10'	12 Sq. Ft.
10' to less than 15'	15'	16 Sq. Ft.
15' to less than 20'	20'	25 Sq. Ft.
20' or more	25'	25 Sq. Ft.

City of LaGrange: only monument signs are allowed			
Front Sign Setback	Max Sign Height	Max Sign Area	Maximum Monument Area
5' to less than 10'	6'	20 Sq. Ft.	4 Sq. Ft.
10' to less than 15'	8'	24 Sq. Ft.	8 Sq. Ft.
15' to less than 20'	10'	28 Sq. Ft.	12 Sq. Ft.
20' or more	12'	40 Sq. Ft.	20 Sq. Ft.

- iv. For a multi-tenant building or development, the maximum sign area may be increased by up to 50% if all occupants share the same sign and no other free-standing signs are displayed on the premises.
- v. In the city of LaGrange all free-standing signs in the above zoning districts shall be monument signs.
- b. Wall Signs
 - i. The maximum area shall be one square foot for each lineal foot of building frontage owned/leased by the applicant or 50 square feet which ever is less.
 - ii. Not higher than roof or parapet line.
 - iii. May not extend more than 12 inches from wall.

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- c. Projecting Signs
 - i. The maximum area shall be one square foot for each lineal foot of building frontage owned/leased by the applicant or 15 square feet whichever is less.
 - ii. Shall not be higher than roof or parapet line.
 - iii. May not extend over 1/3 of public sidewalks
- d. Roof Signs: Roof signs are not allowed in the O-1, O-2 and C-N zoning districts.

4. C-1 Local Business District

- a. Free-Standing Signs:
 - i. No sign shall be any closer than five feet from any property line.
 - ii. No lot frontage shall have a free-standing sign unless the frontage is at least 50 feet wide and the building situated on that lot is set back at least 15 feet (20 feet in LaGrange) from the street right-of-way line.

iii.

Front Sign Setback	Max Sign Height	Max Sign Area
5' to less than 10'	15'	12 Sq. Ft.
10' to less than 15'	20'	16 Sq. Ft.
15' to less than 20'	25'	25 Sq. Ft.
20' or more	30'	25 Sq. Ft.

City of LaGrange: only monument signs are allowed			
Front Sign Setback	Max Sign Height	Max Sign Area	Maximum Monument Area
5' to less than 10'	6'	20 Sq. Ft.	4 Sq. Ft.
10' to less than 15'	8'	24 Sq. Ft.	8 Sq. Ft.
15' to less than 20'	10'	28 Sq. Ft.	12 Sq. Ft.
20' or more	12'	40 Sq. Ft.	20 Sq. Ft.

- iv. For a multi-tenant building or development, the maximum sign area may be increased by up to 50% if all occupants share the same sign and no other free-standing signs are displayed on the premises.
- v. In the city of LaGrange all free-standing signs in the above zoning district shall be monument signs.
- b. Wall Signs:
 - i. The maximum area shall be one square foot for each lineal foot of building frontage owned/leased by the applicant or 50 square feet whichever is less.
 - ii. Shall not be higher than roof or parapet line.
 - iii. May not extend more than 12 inches from wall.
- c. Projecting Signs:
 - i. The maximum area shall be one square foot for each lineal foot of building frontage owned/leased by the applicant or 15 square feet whichever is less.
 - ii. Shall not be higher than roof or parapet line.

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- iii. May not extend over 1/3 of public sidewalks
- d. Roof Signs:
 - i. The maximum area shall be one square foot for each lineal foot of building frontage owned/leased by the applicant or 24 square feet whichever is less.
 - ii. The maximum height measured from the bottom of the sign to the top of the sign shall be 36”.
 - iii. Top of sign shall not extend higher than the peak of the roof.
 - iv. A roof sign shall not extend higher than the maximum building height requirement.
 - v. Roof signs are not allowed in the city of LaGrange.

5. C-2 Community Business District

- a. Free-Standing Signs:
 - i. No sign shall be any closer than 5 feet from any property line.
 - ii. No lot frontage shall have a free-standing sign unless the frontage is at least 50 feet wide and the building situated on that lot is set back at least 15 feet from the street right-of-way line.

iii.

Front Sign Setback	Max Sign Height	Max Sign Area
5’ to less than 10’	15’	24 Sq. Ft.
10’ to less than 15’	20’	32 Sq. Ft.
15’ to less than 20’	25’	40 Sq. Ft.
20’ or more	30’	50 Sq. Ft.

City of LaGrange: only monument signs are allowed			
Front Sign Setback	Max Sign Height	Max Sign Area	Maximum Monument Area
5’ to less than 10’	6’	20 Sq. Ft.	4 Sq. Ft.
10’ to less than 15’	8’	24 Sq. Ft.	8 Sq. Ft.
15’ to less than 20’	10’	28 Sq. Ft.	12 Sq. Ft.
20’ or more	12’	40 Sq. Ft.	20 Sq. Ft.

- iv. For a multi-tenant building or development, the maximum sign area may be increased by up to 50% if all occupants share the same sign and no other free-standing signs are displayed on the premises.
- v. In the city of LaGrange all free-standing signs in the above zoning district shall be monument signs.

b. Wall Signs:

- i. One square foot for each lineal foot of building frontage owned/leased by the applicant is the maximum area not to exceed 150 square feet.
- ii. Shall not be higher than roof or parapet line.
- iii. May not extend more than 12 inches from wall.

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c. Projecting Signs:

- i. The maximum area shall be one square foot for each lineal foot of building frontage owned/leased by the applicant or 50 square feet whichever is less.
- ii. Shall not be higher than roof or parapet line.
- iii. May not extend over 1/3 of public sidewalk.

d. Roof Signs:

- i. The maximum area shall be one square foot for each lineal foot of building frontage owned/leased by the applicant or 24 square feet whichever is less.
- ii. The maximum height measured from the bottom of the sign to the top of the sign shall be 36”.
- iii. Top of sign may not extend higher than the peak of the roof.
- iv. A roof sign may not extend higher than the maximum building height requirement.
- v. Roof signs are not allowed in the city of LaGrange.

6. C-3 General Business District

a. Free-Standing Signs:

- i. No sign shall be any closer than 5 feet from any property line.
- ii. No lot frontage shall have a free-standing sign unless the frontage is at least 50 feet wide and the building situated on that lot is set back at least 15 feet (30 feet in LaGrange) from the street right-of-way line.
- iii.

Front Sign Setback	Max Sign Height	Max Sign Area
5' to less than 10'	15'	32 Sq. Ft.
10' to less than 15'	20'	40 Sq. Ft.
15' to less than 20'	25'	50 Sq. Ft.
20' to less than 25'	30'	60 Sq. Ft.
25' or more	35'	75 Sq. Ft.

City of LaGrange: only monument signs are allowed			
Front Sign Setback	Max Sign Height	Max Sign Area	Maximum Monument Area
5' to less than 10'	8'	32 Sq. Ft.	8 Sq. Ft.
10' to less than 15'	10'	38 Sq. Ft.	12 Sq. Ft.
15' to less than 20'	15'	54 Sq. Ft.	21 Sq. Ft.
20' to less than 25'	18'	60 Sq. Ft.	30 Sq. Ft.
25' or more	20'	75 Sq. Ft.	45 Sq. Ft.

- iv. For a multi-tenant building or development, the maximum sign area may be increased by up to 50% if all occupants share the same sign and no other free-standing signs are displayed on the premises.
- v. In the city of LaGrange all free-standing signs in the above zoning district shall be monument signs.

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- b. Wall Signs:
 - i. One square foot for each lineal foot of building frontage owned/leased by the applicant is the maximum area.
 - ii. Shall not be higher than roof or parapet line.
 - iii. May not extend more than 12 inches from wall.
- c. Projecting Signs:
 - i. The maximum area shall be one square foot for each linear foot of building frontage owned/leased by the applicant or 75 square feet whichever is less.
 - ii. Shall not be higher than roof or parapet line.
 - iii. May not extend over 1/3 of public sidewalk.
- d. Roof Signs:
 - i. The maximum area shall be one square foot for each lineal foot of building frontage owned/leased by the applicant or 24 square feet whichever is less.
 - ii. The maximum height measured from the bottom of the sign to the top of the sign shall be 36”.
 - iii. Top of sign may not extend higher than the peak of the roof.
 - iv. A roof sign may not extend higher than the maximum building height requirement.
 - v. Roof signs are not allowed in the city of LaGrange.

7. C-4 Highway Service District:

- a. Free-Standing Signs:
 - i. No sign shall be any closer than 5 feet from any property line.
 - ii. No lot frontage shall have a free-standing sign unless the frontage is at least 50 feet wide and the building situated on that lot is set back at least 15 feet from the street right-of-way line.
 - iii.

Front Sign Setback	Max Sign Height	Max Sign Area
5' to less than 10'	15'	32 Sq. Ft.
10' to less than 15'	20'	40 Sq. Ft.
15' to less than 20'	25'	50 Sq. Ft.
20' to less than 25'	30'	60 Sq. Ft.
25' to less than 30'	35'	75 Sq. Ft.
30' to less than 40'	40'	90 Sq. Ft.
40' and more	45'	100 Sq. Ft.

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City of LaGrange			
Front Sign Setback	Max Sign Height	Max Sign Area	Maximum Monument Area
5' to less than 10' Only monument signs allowed	8'	34 Sq. Ft.	6 Sq. Ft.
10' to less than 15' Only monument signs allowed	10'	40 Sq. Ft.	10 Sq. Ft.
15' to less than 20' Only monument signs allowed	15'	54 Sq. Ft.	21 Sq. Ft.
20' to less than 25' Only monument signs allowed	18'	56 Sq. Ft.	24 Sq. Ft.
25' to less than 30' Only 2-pole signs allowed	26'	96 Sq. Ft.	
30' to less than 40' Only 2-pole signs allowed	32'	100 Sq. Ft.	
40' or more Only 2-pole signs allowed	32'	110 Sq. Ft.	

- iv. For a multi-tenant building or development, the maximum sign area may be increased by up to 50% if all occupants share the same free-standing sign and no other free-standing signs are displayed on the premises.
 - v. For aesthetic purposes within the city of LaGrange all free-standing pole signs in the above zoning district shall use round or rectangular poles with a minimum diameter or width of 20 inches.
- b. Wall Signs:
- i. One square foot for each lineal foot of building frontage owned/leased by the applicant is the maximum area.
 - ii. Shall not be higher than the roof or parapet line.
 - iii. May not extend more than 12 inches from wall.
- c. Projecting Signs:
- i. The maximum area shall be one square foot for each lineal foot of building frontage owned/leased by the applicant or 100 square feet whichever is less.
 - ii. Shall not be higher than roof or parapet line.
 - iii. May not extend over 1/3 of public sidewalk.

Amendments to Oldham County Comprehensive Zoning Ordinance

d. Roof Signs:

- i. The maximum area shall be one square foot for each lineal foot of building frontage owned/leased by the applicant or 24 square feet whichever is less.
- ii. The maximum height measured from the bottom of the sign to the top of the sign shall be 36”.
- iii. Top of sign may not extend higher than the peak of the roof.
- iv. A roof sign may not extend higher than the maximum building height requirement.
- v. Roof signs are not allowed in the city of LaGrange.

8. I-1 Light Industrial District, I-2 Heavy Industrial District

a. Free-Standing Signs:

- i. No sign shall be any closer than 5 feet from any property line.
- ii. No lot frontage shall have a free-standing sign unless the frontage is at least 50 feet wide and the building situated on that lot is set back at least 15 feet from the street right-of-way line.

iii.

Front Sign Setback	Max Sign Height	Max Sign Area
5’ to less than 10’	15’	32 Sq. Ft.
10’ to less than 15’	20’	40 Sq. Ft.
15’ to less than 20’	25’	50 Sq. Ft.
20’ to less than 25’	30’	60 Sq. Ft.
25’ or more	35’	75 Sq. Ft.

City of LaGrange: only monument signs are allowed			
Front Sign Setback	Max Sign Height	Max Sign Area	Maximum Monument Area
5’ to less than 10’	8’	26 Sq. Ft.	6 Sq. Ft.
10’ to less than 15’	8’	30 Sq. Ft.	10 Sq. Ft.
15’ to less than 20’	8’	46 Sq. Ft.	36 Sq. Ft.
20’ or more	8’	54 Sq. Ft.	26 Sq. Ft.

- iv. For a multi-tenant building or development, the maximum sign area may be increased by up to 50% if all occupants share the same sign and no other free-standing signs are displayed on the premises.
- v. In the city of LaGrange all free-standing signs in the above zoning district shall be monument signs.

b. Wall Signs:

- i. One square foot for each lineal foot of building frontage owned/leased by the applicant is the maximum area.
- ii. Shall not be higher than roof or parapet line.
- iii. May not extend more than 12 inches from wall.

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c. Projecting Signs:

- i. The maximum area shall be one square foot for each linear foot of building frontage owned/leased by the applicant or 75 square feet whichever is less.
- ii. Shall not be higher than roof or parapet line.
- iii. May not extend over 1/3 of public sidewalk.

d. Roof Signs:

- i. The maximum area shall be one square foot for each lineal foot of building frontage owned/leased by the applicant or 24 square feet whichever is less.
- ii. The maximum height measured from the bottom of the sign to the top of the sign shall be 36”.
- iii. Top of sign may not extend higher than the peak of the roof.
- iv. A roof sign may not extend higher than the maximum building height requirement.
- v. Roof signs are not allowed in the city of LaGrange.

9. IPD Industrial Park District

a. Free-Standing Signs:

- i. A single free standing sign may be installed per lot. Free standing signs shall be designed and installed as a monument style sign.
- ii. Free Standing Sign Minimum Setbacks:
Front Yard 10 feet
Side Yard 15 feet
- iii. A free standing sign cannot obstruct the view of vehicular traffic at street intersections or driveway entrances. Free standing signs shall not encroach into any determined clear sight triangle.
- iv. Free Standing Sign Size:
Maximum Sign Height 6 feet
Maximum Sign Area 60 square feet per side (120 square feet total)

b. Wall Mounted Signs:

A wall mounted sign may be installed per every building façade facing a public right-of-way.

- i. Wall Sign Size:
Maximum Sign Area –one square foot of sign area for each lineal foot of building facing the public rights-of-way.
- ii. Wall signs shall not extend above the roof line of the building façade in which they are located.

c. Prohibited Signs:

The following types or style of signs shall be prohibited:

- i. Electronic signs with changing advertisements or display faces.
- ii. Flashing signs.
- iii. Mechanical signs with movement.
- iv. Portable signs.
- v. Roof Signs.

Amendments to Oldham County Comprehensive Zoning Ordinance

Sec. 290-110 Off-premises Signage

1. All off-premises signs must receive approval as a conditional use from the appropriate Board of Adjustments prior to the issuance of a sign permit from the Planning & Zoning Office.
2. In addition to any condition of approval which the Board applies to an off-premises sign approval, the sign must also comply with the sign regulations for the zoning district in which it is located and shall be counted towards the total number of signs allowed.
3. Off-premises signs will not be allowed to be located within:
 - a. Fifty feet from street intersections as measured along the curb or edge of pavement;
 - b. The placement of one panel on top of another panel is prohibited.
 - c. The maximum height for all off-premises signs is 35 feet or the maximum height allowed for on-premises signs in the zoning district in which the sign is located, whichever is lesser.
 - d. Off-premises signs are not allowed in the city of LaGrange.

Sec. 290-120 Temporary Signage

A temporary sign permit shall be obtained prior to the placement of any combination of signs, banners, posters, pennants, portable signs, flags, inflatable devices, or other similar devices used for commercial promotional purposes or to announce community events. The Planning & Zoning Office reserves the right to revoke a temporary sign permit at any time. The following rules apply to temporary sign permits.

Types of Permits

1. 30-day permit not to exceed 32 square feet.

Free-Standing Signs

1. These signs must meet the front setback requirements and the height requirements for the zoning district in which they are located.
2. More than one temporary sign may be permitted simultaneously as long as the total area of all temporary signs does not exceed the maximum sign area.
3. Various types of portable signs may be used on a temporary basis by permit (not allowed in the city of LaGrange).
4. Banners for commercial purposes are not allowed as temporary free-standing signs in LaGrange.

Wall Signs

1. Apply the appropriate percentage to the one square foot of area allowed for every one lineal foot of building frontage owned/leased by the applicant not to exceed 32 square feet.

Banners

1. Business owners of commercially zoned properties may obtain a sign permit valid for 30 days to periodically display banners attached to the building. No more than one such permit may be issued per property per calendar year.
2. Banners must be attached to the building.

Amendments to Oldham County Comprehensive Zoning Ordinance

3. The area of the banner may be equal to but not greater than one square foot for every lineal foot of building frontage owned/leased by the applicant.
4. The Planning & Zoning Office may revoke this permit if the appearance of the banner becomes a safety hazard or is in disrepair.
5. In the city of LaGrange banners may also be used to announce community events (not to exceed 32 square feet). Said banners may be free-standing.

Flags for Commercial Promotional Purposes

1. The total area of all flags on a lot shall not exceed 60 square feet in area.
2. No flag shall be flown from a pole that exceeds 35 feet in height.
3. If a flag is mounted to a building, the vertical clearance from ground level when limp shall not be less than 9 feet. and
4. No flag shall be mounted above the roofline of a structure.
5. Flags for commercial promotional purposes are not allowed in the city of LaGrange.

Sec. 290-130 Areas of Special Character

The Commission may approve a special sign regulation for an Area of Special Character following notice and hearing. The special sign regulations in Areas of Special Character shall be consistent with the purposes of this ordinance and the character of the Area of Special Character.

Special sign regulations for Areas of Special Character shall supersede and may be either more or less restrictive than the sign regulations contained in this ordinance.

1. Historic Districts: A historic district may establish a special sign regulation.
2. Municipalities: Each municipality may establish a special sign regulation.
3. Planned Unit Development Districts: A planned Unit Development may establish alternative signage standards in lieu of this sign ordinance contained herein.

Sec. 290-140 Programs for Signs

1. Purpose: A Program for Signs is a creative incentive for a unified visual statement that integrates the design of signs with the design of the building on which they will be displayed and with the surrounding area.
2. When allowed: The owners of one or more adjacent premises, or one or more occupants of a shopping center or multi-use building, may submit a Program for Signs to the Commission that need not comply with some or all of the requirements of this ordinance. The Program for Signs shall contain a visual representation of the lettering, illumination, color, size, height, placement, and location of the signs proposed for display.
3. Standards for Approval: The Commission may approve a Program for Sign following notice and the Commission hearing if the signs visually represented in the Program are:
 - a. Consistent with the purposes of this ordinance; and
 - b. Compatible with the theme, visual quality, and overall character of the surrounding area or an Area of Special Character, if the signs included in the Program for Signs are located in such an area; and

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- c. Appropriately related in size, shape, materials, color, illumination, and character to the function and architectural character of the building or premises on which they will be displayed, and are compatible with existing adjacent activities.
- d. Display of signs: A premises or occupancy for which a Program for Signs has been approved by the Commission may only display signs that comply with the approved program, which shall supersede and replace the regulations for signs in this ordinance.

Sec. 290-150 Signs along Scenic Corridors

Scenic Corridors Designated: The following road segments in Oldham County are designated as Scenic Corridors and have associated signage requirements:

1. Interstate 71 Corridor

For the purpose of this sign regulation, the Interstate 71 Corridor shall be defined as shown below. (A map showing the boundary of the Interstate 71 Corridor is available at the Planning and Zoning Office).

Signs located along the Interstate 71 corridor, shall meet the following design standards in addition to the standards in the zoning district in which the sign is located:

- a. No billboards shall be located within fifteen hundred (1,500) feet of the center of the nearest travel lane of Interstate 71. A billboard, also known as an off-premise sign, is defined as a sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premise on which the sign is located. Billboards are not allowed in the city of LaGrange.
- b. No roof signs shall be located within six hundred sixty (660) feet of the center of the nearest travel lane of Interstate 71. Roof signs are not allowed in the city of LaGrange.
- c. No freestanding signs or banners shall be located within three hundred (300) feet of the center of the nearest travel lane of Interstate 71.
- d. No freestanding signs shall exceed eighty (80) square feet in area on one side and one hundred sixty (160) square feet in area on all sides when located between three hundred (300) and six hundred sixty (660) feet of the center of the nearest travel lane of Interstate 71.
- e. No signs located within fifteen hundred (1,500) feet of the center of the nearest travel lane of Interstate 71 may be constructed or installed prior to being reviewed and approved by the Kentucky Transportation Cabinet.

Sec. 290-160 Nonconforming Signs

Any sign legally in existence on the effective date of this sign regulation may continue in existence as a matter of right with the following limitations. A change in copy is not an alternation for the purposes of this subsection.

Non-conforming Sign Not to Expand. Non-conforming signs may not expand.

Amendments to Oldham County Comprehensive Zoning Ordinance

Non-conforming Sign Not to Rebuild. Any non-conforming sign which has been damaged to the extent of 50 percent of its current fair cash value, as estimated immediately prior to damage, shall not be repaired or reconstructed, except in conformity with this ordinance.

Discontinued or Obsolete Non-conforming Sign Not to Re-establish after One Year. No non-conforming sign shall be re-established after having been discontinued or obsolete for twelve (12) months. Vacating of premises or building, non-operative status, or not advertising or identifying a bona fide business conducted on the property or product sold shall be evidence of a discontinued or obsolete sign.

Ordinary Repair and Maintenance. Work may be done on ordinary repair and maintenance, or on repair or replacement of sign fixtures or framing, sign wiring, or sign face. Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of a sign or other structure in accordance with the order of an appropriate public agency, and who declares such sign or other structure to be unsafe, and orders its restoration to a safe condition.

Sec. 290-170 Variances

The Commission or the appropriate Board of Adjustments may grant variances from this sign regulation if they find the variance requested is required by special or unique hardship.

A variance may be granted:

1. To permit a setback for a sign that is up to 25 percent less than the required setback; or
2. To permit the height of a sign to be increased by up to 25 percent more than the maximum height (variances for height are not allowed in the city of LaGrange).

Sec. 290-180 Severability Clause

The invalidation of any section, subsection, clause, or phrase of this ordinance by any court of competent jurisdiction shall not affect the validity of the remaining portions of the ordinance.

Rescind Division 300 and replace it with the following:

DIVISION 300 LANDSCAPING REGULATIONS

Sec. 300-010 Purpose

The purpose and intent of this Division is to preserve and promote the health, safety, and general welfare of the public; to facilitate the creation of an attractive and harmonious community; to protect, preserve, and promote the aesthetic appeal, character, and value of surrounding neighborhoods; to conserve properties and their values; to preserve the character of an area by preventing the harmful effects of potentially dissimilar uses; to encourage the appropriate use of land; and to conserve the natural resources. More specifically, this Division is intended to minimize the impact of dissimilar uses on adjoining or nearby uses by requiring a screen or buffer between the uses in order to lessen the impact of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusion, and other objectionable activities or impacts conducted on or created by an adjoining or nearby use. Additionally, this Division is intended to require the landscaping of parking lots in order to reduce the harmful effects of wind and air turbulence, heat and noise, and the glare of motor vehicle lights; to preserve underground water resources and to permit the return of precipitation to the ground water strata; to act as a natural drainage system and ameliorate storm water drainage problems; to reduce the level of carbon dioxide and return oxygen to the atmosphere; to prevent soil erosion; to provide shade; and to enhance the appearance of parking lots. Additionally, this Division is intended to require the preservation and planting of trees on sites being developed to provide an appropriate percentage of tree cover within ten (10) years.

Sec. 300-020 Relationship to the Comprehensive Plan

The landscape design regulations in this Division are intended to implement the goals, objectives, and policies outlined in the Outlook 2020 Oldham County Comprehensive Plan. The goals and objectives listed under each element of the Comprehensive Plan recommend developing landscape guidelines in order to guide the preservation of on-site woodlands, provide appropriate buffers from adjacent uses, and improve the visual appearance of structures, parking facilities and preserve natural resources.

Sec. 300-030 Applicability

1. No site development, building or structure shall hereafter be constructed nor Vehicular Use Area created unless landscaping is provided as required by the provisions of this Division. Any building, structure, or Vehicular Use Area (VUA) that in its entirety is removed and reconstructed, or relocated to a new on-site location, shall be required to meet the standards of this Division.
2. Existing development is subject to this Division as defined below:
 - a. Any construction resulting in an increase/expansion in the area of an existing building/structure's square footage by twenty percent (20%) or more.
 - b. Any construction resulting in an increase/expansion of an existing vehicular use area (VUA) square footage by twenty percent (20%) or more.

- c. On small sites of one-half acre or less (1/4 acre or less within the city of LaGrange), where the area of expansion of existing buildings, structures and /or VUAs is less than 50%, no landscaping shall be required.
- d. Change in the use of property from a use not required to provide landscaping and buffering to a use that is regulated by this Division shall necessitate the provision of landscaping and buffering as required by this Division.
- e. The percentage of required landscaping shall be equal to the percentage of increase in the area of the existing structure, building, and/or VUA. This will apply to expansions in area of 1,000 square feet or more.
 1. If the existing landscaping meets or exceeds the required landscaping, there will be no additional requirement.
3. Single-family detached residential developments, and single family attached residential developments of 10 units or less, are not required to comply with Sec. 300-040 through Sec. 300-100, but are required to comply with other sections.
4. Phased development (excluding single-family detached residential) shall construct landscaping at each phase.

Sec. 300-040 Landscape Buffer Area Requirements

Landscape Buffer Areas minimize the potential for nuisances created when zoning districts or land uses of varying intensities abut, and shall be required at sites for which Division 300 is applicable. Landscape Buffer Area requirements shall be applied along property or right-of-way lines and at the perimeter of Vehicular Use Areas.

Utilities easements (e.g., drainage, sewer, gas/electric) are allowed to encroach into as much as 50% of the required area of Landscape Buffer Areas provided the required screening can still be achieved and the design of such facilities is compatible with the purpose of the Landscape Buffer Area. For sites with an approved landscape plan, any plantings within easements that are disturbed must be replaced and/or relocated as approved by the Commission staff.

Sec. 300-050 Property Perimeter Landscape Buffer (PPLB) Areas and Plantings

Property Perimeter Landscape Buffer (PPLB) Areas shall be applied along all property boundaries of sites affected by this Division except for those boundaries adjacent to streets.

PPLB Area requirements vary according to the zoning district/land use of both the proposed site to be developed, and the property or properties adjacent to it. Chart No. 1 lists the requirements for PPLB Area screening opacity and buffer area width. Plants used to meet screening requirements must be a minimum three (3) feet in height at maturity.

For site developments where the screen opacity and buffer width requirements found in Chart No. 1 are applicable, one (1) large or medium tree must be planted for every 100 linear feet, or fraction thereof, of property perimeter.

Additional requirements for PPLB Areas are as follows:

- a. Where a vacant parcel is proposed to be developed adjacent to an existing developed parcel, the developer or property owner of the proposed development shall provide all the perimeter landscaping requirements.
- b. When more than one landscape buffer area applies, the more restrictive standards shall be used.

PPLB Areas may contain walks, trails, or other similar elements, provided that the required plant material is not eliminated and the PPLB Area is at least 25 feet wide. PPLB Areas shall be free from all other development including buildings, parking, driveways or other structures except those required for public utility service within a dedicated easement. Outdoor storage or stockpiling of materials is not permitted within PPLB Areas.

Amendments Oldham County Comprehensive Zoning Ordinance

Chart No. 1 PPLB Areas

		Existing Adjacent Zoning/Use																					
Proposed Zoning/Use		AG-1	CO-1	R-1A	R-1	R-2	R-2A	R-3	R-4A	R-4	T	O-1	O-2	C-N	C-1	C-2	C-3	C-4	I-1	I-2	IPD	SWF	
	AG-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CO-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	R-1A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	R-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	R-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	R-2A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	R-3	LO.10	LO.10	LO.10	LO.10	LO.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	R-4A	HO.20	HO.20	SO.15	SO.15	SO.15	SO.15	SO.15	SO.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	R-4	HO.20	HO.20	HO.20	HO.20	HO.20	HO.20	HO.20	HO.20	SO.15	-	-	-	-	-	-	-	-	-	-	-	-	-
	T	HO.30	HO.30	HO.30	HO.20	HO.20	HO.20	HO.20	HO.20	HO.20	HO.20	-	-	-	-	-	-	-	-	-	-	-	-
	O-1	SO.15	SO.15	LO.10	LO.10	LO.10	LO.10	LO.10	LO.10	LO.10	-	-	-	-	-	-	-	-	-	-	-	-	-
	O-2	SO.15	SO.15	LO.10	LO.10	LO.10	LO.10	LO.10	LO.10	LO.10	LO.10	-	-	-	-	-	-	-	-	-	-	-	-
	C-N	SO.15	SO.15	LO.10	LO.10	LO.10	LO.10	LO.10	LO.10	LO.10	-	-	-	-	-	-	-	-	-	-	-	-	-
	C-1	SO.20	SO.20	SO.15	SO.15	SO.15	SO.15	SO.15	SO.15	SO.15	SO.15	-	-	-	-	-	-	-	-	-	-	-	-
	C-2	HO.20	HO.20	HO.20	HO.20	HO.20	HO.20	HO.20	HO.20	SO.15	SO.15	SO.15	SO.15	SO.15	SO.15	-	-	-	-	-	-	-	-
	C-3	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.30	HO.30	HO.30	HO.30	HO.30	HO.30	SO.15	SO.15	-	-	-	-	-	-
	C-4	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.30	HO.30	HO.30	HO.20	HO.20	--	-	-	-	-	-
	I-1	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.30	HO.30	HO.30	HO.30	HO.30	HO.30	HO.30	HO.30	HO.30	HO.30	HO.30	-	-	-
	I-2	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.30	HO.30	HO.30	HO.30	HO.30	HO.30	HO.30	HO.30	HO.30	HO.30	HO.30	-	-	-
IPD	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	-	
SWF	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	HO.50	-	

Opacity (Screen): Opacity or Screening is classified into three categories: Low Opaque Screening (LO): Less than 50 Opacity; Semi-Opaque Screening (SO): 50-80% Opacity; and High Opaque Screening (HO): 80% or more Opacity. Opacity shall be designed to be achieved within four years. Opacity will be determined by the Commission staff.
 LO.10: means a minimum of low opaque screening with 10 feet landscaped buffer area.

Sec. 300-060 Vehicular Use Area Perimeter Landscape Buffer (VUAPLB) Areas

In addition to the Property Perimeter Landscape Buffer (PPLB) Areas required under Section 300-050, requirements for Vehicular Use Area Perimeter Landscape Buffer (VUAPLB) Areas have been established to reduce the visual impact of Vehicular Use Areas including, but not limited to, parking lots, loading docks, and service areas. VUAPLB Areas shall be provided between any lot containing a VUA and a roadway, and/or on sites that meet the criteria set forth in the table found in Section 300-070. Staff may determine that both PPLB and VUAPLB Areas may be necessary to produce appropriate screening.

VUAPLB Areas shall be placed at the edge of pavement (or back of curb if present).

VUAPLB Areas shall not be required between a VUA and the adjoining property in the instance of a property line that divides a driveway used for common access by the adjoining properties or when both of the following conditions exist: 1). the VUAs fulfill the parking requirements for both properties, or are for the common use of both properties (as substantiated by a reciprocal parking and access agreement); 2). the Commission has approved a final development plan for the properties.

Sec. 300-070 Vehicular Use Area Perimeter Planting

VUAPLB Areas shall be a minimum of ten (10) feet in width. Within the city of LaGrange, the VUAPLB Areas shall be a minimum of five (5) feet in width.

VUAPLB Areas shall be provided with the equivalent of 1 large or medium deciduous shade tree per 50 linear feet of boundary or a fraction thereof. No trees shall be spaced greater than 70 feet.

Additional landscape requirements shall vary relative to adjacent land uses and proximity to common property lines as follows:

Land Use	Distance of VUA from property line is less than or equal to 30 feet	Distance of VUA from property line is greater than 30 feet and less than 50 feet	Distance of VUA from property line is greater than or equal to 50 feet
VUA adjacent to any residential use	6 foot high continuous screen	3 foot high continuous screen	3 foot high continuous screen for at least 50% of VUA
Any loading area adjacent to any use of lower impact	8 foot high continuous screen	6 foot high continuous screen	6 foot high continuous screen only if adjacent to residentially zoned parcel
VUA adjacent to rights-of-way	3 foot high continuous screen	3 foot high continuous screen	N/A

The 3 foot or 6 foot high screen requirement can be met using evergreen shrubs, evergreen trees, berms, or fencing individually or in combination. Continuous screens may be broken or staggered for visual interest provided the result is a visually continuous screen.

All screening material including plants, fencing, walls, and berms used to satisfy these shall conform to the standards found in Sections 300-110 and 300-130.

Sec. 300-080 Interior Landscaping Areas (ILA) for Vehicular Use Areas

Interior Landscaped Areas (ILA) shall be provided within all Vehicular Use Areas to fragment large impervious areas and allow for a greater distribution of tree canopy coverage. Dimensional requirements have been established to insure that Interior Landscape Areas serve the intended goals and provide enough ground area to support required plant material.

1. VUAs exempt from ILA requirements are loading, unloading, and outdoor storage areas in industrial zones I-1, I-2, IPD and the same areas in commercial zones C-N, C-1, C-2, C-3, C-4 when improvements create an area not accessible or visible to the general public. Note that these areas shall be subject to both VUA and property perimeter landscape buffering.
2. Any newly created, altered or expanded VUA of 6,000 square feet or more, or to accommodate twenty or more vehicular parking spaces, is required to have ILAs.
3. Five (5) square feet of ILA shall be provided for each one hundred (100) square feet, or fraction thereof, of all VUA requiring ILAs.
4. The minimum ILA size in VUAs shall be one hundred fifty (150) contiguous square feet. Note that the standard curbed area may be included in the 150 square feet. Smaller Interior Landscape Areas are not prohibited but will not count toward ILA requirements.
5. The maximum ILA size in all VUA shall be no larger than 350 contiguous square feet in VUAs smaller than 30,000 square feet in size. ILAs shall be no larger than 1,500 contiguous square feet in VUAs equal to or greater than 30,000 square feet in size unless otherwise approved by the Commission or staff.
6. Note that any ILAs larger than the maximums stated above (in number 5) are permitted provided that any ILA exceeding the maximum shall not count toward fulfilling the requirements of this Division.
7. VUAs less than 12,000 sq. ft. in size or less than 20 parking spaces shall not have a maximum distance between Interior Landscape Areas.
8. In VUAs of 12,000 sq. ft. or more or 20 or more parking spaces the maximum distance between Interior Landscape Areas shall be 120 feet.
9. The maximum distance between ILAs shall be measured both radially from the closest perimeter landscape area curb edge, and lineally in each row of parking spaces, from the closest curb edge of each ILA.

Sec. 300-090 Planting Requirements for Interior Landscaping Areas (ILAs)

1. A minimum of one (1) tree shall be required for every 250 square feet, or fraction thereof, of required ILA. Deciduous trees shall have a clear trunk to at least six (6) feet above the ground at time of planting.

2. The ground plane of the ILA shall be landscaped with shrubs, turf, mulch, or groundcover. Note that shrubs shall not exceed two (2) feet in mature height measured from the street level in areas requiring sight distance for vehicular circulation.
3. Light poles, sidewalks, benches, or other site amenities are permitted in the ILAs provided they do not occupy more than 25% of any one interior landscape area or reduce the width of any planted area to less than 5 feet. Provision of such facilities does not reduce the number of required trees.
4. In all occurrences of ILAs where vehicles overhang, the minimum distance between any tree and edge of pavement shall be three (3) feet.
5. Note that parked vehicles may hang over the ILA no more than two and one-half (2 ½) feet. Wheel stops shall be provided in order to limit vehicle overhang or penetration of the landscaped area.

Sec. 300-100 Screening Requirement for Service Structures

For the purposes of this Division, service structures shall include propane tanks, dumpsters, and other waste containers.

A continuous fence or wall with opaque gate shall enclose any service structure on all sides. The height of the fence or wall shall be one (1) foot greater than the height of the enclosed structure, but shall not be required to exceed eight (8) feet in height. Whenever a service structure is located next to a building wall, the wall may fulfill the screening requirement for that side of the service structure provided that the wall or screening material is of a height sufficient to meet the height requirement set out in this section.

Sec. 300-110 Tree Preservation

Retention of existing vegetation to meet the landscaping requirements is strongly encouraged. Single-family detached residential developments should preserve as many trees as possible that do not adversely affect site grading, infrastructure installation and house construction.

As required in Sec. 300-140.2.e & f, regarding Landscaping Plan Submission and Approval, existing trees and areas of vegetation that are to be retained as part of required landscaping, as well as existing significant trees (diameter breast height of 24" or greater) that are proposed to be removed, shall be shown on the Landscape Plan.

Criteria for using existing landscape material: Any plant material in satisfactory condition proposed for use in fulfilling the requirements in whole or in part, may be used when, in the opinion of the Commission Staff, such materials meet the requirements and achieve the objectives of this Division.

Substitution of existing trees for newly planted trees: The following criteria shall be used where existing healthy trees are being substituted for newly planted trees:

1. An existing 6"-12" caliper tree surrounded by a minimum of 150 square feet of landscape area may be substituted for two (2) new trees of the required minimum size.

2. An existing 12"-24" caliper tree surrounded by a minimum of 250 square feet of landscape area may be substituted for three (3) new trees of the required minimum size.
3. An existing tree greater than 24" caliper surrounded by a minimum of 300 square feet of landscape area may be substituted for four (4) new trees of the required minimum size.
4. For all trees to be preserved, tree protection fencing has to be shown on the tree preservation plan.
5. When the preserved trees do not survive the first three years since construction begins, replacements for these trees have to be made at the property owner's expense at the same rate they were credited for.

Sec. 300-120 Tree Protection during Construction and Maintenance

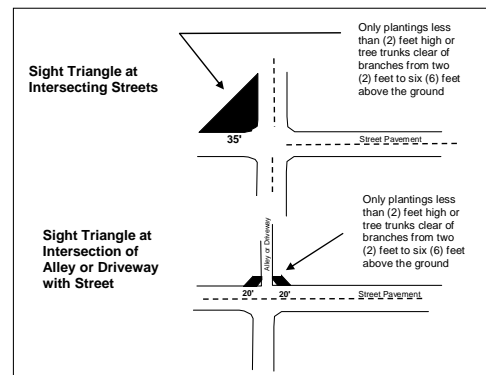
1. Prior to any clearing and land disturbing activities that require a Soil Erosion and Sediment Control Permit, a durable and visible tree protection fence at least 3 feet in height and approved by the Administrator or designee shall be erected around all tree preservation areas and around any other areas of vegetation being preserved to meet the requirements of these regulations. All barriers shall be located at the edge of the area to be preserved, which is a minimum of 3 feet outside the drip line of the protected tree, and shall remain in place until construction is completed.
2. No clearing, grading, or other land-disturbing activities shall be allowed within the area enclosed by the tree protection barrier.
3. Root pruning shall be kept to an absolute minimum.
4. To prevent compaction of the soil or root system, no vehicles, material or equipment shall be stored or placed, or construction activities permitted, within the boundaries of the constructed barrier or vegetative buffers, beyond that allowed for preliminary site investigation work.
5. Attachment of rope, wire, nails, advertising posters, or other means, and deposition, placement, or storage of stone, brick, sand, concrete, or other materials which may impede the free passage of water, air, or fertilizer to the root system is prohibited for any tree as referenced in paragraph 1 that are shown to be protected as a requirement of an approved landscape or tree preservation plan.
6. The property owner shall be responsible for the continued proper maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance free from refuse and debris at all times.
7. Topping trees, or the severe cutting of limbs to stems larger than three (3) inches in diameter, within the tree crown, and to such a degree as to remove the normal canopy, shall not be considered proper or permitted for the maintenance of trees as required by this Division.
8. An authorized inspector shall have the right to enter onto any property to inspect the health and general condition of plant material that is located either within the rights-of-way, part of an approved development/landscape plan, or reported as a public hazard.

Sec. 300-130 General Standards

1. All plant materials proposed to meet landscaping requirements shall be living plants. Plants from the same plant category (trees, shrubs or vines) may be substituted for plants as shown on the approved plan, as long as the substituted plant is similar to the approved plant in regard to it's size and the opacity it provides. The approval by the Commission staff shall be necessary in order to change plants from one category to another, and this change must be reflected on a revised plan or in a change order submitted to the Commission.
2. Plant materials used in conformance with provisions of this Ordinance shall conform to the standards of the American Standard for Nursery Stock and shall have passed any inspections required under state regulations.
3. All landscape materials shall be installed in a sound, professional manner. All unhealthy or dead plant material required to be planted or preserved shall be replaced within one year, or by the next planting period, whichever comes first.
4. All required plant material shall meet the following minimum size criteria at time of installation:

Evergreen Trees	6 feet high
Sod	N/A
Large Tree (over 50 feet in height at maturity)	1 ¾ inch caliper
Medium Tree (25 – 50 feet at maturity)	1 ¾ inch caliper
Shrubs (when required for 6-8 feet screening)	36 inches high
Shrubs (when required for 3 foot screening)	18 inches high
Small Tree (less than 25 feet in height at maturity)	6 feet high
Vines	12"-15"

5. Tree species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than fifteen (15) feet to such public works, unless the tree root system is completely contained within an impenetrable root barrier that runs the length of the planting area, and reaches a minimum depth of at least eighteen inches (18").
6. No tree shall be planted closer than 5 feet to any fireplug, utility pole or similar utility structure. Plants must be specified, located, and maintained so as to not interfere with public utilities. Ultimate determination of said potential interference and identification of any remedial specification of plantings vests in the landscape consultant.
7. No newly-planted trees may be planted closer together than 10 feet for small trees, 25 feet for medium trees, and 30 feet for large trees. When planting new trees near existing mature trees, leave a minimum distance of half of the new tree's mature spread between the new tree and the existing trees.
8. No tree shall be planted in a space equal to or less than 3 feet in width.
9. A sight triangle will be observed at all street intersections including intersections of alleys or driveways as *illustrated to the right*. The sight triangle shall be measured from the edge of pavement to edge of pavement.



10. Ground covers, other than grass, used shall be installed in such a manner as to present a finished appearance and complete coverage within three (3) year of planting.
11. Grass areas may be sodded, plugged, sprigged or seeded and shall present a uniform healthy stand of the specified grasses following the first full growing season after installation.
12. Any tree that is not nursery stock and is to be moved in order to meet requirements of this regulation shall be transplanted in accordance with sound planting guidelines adequate to sustain vigorous and healthy growth.
13. Any landscape materials, including grasses, which fail to meet the minimum approved requirements at time of installation, as set forth in this Division, shall be removed and replaced with acceptable materials.
14. Walls shall be constructed of natural stone, brick, or other weatherproof materials in a linear, serpentine or other alignment and shall be continuously maintained in good condition and proper alignment by the property owner.
15. Fences shall be constructed of wood or other weatherproof, durable materials generally used for exterior construction and shall be maintained by the property owner.
16. Walls or fences used to satisfy screening requirements shall be at least 80% opaque.
17. All fences shall provide a finished side facing the less intensive use or the rights-of-way.
18. Chain-link fencing may be installed for purposes other than to satisfy screening requirements. Chain link fencing within the required buffer area is permitted if it is used in addition to plants, berms, or other allowable screening material and is not otherwise restricted by other applicable parts of this Ordinance.
19. Chain-link fencing may not under any circumstances be used to meet any screening requirements of this regulation, nor shall slats installed as part of a chain link fence be allowed to satisfy screening requirements.
20. Walls and fences designed to meet the requirements of this Division shall not be used for the erection or display of any sign or other advertising device.
21. Earth mounds/berms shall be physical barriers that block or screen the view, similar to a hedge, fence or wall. Any berm built to satisfy these requirements shall be constructed at a minimum height of 1 ½ feet and a minimum crown of 2 feet measured on a horizontal plane. All berms shall be landscaped.
22. To prevent erosion, mounds with side slopes greater than 2.5:1 shall be planted with a groundcover that does not require mowing.
23. Earth mounds/berms over 3 feet in height landscaped with woody plant material shall be permitted if the applicant demonstrates to the satisfaction of the Commission Staff that adequate measures will be taken to allow the proposed plants to thrive.
24. For sites that are greater than two (2) acres in size, plant material that is chosen to fulfill the requirement of this Division shall not exceed a maximum amount of 50% of one species.
25. When selecting plant materials, refer to the Oldham County Prohibited Plant List (Appendix 300-130A) for a list of plants that will not be accepted to meet the requirements of Division 300.

26. Within the city limits of LaGrange, when selecting plant materials, refer to the Oldham County Preferred Plant List (Appendix 300-130B) for a list of plants that will be accepted to meet the requirements of Division 300.

Sec. 300-140 Landscaping Plan Submission and Approval

The property owner or developer shall submit a Landscape Plan to the Commission whenever any property is affected by these landscape requirements. The requirements of this Division shall be followed in approving or disapproving any Landscape Plan required by this Division. Landscape Plans or Concept Landscape Plans may be submitted as part of any development plan or zoning change required by the Commission.

1. For any property where a Vehicular Use Area (VUA) is proposed that accommodates 40 or more vehicles or is of a size over 12,000 square feet, the Landscape Plan shall be prepared and signed by a landscape designer certified as a Kentucky Certified Nurseryman, or prepared, sealed and signed by a landscape architect licensed to practice in the Commonwealth of Kentucky.
2. The content of the plan shall include the following:
 - a. A vicinity map clearly identifying the subject site.
 - b. Title block with developer name and address, project name and full site address, parcel number, property owner, design firm preparing the drawings, scale, total area of site, land use/zoning district, date of preparation, and north point arrow.
 - c. Final grading contours at two (2) foot intervals unless waived by the Commission staff.
 - d. A scaled development plan or plans, not less than 50 scale (1" = 50') or other scale agreeable to the Commission staff, showing and labeling, by name and dimensions, all existing and proposed property lines including metes and bounds, easements, buildings, walks, structures, ILAs, and all above ground and underground utility lines. Show and label VUAs, including parking stalls, driveways, service areas, and drainage outlets. The plan must indicate the number of parking stalls and the square footage of both the VUAs and ILAs. Show and label the adjacent property owners, the adjacent land use/zoning district, and the rights-of-way.
 - e. If existing landscape material is to be used to meet the requirements of Division 300, a Tree Preservation and Protection Plan that complies with Sections 300-110 and 300-120 shall be made a part of the Landscape Plan submittal. Show and label the location, species and caliper of existing trees and areas of vegetation that are to be retained as part of the required landscaping. Provide calculations that demonstrate how existing trees and vegetation to be retained, will meet the requirements of Sec. 300-110.
 - f. The location, species and caliper of existing significant trees (having a diameter breast height of 24" or greater) on the site that are proposed to be removed shall also be shown.
 - g. A complete and accurate plant schedule that includes plant key, botanical and common plant name, species of plant, installation size, mature plant size,

notation for evergreen plants, on-center spacing dimensions where applicable, quantities and any specific planting notes.

- h. Calculations that contain the total square footage of Vehicular Use Areas (VUAs) and related Interior Landscape Areas (ILAs), as required under Sec. 300-080. Indicate square footage required for ILAs, and the total square footage provided.
- i. Irrigation systems may be required for all non-residential developments and residential developments other than single family residential.
- j. Plants used to comply with this Division shall conform with American Standard for Nursery Stock typical standards, and shall have passed any inspections required under state regulations. This note must be shown on the Plan.
- k. Screening required under Sec. 300-100 for dumpsters and all other service structures shall be shown and labeled on the Plan.
- l. Proposed landscape material, keyed in accordance with the plant schedule, and areas for sod, seed, mulch, or groundcover should be located on the plan. Plant material shall be drawn to scale at its mature size.
- m. Data used to determine compliance with the requirements of Property Perimeter Landscape Buffer Areas and Plantings as per Section 300-050.
- n. Data used to determine compliance with the requirements of Vehicular Use Area Perimeter Landscape Buffer Area and Planting requirements as per Sections 300-060 and 300-070.

Sec. 300-150 Permits and Waivers

- 1. Where landscaping is required, no building permit shall be requested until the required Landscape Plan has been submitted and approved, or until financial instruments, as may be required by the Administrator, to ensure timely compliance with this Division, have been put in place. Prior to occupancy of the site, the required landscaping shall be installed in conformance with the approved Plan, unless a full cash bond or an irrevocable letter of credit from a banking institution with offices in Oldham County has been posted.
- 2. It is not the intent of this Division to discourage innovative, aesthetically pleasing landscaping design. Thus, the developer may choose to submit a Landscape Plan that conforms to the spirit and intent of this Division, while varying from its specific requirements. The Plan presented must be deemed a substantial improvement over the minimum requirements of this Division by the Commission staff.
- 3. Upon application, the Commission may grant a waiver of requirements of this Division.

**Appendix 300-130A
Prohibited Plant List**

PLANT TYPE	SCIENTIFIC NAME	COMMON NAME CULTIVAR'
A	Ailanthus altissima	Tree of Heaven
A	Betula papyrifera	Paper Birch
A	Betula pendula	European White Birch
A	Diospyros virginiana (female)	Persimmon (females only)
A	Ginkgo biloba (female)	Ginkgo (females only)
A	Gleditsia triacanthos	Common Honey Locust
A	Gymnocladus dioicus (female)	Ky Coffee Tree (females only)
A	Morus alba	Asian White Mulberry
A	Populus (all)	Poplars (all) White Poplars Lombardy Poplar Quaking Aspen
A	Populus alba	White Poplar
A	Populus deltoides	Eastern Cottonwood
A	Ulmus carpiniflora	Smoothleaf Elm
A	Ulmus Fulva	Red Elm
A	Ulmus pumila	Siberian Elm
B	Acer negundo	Box Elder
B	Albizia julibrissin	Mimosa Tree
B	Maclura promifera (female)	Osage orange (females only)
B	Malus pumila	Common Apple
B	Paulownia tomentosa	Princess Tree
B	Pyrus calleryana	Callery Pear "Bradford"
B	Pyrus communis	Common Pear
B	Salix babylonica	Weeping Willow
B	Sorbus (species)	Mountain Ash (species)
C	Elaeagnus umbellata	Autumn Olive
C	Elaeagnus angustifolia	Russian Olive
C	Euonymus alatus	Winged Euonymus
C	Euonymus kiautschovicus	Spreading Euonymus
C	Hibiscus syriacus	Rose of Sharon
C	Laburnum x wateri	Golden Chain Tree
C	Ligustrum (all)	Privets (all)
C	Lonicera japonica	Japanese Honeysuckle
C	Lonicera maackii	Honeysuckle

Amendments Oldham County Comprehensive Zoning Ordinance

PLANT TYPE	SCIENTIFIC NAME	COMMON NAME CULTIVAR'
C	Lonicera morrowii	Honeysuckle
C	Lonicera tatarica	Tatarian Honeysuckle
C	Malus (selected)	Crabapples (as shown) Almey, Corovaria, Dorothea, Eley, Hopa, Loensis, Red Silver Radiant, Sylvestris
C	Prunus cerasifera (Straight Species)	Cherry Plum (Straight Species)
C	Prunus persica	Peach
C	Rhamnus cathartica	Common Buckthorn
C	Rhamnus frangula	Glossy Buckthorn
D	Berberis thunbergii	Japanese Barberry
D	Lythrum salicaria	Purple Loosestrife
D	Ilex cornuta	Chinese Holly
D	Philadelphus cornarius	Sweet Mockorange
D	Photinia x fraseri	Fraser Photinia or Red Tip
D	Photinia villosa	Oriental Photinia
D	Prunus glandulosa	Dwarf Flowering Almond
D	Pryacantha coccinea	Scarlet Firethorn
E	Rosa Multiflora	Japanese Rose
F	Euonymus fortunei	Wintercreeper Euonymus
F	Hedera Helix	English Ivy
F	Polygonum cuspidatum	Japanese Knotweed
F	Vinca Minor	Lesser Periwinkle

KEY:

- A. Large Tree
- B. Medium Tree
- C. Small Tree/Large Shrub
- D. Shrub
- E. Vine
- F. Groundcover

**Appendix 300-130B
Suggested Tree Species for the City of LaGrange**

Proper landscaping and tree planting are critical components of the atmosphere, livability and ecological quality of a community's urban forest. The tree species listed below have been evaluated for factors such as size, disease and pest resistance, seed or fruit set, and availability. The following list is offered to assist all relevant community personnel in selecting appropriate trees species. These trees have been selected because of their aesthetic and functional characteristics and their ability to thrive in the soil and climate (USDA Zone 6) conditions found throughout Kentucky.

Deciduous Trees

Large Trees: Greater than 45 feet in Height at maturity

Scientific Name	Common Name	Cultivar
<i>Acer rubrum</i>	Red Maple	Red Sunset
<i>Acer saccharum</i>	Sugar Maple	Legacy
<i>Aesculus flava*</i>	Yellow Buckeye	
<i>Betula nigra</i>	River Birch	Heritage
<i>Carpinus betulus</i>	European Hornbeam	Franz Fontaine
<i>Castanea mollissima*</i>	Chinese Chestnut	
<i>Celtis laevigata</i>	Sugar Hackberry	
<i>Celtis occidentalis</i>	Common Hackberry	Prairie Pride
<i>Cercidiphyllum japonicum</i>	Katsuratree	Aureum
<i>Diospyros virginiana*</i>	Common Persimmon	
<i>Fagus grandifolia*</i>	American Beech	
<i>Fagus sylvatica*</i>	European Beech	(Numerous exist)
<i>Fraxinus americana</i>	White Ash	Autumn Purple®
<i>Fraxinus pennsylvanica</i>	Green Ash	Cimmaron®
<i>Fraxinus quadrangulata*</i>	Blue Ash	True Blue
<i>Fraxinus tomentosa*</i>	Pumpkin Ash	
<i>Ginkgo biloba</i>	Ginkgo	(Choose male trees only)
<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust	Shademaster
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	Prairie Tital ®
<i>Juglans regia*</i>	English Walnut	Hansen
<i>Larix decidua*</i>	European Larch	
<i>Liquidambar styraciflua</i>	American Sweetgum	Rotundiloba
<i>Liriodendron tulipifera*</i>	Tuliptree	Fastigiatum
<i>Magnolia acuminata*</i>	Cucumbertree Magnolia	(Numerous exist)
<i>Magnolia macrophylla*</i>	Bigleaf Magnolia	
<i>Metasequoia glyptostroboide.</i>	Dawn Redwood	Emerald Feathers
<i>Nyssa sylvatica</i>	Black Tupelo	
<i>Platanus x acerifolia</i>	London Planetree	Yarwood
<i>Plantanus occidentalis*</i>	American Sycamore	
<i>Quercus alba</i>	White Oak	
<i>Quercus bicolor</i>	Swamp White Oak	

Large Trees: Greater than 45 feet in Height at Maturity (Continued)

Scientific Name	Common Name	Cultivar
<i>Quercus coccinea</i>	Scarlet Oak	
<i>Quercus ellipsoidalis</i>	Northern Pin Oak	
<i>Quercus frainetto</i>	Hungarian Oak	
<i>Quercus imbricaria</i>	Shingle Oak	
<i>Quercus lyrata</i>	Overcup Oak	
<i>Quercus macrocarpa</i>	Bur Oak	
<i>Quercus muehlenbergii</i>	Chinquapin Oak	
<i>Quercus phellos</i>	Willow Oak	
<i>Quercus prinus</i>	Chestnut Oak	
<i>Quercus robur</i>	English Oak	Heritage ®
<i>Quercus rubra</i>	Northern Red Oak	Splendens
<i>Quercus shumardii</i>	Shumard Oak	
<i>Styphnolobium japonicum</i>	Japanese Pagodatree	Regent
<i>Taxodium distichum</i>	Common Baldcypress	Shawnee Brave
<i>Tilia americana</i>	American Linden	Redmond
<i>Tilia cordata</i>	Littleleaf Linden	Greenspire
<i>Tilia x euchlora</i>	Crimean Linden	
<i>Tilia tomentosa</i>	Silver Linden	Sterling
<i>Ulmus parvifolia</i>	Lacebark Elm	All`ee ®
<i>Zelkova serrata</i>	Japanese Zelkova	Green Vase

Medium Trees: 31 to 45 Feet in Height at Maturity

Scientific Name	Common Name	Cultivar
<i>Aesculus x carnea</i>	Red Horsechestnut	
<i>Alnus glutinosa*</i>	Common Alder	Pyramidalis
<i>Boussonetia papyrifera*</i>	Paper Mulberry	
<i>Cladrastis lutea</i>	American Yellowwood	Rosea
<i>Eucommia ulmoides</i>	Hardy Rubber Tree	
<i>Koelreuteria paniculata</i>	Goldenraintree	
<i>Ostrya virginiana</i>	American Hophornbeam	
<i>Parrotia persica</i>	Persian Parrotia	Vanessa
<i>Phellodendron amurense</i>	Amur Corktree	Macho
<i>Pistacia chinensis</i>	Chinese Pistache	
<i>Prunus sargentii</i>	Sargent Cherry	
<i>Prunus maacki</i>	Amur Chokecherry	Amber Beauty
<i>Petrocarya fraxinifolia*</i>	Caucasian Wingnut	
<i>Pyrus calleryana</i>	Callery Pear	Earlyred
<i>Quercus acutissima</i>	Sawtooth Oak	
<i>Quercus cerris</i>	Turkey Oak	
<i>Sorbus alifolia</i>	Korean Mountainash	Redbird
<i>Toona sinensis</i>	Chinese Toon	

Small Trees: 15 to 30 Feet in Height at Maturity

Scientific Name	Common Name	Cultivar
<i>Acer buergerianum</i>	Trident Maple	Streetwise ®
<i>Acer campestre</i>	Hedge maple	Queen Elizabeth tm
<i>Acer cappadocicum</i>	Coliseum Maple	Aureum
<i>Acer ginnala</i>	Amur Maple	Red Rhapsody tm
<i>Acer griseum</i>	Paperbark Maple	
<i>Acer nigrum</i>	Black Maple	
<i>Acer pensylvanicum*</i>	Striped Maple	
<i>Acer triflorum</i>	Three-flower Maple	
<i>Aesculus pavia</i>	Red Buckeye	
<i>Amelanchier arborea</i>	Downy Serviceberry	(Numerous exist)
<i>Amelanchier laevis</i>	Allengheny Service berry	
<i>Carpinus caroliniana*</i>	American hornbeam	
<i>Cercis canadensis</i>	Eastern Redbud	Forest Pansy
<i>Chionanthus virginicus</i>	White Fringetree	
<i>Cornus alternifolia</i>	Pagoda Dogwood	
<i>Cornus kousa</i>	Kousa Dogwood	(Numerous exist)
<i>Cornus mas</i>	Corneliancherry dogwood	Spring Sun
<i>Corylus avellana</i>	European Filbert	Corntorta
<i>Continus coggygia *</i>	Common Smoketree	Flame
<i>Cotinus obovata*</i>	American Smoketree	
<i>Crataegus phaenopyrum</i>	Washington Hawthorn	Princeton Sentry tm
<i>Crataegus viridis</i>	Green Hawthorn	Winter King
<i>Franklinia alatamaha*</i>	Franklinia	
<i>Halesia tetraptera*</i>	Carolina Silverbell	Arnold Pink
<i>Laburnum x watereri</i>	Goldenchain Tree	
<i>Maackia amurensis</i>	Amur Maackia	
<i>Magnolia x soulangiana*</i>	Saucer Magnolia	Alexandrina
<i>Magnolia stellata*</i>	Star Magnolia	Centennial
<i>Magnolia tripetala*</i>	Umbrella Magnolia	
<i>Magnolia virginiana*</i>	Sweetbay Magnolia	Moonglow ®
<i>Malus spp.</i>	Flowering Crabapple	(Disease resistant only)
<i>Oxydendrum arboreum</i>	Sourwood	Mt. Charm
<i>Prunus subhirtella</i>	Higan Cherry	Pendula
<i>Prunus virginiana</i>	Common Chokecherry	Schubert
<i>Staphylea trifolia*</i>	American Bladdernut	
<i>Styrax japonicus</i>	Japanese Snowbell	Emerald Pagoda
<i>Syringa reticulata</i>	Japanese Tree Lilac	Ivory Silk

Note: * denotes species that are not recommended for a use as street trees.

Coniferous and Evergreen Trees

Large Trees: Greater than 45 Feet in Height at Maturity

Scientific Name	Common Name	Cultivar
<i>Abies balsamea</i>	Balsam Fir	
<i>Abies concolor</i>	White Fir	Violacea
<i>Cedrus Libani</i>	Cedar-of-Lebanon	
<i>Chamaecyparis nootkatensis</i>	Nootka Falsecypress	Pendula
<i>Cryptomeria japonica</i>	Japanese Cryptomeria	Sekkan-sugi
<i>X Cupressocyparis leylandii</i>	Leyland Cypress	
<i>Ilex opaca</i>	American Holly	
<i>Picea omorika</i>	Serbian Spruce	
<i>Picea orientalis</i>	Oriental Spruce	
<i>Pinus densiflora</i>	Japanese Red Pine	
<i>Pinus strobus</i>	Eastern White Pine	
<i>Pinus sylvestris</i>	Scotch Pine	
<i>Pinus taeda</i>	Loblolly Pine	
<i>Pinus virginiana</i>	Virginia Pine	
<i>Pseudotsuga menziesii</i>	Douglasfir	
<i>Thuja plicata</i>	Western Arborvitae	(Numerous exist)
<i>Tsuga canadensis</i>	Eastern Hemlock	

Medium Trees: 31 to 45 Feet in Height at Maturity

Scientific Name	Common Name	Cultivar
<i>Chamaecyparis thyoides</i>	Atlantic Whitecedar	(Numerous exist)
<i>Juniperus virginiana</i>	Eastern Redcedar	
<i>Pinus bungeana</i>	Lacebark Pine	
<i>Pinus flexilis</i>	Limber Pine	
<i>Pinus Pparviflora</i>	Japanese White Pine	
<i>Thuja occidentalis</i>	Eastern arborvitae	(Numerous exist)

Small Trees: 15 to 30 Feet in Height at Maturity

Scientific Name	Common Name	Cultivar
<i>Ilex x attenuata</i>	Foster's Holly	
<i>Pinus aristata</i>	Bristlecone Pine	
<i>Pinus mugo mugo</i>	Mugo Pine	

Note: Coniferous species are not recommended for use as street trees.

This suggested species list was compiled through the use of the excellent references Dirr's Hardy Trees and Shrubs (Dirr, 2003) and Manual of Woody Landscaping Plant (5th Edition) (Dirr, 1998). Cultivar selection are recommendations only and are based on Davey Resource Group's experience; tree availability will vary by nursery.

Division 390

Rescind:

Division 390 Site Plan Review Process (Reserved)

Replace with:

Division 390 Site Plan Regulations

Sec. 390-010: Applicability

Site plan approval shall be required for the following land uses prior to the issuing of building permits:

1. Residential Uses: Attached housing developments of 10 units or more.
2. Non-residential Uses: Prior to the issuing of a building permit, site plan approval shall be obtained for nonresidential development that meet one or more of the following criteria:
 - a. New construction of buildings/structures, reconstruction of buildings/structures at the same location, or relocation of buildings/structures to a new on-site location;
 - b. An addition/expansion that will contain more than twenty-five hundred (2,500) square feet of building/structure area;
 - c. An addition/expansion that will contain more than twenty (20) percent of the original square footage of building/structure area for sites greater than one-half acre; and,
 - d. An addition/expansion that will contain more than fifty (50) percent of the original square footage of building/structure area for sites one-half acre and less.
3. Manufactured Home Park: Site plan approval shall be obtained for all new manufactured home parks.
4. Parking Areas and Structures: Site plan approval shall be required for a parking garage, for a new parking area or for an addition to any existing parking area resulting in an increase/expansion of an existing vehicular use area by twenty (20) percent before a building permit can be issued.

Sec. 390-020: Specific Information Required

Site plans shall be drawn and submitted at a scale not less detailed than one (1) inch equals fifty (50) feet, or other scale acceptable to the Planning and Zoning Commission staff. All site plans shall contain the following:

1. Name of the development and/or subdivision in which the site is situated.
2. Address and lot number of the subdivision in which the development is proposed.

3. Key map drawn to a scale of one (1) inch equals one thousand (1,000) feet, which shall include streets and corporate limit lines within a one-half (0.5) mile radius of the site.
4. Names, addresses and telephone numbers of the owner and the applicant.
5. Names, addresses telephone numbers, and seals (on the section of the plan that they prepare) of each professional consultant participating in the design.
6. North arrow.
7. City, county and state.
8. Date.
9. Existing zoning and parcel number for the site.
10. Proposed use.
11. Name of owner(s), address, parcel number, zoning and use of adjoining properties.
12. Minimum required front, side and rear setback lines.
13. Location of the 100-year floodplains per FEMA maps.
14. Location and size of wetlands, if any, meeting the Army Corps of Engineers' jurisdictional wetland standards.
15. Location of water bodies.
16. Existing and proposed land contours showing vertical intervals no greater than two (2) feet.
17. Bearings and distances for all boundaries of the site with notation as to whether data is based on deeds or actual surveys.
18. Locations, square footages and exterior dimensions, measured from outside wall to outside wall, of all existing and proposed buildings and structures.
19. A sheet showing all proposed improvements overlaid on the existing topography indicating what natural features will be destroyed or disrupted.
20. Existing and proposed easements with dimensions and designated type.
21. Existing and proposed locations, types and sizes of the following:
 - a. Water lines
 - b. Fire hydrants
 - c. Sanitary sewers
 - d. Stormwater infrastructure
 - e. Culverts
 - f. Street improvements
 - g. Sidewalks
 - h. Electric lines
 - i. Any other utilities or services affected by the site
22. Parking layout and traffic control plan which shall include the locations, arrangements, and dimensions of the following:
 - a. Vehicle entrances, exits and drives
 - b. Handicapped pedestrian entrances, exits, walks and ramps
 - c. Vehicle parking spaces
 - d. Widths of vehicular traffic aisles
 - e. Truck loading and unloading spaces and docks
 - f. Proposed traffic control devices
23. Location of existing and proposed signs.
24. Landscaping plan conforming to the Landscape Regulations.

25. Statistics for the proposed development:
 - a. Total lot area
 - b. Lot width
 - c. Total floor area of buildings
 - d. Floor Area Ratio (FAR) for all uses
 - e. Total lot area covered by structures
 - f. Percentage of lot covered by structures
 - g. Total lot area covered by impervious surface
 - h. Percentage of lot covered by impervious surface
 - i. Height of structures in stories and feet
 - j. Setbacks of all buildings, structures and parking area (front yard, side yard and rear yard).
26. The applicant shall provide any additional information, as determined by the Planning and Zoning Commission staff.

Sec. 390-030: Property Owners' Signature and Responsibility for Accuracy:

All site plan applications shall be signed by the owner(s) of the affected property. Leaseholders, option holders, developers, and agents should also be identified.

The Applicant shall be held responsible for the accuracy of the information submitted as part of the site plan applications. The applicant must be a real person or entity as defined in KRS 271B.1-400.

Sec. 390-040: Site Plan Review Procedure

All site plans shall be submitted to the Planning and Zoning Administrator, accompanied by filing fees, prior to the issuance of building permits. Planning and Zoning Commission staff and the County Engineer will review all site plan applications.

Sec 390-050: Extension of Site Plan Approval

Approval of a site plan shall cease to be effective one (1) year after the date of approval if start of construction has not begun. Prior to the expiration of a site plan, an applicant may request, in writing from the planning commission, up to one (1) extension, not to exceed one (1) year, without having to resubmit the site plan if no changes have been made; however, if a site plan has expired, or if changes have been made, or if the applicant wishes for the extension to be effective for greater than one (1) year, the applicant shall be required to resubmit the site plan for approval.