

## Section 6.6: Single-Family Townhouse District (R-1T)

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Intent: The intent of this zoning district, when properly applied, is to allow single family townhouse or row house structures to be located on individual lots that may be transferred fee simple. This zone is only appropriately applied in areas served by sanitary sewers.

### A. Principal Uses Permitted

Single family dwellings built as common wall, attached structures; except that no less than two (2) and no more than six (6) units may be attached in a single "structure" or development.

Single family detached residences which existed or for which a building permit was issued prior to November 1988.

### B. Accessory Uses Permitted

Home Occupations : Must obtain HO permit in City of Bardstown.

Garage or other accessory building

Private recreational facilities

### C. Conditional Uses Permitted

(1) Schools, Churches, Cemeteries. Conditions may be imposed that limit/control traffic flow or circulation, lighting as well as any other condition that helps the particular use to blend with its unique surroundings.

(2) Instructional/Research Facilities, Rehabilitation Centers. Conditions may be imposed that limit or specify the size and type of structure or structures, that impose a maximum number of employees and/or individuals to be accommodated on site at any one time, limit seasons or hours of operation, limit the specific area to be used for the particular use, impose specific screening and/or buffering requirements, as well as any other requirement or condition that allows the use to blend in with its particular surroundings.

(3) Home Occupations (as defined in Article 5) with special allowance: with a conditional use permit granted under this section an otherwise allowed home occupation may employ up to one (1) non-resident employee. Conditions that be imposed include: special provision for parking may be required and otherwise allowed signage may be restricted. (N/A in the City of Bardstown)

(4) Bed and Breakfast Establishments: allowing sleeping accommodations to be rented for profit with minimal food service provided. The Board of Adjustment when granting requests for bed and breakfast establishments may, limit the number of rooms to be used, limit the area of structure to be dedicated to the use, require a specific number of parking spaces as well as impose any other requirement that it deems necessary to help the requested use blend into its unique surroundings.

(5) Child Care/Daycare Facilities, Type II: Conditions that may be imposed or that are mandatory (\*) include: that a fenced play yard be provided (\*); and that special screening or buffering may be required.

### D. Planned Unit Development Uses Permitted (approved as provided for in Section 8.2 of these Regulations)

(1) Single family detached dwellings: developed to the standards contained in the R-1D (Section 6.6 of these regulations) Zoning District, specifically, but not limited to Section 6.6(E).

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- (2) Golf Courses, Recreational Facilities and similar uses: providing for public accessibility to relatively undeveloped green spaces and forest reserves, provided that: adequate parking facilities and traffic access are provided based on anticipated demand; and adequate buffers between active uses and adjacent properties are provided where deemed necessary by the Planning Commission.

E. Dimension and Area Requirements

<b>Standard</b>	<b>Requirement</b>
Height (maximum)	35 feet
Parent Tract Area (minimum) Served by sanitary sewer Not served by sanitary sewer	8,000 square feet Not allowed
Parent Tract Open Space (minimum)	30 percent
Individual Lot Area (minimum) Served by sanitary sewer Not served by sanitary sewer	1,500 square feet Not allowed
Individual Lot Width (minimum)	18 feet
Density (maximum)	20 units per acre
Front Yard Setback (minimum)	20 feet Notes: (1) Except along roadways classified as collectors or higher by the transportation element of the adopted comprehensive plan where the setback is 50 feet from roadway right-of-way. (2) Townhouse developments must contain more than one (1) unit. No more than three (3) contiguous units may be established at the same setback. A variation of at least three (3) feet shall be required when a break is mandated, after three (3) contiguous units. (3) Buildings may penetrate up to one and one-half (1.5) feet into the required front yard as long as the average setback of the contiguous units is at least as great as the Minimum Front Yard requirement.
Side Yard Setback (end units ) (minimum)	10 feet
Rear Yard Setback (minimum)	25 feet

F. Parking Requirements

Parking requirements may be found in Article 11 of these Zoning Regulations, by use.

G. Sign Requirements

Sign requirements as set out in Article 12 of these Zoning Regulations.