# Bring 'Em Back Alive

A program with a positive approach to more and safer holiday travel by automobile was launched by the Louisville Automobile Club, in conjunction with the Blue Grass and Cincinnati Automobile Clubs in Kentucky and other AAA affiliated clubs in the United States and Canada.

The campaign, which hopes to result in a decrease in traffic accident reports over the Fourth of July period, is being waged under the banner, "Bring 'Em Back Alive."

"AAA traffic safety researchers have weighed the evidence and concluded that holiday driving need not be the frightening proposition that some would have it," explained C.P. Gelcyner, Executive Vice President of the Louisville Automobile Club.

"The facts are, four of every five traffic accidents occur within 25 miles of the driver's home, at speeds less than 40 miles an hour. Modern roadways make long distance travel increasingly safer, and there appears no real cause for not planning a trip and taking advantage of the original intent in declaring holidays--to enjoy a break from the routine.

"Of course, long distance travel calls for special care on the road and includes traveling those first 25 miles at least twice, so while AAA is urging drivers to go out and enjoy themselves, the organization is also stressing the need for careful attention to common sense rules of good driving. A motorist ought to go out and drive with the firm intention to "Bring 'Em Back Alive."

James M. Brown, coordinator of the program for the State of Kentucky, said that the cooperation of the news media, business and industry, churches and citizens' groups, and police is requested to reduce the highway death toll.

The effort will be based largely on stressing how to drive correctly, particularly in heavy traffic circumstances, and deriver maximum benefit and enjoyment from automobile travel. "It will not play on fear," he stated.

The AAA clubs in Kentucky are embarking on the campaign with the expectation that a positive program for more and safer motoring can cut death, by imparting all concerned agements of society to re-double their efforts at lifesaving.

Full support has been given this program by Gov. Louie B. Nunn who is broadcasting a message to the citizens of Kentucky during the entire month of June to acquaint them with the "Bring 'Em Back Alive" program and who has proclaimed the Commonwealth of Kentucky an enthusiastic supporter, requesting all citizens to join in the promotion "to travel with safety" on Fourth of July weekend and "Bring 'Em Back Alive"

# UK Dairyman Discusses Milk Production Slump

Lexington, Ky.--The "summer slump" in milk production often is caused by radical changes in feeding patterns and improper use of pastures, says Dr. Darwin G. Brandt, U.K. Cooperative Extension Service dairyman.

"Some dairymen decrease grain intake sharply for cows as they go to pasture," he says, "some stop high energy rations and replace it with high-fiber low-energy rations, and others eliminate grain entirely."

Cows so treated can lose body weight, and production will decline. This is called the "summer slump."

Pasture feeding adjustments can be made to keep production at good levels, he says.

(1) Rotate pastures; use it for hay or silage if pasture becomes too far advanced.

(2) Feed as few pounds of grain as necessary to balance the cow's nutrient requirements; fewer pounds of high energy food are needed as cows go to pasture in spring and early summer.

(3) Don't force high-producing cows to use body reserves early in the lactation period; this results in eventual milk production drops.

(4) Reduce grain supply sharply in later months of the milking period, and feed some new crop hay or silage to pastured cows. Adjust grain levels upward as pasture quality drops later in the summer.

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# Feed Flavors In Milk Can Be Stopped, U.K.

Feed flavors in milk? May happen more often than you realize, says Dr. C. Bronson Lane, U.K. Cooperative Extension Service dairymen. In fact, about 75 percent of milk produced in California contains some feed flavor, a recent test showed.

The cow's body processes usually can eliminate offensive feed odors from milk, if sufficient time is allowed between milking and feeding.

Dr. Lane recommends these steps:

(1) Keep "offender" feeds from cows from four to five hours before milking. You may have to experiment with the time factor.

(2) Feed strong-flavored feeds right after milking. This usually allows enough time for elimination of the odor.

(3) Stay off feeds that off-flavor milk even after a 12-hour lapse between feeding and milking.

Some of the feeds which can affect milk's flavor are alfalfa, barley, cabbage, corn silage, turnips, rye, soybean silage and sweet clover.

# Eastern Junior Selected As City Manager Intern

The lawn-mower store in Coraopolis, Pennsylvania will have to do without its customary mechanic-clerk-bookkeeper-salesman this summer.

Robert Case, 20, junior at Eastern Kentucky University, will be spending his summer instead as an intern in city government, working in the office of the city manager, Peoria, Illinois. The lawn mower store, owned by an uncle, had given him a job every summer since his teens.

Case, whose home is in South Heights, Pa., is one of 10 interns selected from among the hundreds of applications by the International City Managers Association. He was notified of his selection Tuesday via telegram from Mark E. Keane, executive director of the ICMA.

For 10 weeks work as an aide, Case will be paid at least $900. He is studying political science and economics at Eastern. One of five children of a Pittsburgh steel mill worker, Case selected Eastern on the recommendations of two alumni, center Hyatt, and a high school teacher, Alex Wheeler.

Case belongs to the American Political Science Association and Citruna, a UN student club. He was named to the Dean's List of honor students last semester. A "very rewarding" extra-curricular activity has been volunteer tutoring with elementary children at a settlement house in Case is a Lutheran.

He began a second law school after graduation from Eastern.

# Lung Cancer Patient Wins Cigarette Suit

Can a lung cancer patient, an ex-smoker, collect damages for his condition from a cigarette manufacturer? The answer is yes.

The answer was stated clearly in a court decision not long ago. The story is an eye-opener.

Nearly ten years ago, a suit was filed against a cigarette manufacturer concern. The plaintiff argued that he had contracted lung cancer as a result of smoking the manufacturer's cigarettes. Two months after filing the suit, the plaintiff died.

Recently an appeals court ruled that the cigarette manufacturer was liable for the death by cancer of a smoker who used its cigarettes. The court reasoned that the plaintiff's widow was entitled to damages because of the manufacturer's implied assurance that its cigarettes were "wholesome and fit for the purpose intended." The plaintiff though no longer alive, has won his case.

This court decision graphically underlines the connection between smoking and early death from lung cancer. The decision embodied an urgent message for heavy smokers.

The irony is, unfortunately, that cigarette companies are now protected against such suits. Each pack of cigarettes bears a printed warning to the smoker about the hazards to his health. Although the companies themselves fiercely fought this federal regulation, they can now enjoy its protection.

The real loser--court case or none--is the smoker. And the stakes can be high--up to and including his life.


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# ZONING ORDINANCE

CARLISLE, KENTUCKY

Article I
General Provisions

1.1 Short Title

This ordinance shall be known and may be cited as "The Carlisle, Kentucky Zoning Ordinance." The zoning map referred to herein is entitled "Zoning Map--Carlisle, Kentucky." Both documents are on file with the Nicholas County Court Clerk.

1.2 Effective Date

This ordinance shall become effective immediately upon its adoption, the general welfare demanding it.

1.3 Authority

The power to enact this ordinance is granted to this municipality under the laws of Kentucky Revised Statutes, Section 100.201 (1966).

1.4 Purpose, Objectives and Goals

It is the intent, purpose and scope of this ordinance to promote the health, safety, morals, or general welfare of the City, to empower the City to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.

The objectives and goals of this Ordinance are to provide for the harmonious and orderly development of the City in accordance with the Comprehensive Plan of Carlisle, Kentucky.

1.5 Interpretation

This Zoning Ordinance shall be strictly construed and may not be extended by implication except where the intention of the City Council must prevail. In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements. Whenever this Ordinance proposes a greater restriction or is more restrictive than is imposed by other provisions of law or by other rules or regulations or resolutions or ordinance, the provisions of this Ordinance shall govern.

1.6 Severability Clause

If any word or phrase, phrase or phrases, sentence or sentences of this Ordinance should be declared unconstitutional, it shall not thereby invalidate any other portion of this Ordinance.

Article II
General Regulations

2.1 Definitions

Unless otherwise stated, the following words or phrases shall for the purpose of this Ordinance have the indicated meaning. Words used in the present tense shall include the future; the singular includes the plural, and vice versa; the word "shall" is mandatory, the word "may" permissive.

Accessory Building: A detached building the use of which is customarily incidental to that of the principal building on the same lot.

Accessory Use: A use customarily incidental to the principal use of the property.

Agriculture: The use of the land only, minus agricultural structures, for the cultivation of crops or the raising of animals or for preservation in the natural state.

Alley: A minor way used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Alteration: Any change or addition to the load-bearing members or foundation of a structure.

Apartment: A multi-family housing unit.

Building: any structure erected-any an area, partly by walls and partly by posts as a support for a roof.

Building Height: The vertical distance from the established average sidewalk grade or street grade (or finished grade at the building line, if higher) to the highest point of the building.

Building Line: The line across a lot generally parallel to the street on the lot face and extending from side to side, in front of which no structures are permitted to be built on the lot.

Building Permit: Any permit which may be required by appropriate authority in connection with the construction alteration, demolition, or relocation of structures within the Planning Area. In some instances, the term shall include zoning permit, certification of occupancy, conditional use permit or others.

Cluster Development: Grouped housing in which individual lots are relatively smaller with the residents owning an undivided interest in the common portion in addition to their separate portions.

Common: An area within a cluster development held in common under ownership by the respective homeowners and serving one or more of the following purposes: (a) as an open amenity area reserved as the principal means of access to house lots, (b) as an area reserved for recreation, or (c) as an area reserved for vehicular parking.

Conditional Use: A use specifically named in the Ordinance which, when authorized, may be permitted in certain specified zones under specified conditions. (See KRS 100.111 (a).

Consumer Service: Sale of any service to individual customers for their own personal benefit, enjoyment, or convenience, and for fulfillment of their own personal needs.

Dimensional Variance: See KRS 100.111 (7).

Drive In Facility: Any sales or service facility whose use customarily permits the patrons to remain within their automobiles with the motors running during such sales or service.

Dwelling Unit: The dwelling accomodations designed for one individual or family unit maintaining separate and independent housekeeping.

Family: One or more persons occupying a premise and living as a single non-profit housekeeping unit.

Floor-Area Ratio: Ratio of total floor space on all floors to total area of lot.

Home Occupation: An occupation customarily incident to the use of the premises as a dwelling place and not one in which the use of the premises as a dwelling place is largely incidental to the occupation carried on.

Lot Line: The boundary dividing a lot from a right of way, adjoining lot, or other adjoining tract of land.

Lot of Record: A lot which is recorded in the office of the County Court Clerk.

Mobile Home: Any vehicle, trailer or similar portable structure, with no permanent foundation, motive power, having no integral foundation other than wheels, jacks, or skittings, and used, designed or constructed to be used as a conveyance on the public streets and designed or constructed to permit occupancy either permanent or temporary, for dwelling or sleeping purposes. The term "mobile home" when applicable shall include the terms trailer, trailer coach, trailer cabin, camper, and similar terms.

Mobile Home Court or Park: Any parcel of land developed, used or designed to be used for the rental or lease, either temporary or permanent, of mobile homes.

Non-Conforming Use: A use of a building or land which, though lawful at the time of enactment of this Ordinance, does not conform with the permitted use provisions of this Ordinance for the District in which it is located. See KRS 100.111 (12)

Permitted Building: The building which is conducted the principal use of the lot on which it is situated.

Public Service Building: Any building necessary for the operation and maintenance of a utility on or at the site of that building.

Sign: A structure designed and erected for the purpose of showing directions, giving information, advertising, or otherwise urging some specified act.

Street: A way used or intended to be used for vehicular and pedestrian traffic. See KRS 100.111 (20).

Structure: Any combination of materials fabricated to fulfill a function in a fixed location. See KRS 100.111 (21).

Townhouse: A residential building consisting of at least three but not more than twelve single-family dwelling units, joined by party walls, with each unit located located on a separate lot.

2.2 Application of Regulations

All existing and future structures and uses of premises within the city of Carlisle shall conform with all applicable provisions of the Zoning Ordinance. Each zoning district is established to permit only those uses specifically listed as permitted, except as provided under the non-conforming provisions, and is intended for the protection of those uses. No other uses are permitted.

2.3 General Development Regulations

2.31 Coordination With Subdivision Regulations

In all cases where the ownership of land is divided for the purpose of eventual development of lots of any kind - residential, commercial, or industrial - the provisions of the Subdivision Regulations, heretofore adopted for Carlisle and amendments thereto, shall apply in addition to the provisions of the Zoning Ordinance.

It is desirable that access points to the arterial streets serving all zoning districts shall be located as rarely as feasible but not more frequently than once every 1200 feet. Topography and traffic volumes shall determine the exact locations. Heavy arterial traffic volumes demand greater access spacing. Along any arterial street where subdivided land and its minor streets are not sufficiently developed to permit acceptably spaced access points, the Carlisle-Nicholas County Planning Commission hereinafter known as the Planning Commission may approve the platting of temporary access points and may require temporary access points shall be established and the developer when minor streets or marginal access streets are extended to the approved permanent access points. Such requirements shall be listed as special conditions on the recorded final plat. Access points shall also meet Federal and State standards where applicable.

2.32 Planned Unit Development Regulations

A Planned Unit Development project may be allowed in those zoning districts where it is designated as a conditional use. The Planned Unit Development project may depart from the literal performance of the specified lot and area regulations of the parent zoning district. A Planned Unit Development project may be under a single or divided ownership. All Planned Unit Development projects shall be subject to the following regulations:

a. Minimum Area Required for Planned Unit Development projects: a minimum area of five (5) acres is required for a Planned Unit Development project.

b. Procedure: the proposed project shall be submitted to the Board of Zoning Adjustment and Appeals as outlined in Section 2.33 of this Ordinance; however, the Board of Zoning Adjustment and Appeals shall not approve or disapprove the proposed project until a true copy of the project plan has first been submitted to the Planning Commission. The project plan must be approved by the Planning Commission before the plan is submitted to the Board of Zoning Adjustment and Appeals for final approval. The project plan shall include the following information:

1. Name and address of the applicant
2. Name and location of the project.
3. Dimensions and locations of all lot lines, streets, and easements.
4. Contour lines to indicate slope and drainage.
5. Location of all utilities and easements for such utilities.
6. Areas for parking and recreation.
7. Location of planting & landscape purposes or as required for protective buffering purposes.
8. Other information as may be required by the Board of Zoning Adjustment and Appeals and the Planning Commission.

c. Height and Densities: the uses of premises in a Planned Unit Development project shall conform to the permitted uses of the parent zoning districts. The density of the planned unit development project may not deviate greater than ten (10 %) per cent from the specified density of the parent zoning district.

d. Standards: the Board of Zoning Adjustment and Appeals may attach reasonable conditions to insure that there shall be no departure from the purpose and interest of this Ordinance. In order to insure that a minimum of conditions are specified the following standards shall be required:

1. All Planned Unit Development projects shall provide adequate space for off-street parking, loading, and unloading of vehicles as provided by Section 2.7 of this Ordinance.

2. Access points to all arterial streets shall be located no more frequently than every 1200 feet. Temporary access points may be approved by the Board of Zoning Adjustment and Appeals as provided by Section 2.31 of this Ordinance.

3. Where an abrupt change in use occurs whereby a less restrictive use is situated in close proximity to a more restrictive use a buffer area of open space, protective plantings or a combination of both shall be required to be provided to protect the integrity and value of the more restrictive use.

4. Adequate and other public areas used at night shall be adequately lighted, and private areas shall be adequately lighted so as not to disturb the adjacent premises.

2.33 Conditional Use Regulations

Conditional Uses are permitted in districts as designated under the zoning-district regulations but only when specifically approved by the Board of Zoning Adjustment and Appeals in accordance with Section 100.237, Planned Unit Development projects and subdivisions, when permitted, shall be subject to the respective regulations governing their approval. All other conditional uses shall be subject to the following regulations:

A. All Districts: the following conditional uses only may be approved in all zoning districts:

1. Non-local public utility and private transmission lines and pipes.

2. Radio, TV, and telephone transmission structures.

3. Large utility structures and public-service buildings.

4. Expansion of railroads and appurtenances.

5. Government buildings and uses.

B. Specified Districts: Other conditional uses may be approved only in those zoning districts where they are designated as conditional uses under the zoning-district regulations.

C. Procedures: An applicant shall submit an application for a conditional use permit to the Enforcement Officer; and the applicant shall follow all procedures set forth in Section 5.23 of the Ordinance and KRS 100.237. The Enforcement Officer shall refer the application to the Board of Zoning Adjustment and Appeals. The Board of Zoning Adjustment and Appeals is authorized by KRS 100.237 to grant, modify, or deny a conditional use permit. Payment of a fee shall be required of the applicant before the issuance of the conditional use permit. Other regulations for conditional use permits are as follows:

(a) The Board of Zoning Adjustment and Appeals may attach necessary conditions such as time limitations, requirements that one or more things be done before the request can be initiated, or conditions of a continuing nature. Any such conditions shall be recorded in the Board's minutes and on the conditional use permit, along with reference to the specific section in the zoning regulation listing conditional uses under consideration. The Board of Zoning Adjustment and Appeals shall have the power to revoke conditional use permits, or variances for non-compliance with the condition thereof. Furthermore, the Board shall have the right of action to compel offending structures or uses removed at the cost of the violator and may have judgement in person for such cost.

(b) Granting of a conditional use permit does not exempt the applicant from complying with all of the requirements of this Ordinance and other ordinances and regulations of the city of Carlisle.

(c) A Conditional Use Permit shall be exercised within one (1) year from the date of issuance within the meaning of KRS 100.237

(d) The Enforcement Officer shall review all conditional use permits, except for those for which all conditions have been permanently satisfied, at least once annually and shall have the power to inspect the land or structure where the conditional use is located in order to ascertain that the land-owner is complying with all of the conditions which are listed on the conditional use permits. If the land-owner is not complying with all of the conditions listed on the permit, the Enforcement Officer shall report the fact in writing to the Chairman of the Board of Zoning Adjustment and Appeals. The report shall state specifically the manner in which the landowner is not complying with the conditions on the conditional use permit, and a copy of the report shall be furnished to the landowner at the same time that it is furnished to the Chairman of the Board of Zoning Adjustment and Appeals. Upon hearing the report as required by KRS100.236, the Board of Zoning Adjustment and Appeals finds the facts alleged to be true and that the landowner has taken no steps to comply with the between the date of the report and the date of hearing, the Board of Zoning Adjustment and Appeals may authorize the Enforcement Officer to revoke the conditional use permit and to take the necessary legal action to cause the termination of the activity on the land which the conditional use permit authorized.

(e) Once the Board of Zoning Adjustment and Appeals has completed a conditional use permit and all the conditions required are of such type that they can be completely and permanently satisfied, the Enforcement Officer, upon the request of the applicant may, if the facts warrant, make a determination that the conditions have been satisfied and the conclusion in the margin of the copy of the conditional use permit which is on file with the Nicholas County Court Clerk, as required by KRS 100.344. Therefore, said use, if it continues to meet the other requirements of the regulations, will be treated as a permitted use.

(f) As required by KRS100.344, a copy of a conditional use permit must be filed with the Nicholas County Court Clerk at the applicant's expense.

2.4 General Regulation For Structures and Uses

2.41 Nonconforming Uses: Pursuant to KRS 100.253, the lawful use of a building or premises existing at the time of the adoption of this Zoning Ordinance may be continued, although such use does not conform to the provisions of this ordinance, except as otherwise provided herein.

(a) The Board of Zoning Adjustment and Appeals shall not allow the enlargement or extension of a nonconforming use beyond the scope and area of its operation at the time this ordinance, which makes its use nonconforming, was adopted.

(b) The Board of Zoning Adjustment and Appeals shall not permit a change from one nonconforming use to another unless the new nonconforming use is in the same or more restrictive classification.

2.42 Approved Water Supply and Sewage Disposal for Buildings

It shall be unlawful to construct any building or occupy any mobile home without water supply and sewage disposal facilities approved by the County Health Officer. Wherever water or sewer mains are accessible, buildings and mobile homes shall be connected to such mains. In every other case, individual water supply and sewage disposal must meet the requirements set by the County Health Officer. The County Health Officer's certificate approving proposed and completed water and sewage facilities must accompany applications for zoning permits and certificates of occupancy.

2.43 Regulation of Principal Buildings

Unless a plat has been approved for a planned unit development project, only one principal building and permitted accessory structures may be erected on any lot of record or any conforming lot. Temporary structures are permitted during construction only.

2.5 Special Regulations

2.51 Mobile Homes and Mobile Home Parks

Mobile homes shall only be permitted in mobile home parks and mobile home parks shall be permitted only in those districts where they are designated as conditional uses. All mobile home parks shall conform with all provisions of Kentucky Revised Statutes 219.120 and 219.250 and shall conform with all applicable provisions of this Ordinance and all other special conditions.

A. Procedure: In applying for a conditional use permit for a mobile home park, the applicant shall follow the procedure set forth in Section 2.32 (b) of this Ordinance and all other provisions applicable thereto.

B. Area and Density Requirements: No mobile home park shall be permitted on an area less than two (2) acres in size, although the developer may be permitted to develop the park in stages as long as the developer complies with the conditions attached to the approved plan for development. No more than twelve (12) mobile homes shall be permitted per acre.

C. Lot Requirements: Individual lots within a mobile home park shall not be less than 3,000 square feet in total area and no rectangular lot shall be more than one (1) mobile home be permitted per single lot.

D. Yard Requirements: Width: All mobile home lots shall have at least 30 feet front yard width.

E. Setbacks: No mobile home or accessory structure shall be located closer to any center line of any street than the minimum setback designated for the parent zoning district.

F. Spacing: No mobile home shall be located within twenty-five (25) feet of another mobile home except that a minimum end-to-end clearance of not less than twenty (20) feet shall be permitted, and in instances where the sides opposite the entrance of two (2) mobile homes face each other, the amount of space between the two (2) mobile homes may be reduced to not less than twenty (20) feet.

G. Streets: All streets within a mobile home park shall conform to the minimum standards established for minor streets as provided by the Carlisle-Nicholas County Subdivision Regulations.

H. Utilities: All mobile home parks shall conform with the State Board of Health regulations which provide minimum standards for water supply and sewage disposal and electrical facilities also must be provided and these facilities must conform to minimum standards as established by the City of Carlisle, County of Nicholas, or the State of Kentucky.

I. Accessory Structures: No accessory building or structure including patios and porches shall be located within five (5) feet from any individual lot line.

J. Nonconforming Mobile Homes and Mobile Home Parks: All existing mobile home parks shall be located within and complied with all existing regulations at the time of passage of this Ordinance and be allowed to remain in their present location as long as the mobile home is occupied by the present residents. Should the present resident owner or renter decide to move elsewhere the right to maintain the mobile home outside a mobile home park shall terminate and the owner shall be required to move the mobile home into a mobile home park before the mobile home can be occupied. No mobile home may be permanently located on another lot. It is further provided that existing mobile home parks legally operating at the time of passage of this Ordinance may continue to operate, but shall be required to maintain a lot size of 3,000 square feet per mobile home and comply with other provisions of this Ordinance. Existing occupants will be allowed to remain, but as the occupants move out no new mobile will be permitted until the park meets the 3,000 square feet per mobile home lot size. No future mobile home shall be permanently located outside of an approved park.

K. Conflict of Ordinance: All parts of any existing ordinance in conflict herewith are hereby repealed.

L. Issuance of Certificate of Occupancy: The Enforcement Officer shall issue a certificate of occupancy only after he has determined that the mobile home park has been prepared according to all applicable regulations and special conditions. The applicant must also obtain a valid permit to operate from the State Department of Health as required by Kentucky Revised Statutes 219.130.

2.52 Apartment Houses

Apartment houses shall be permitted only in those districts designating them as conditional uses.

A. Procedure: In applying for a conditional use permit for an apartment house, the applicant shall follow the procedure set forth in Section 2.32 (b) of this Ordinance and all other provisions applicable thereto.

B. Area and Density Requirements: The minimum required lot area for an apartment house shall be 7,500 square feet for the first unit and an additional 1,000 square feet for each one-room apartment, an additional 1,500 square feet for each one-bedroom apartment, and an additional 2,000 square feet for each two or more bedroom apartment. The combined area occupied by all buildings on the lot shall not exceed fifty per cent (50%) coverage.

C. Frontage Width: A minimum required lot width at the building line shall be 150 feet.

D. Yard Requirements: Front, side, and rear yard requirements shall be the same as those minimum requirements applicable to the parent zoning district as well as those provisions in Section 2.6 of this Ordinance.

E. Height Requirements: If the apartment house is located within a residential district, the building shall not exceed two (2) stories or thirty feet in height unless the side yard is increased the same amount over the minimum side yard requirement. In no instance may an apartment house exceed fifty (50) feet in a residential district.

F. Off-Street Parking: Adequate off-street storage for vehicles shall be provided on the lot. Off-street storage shall conform to the requirements of Section 2.7 of this Ordinance.

G. Issuance of Certificate of Occupancy: The Enforcement Officer shall issue a certification of occupancy only after he has determined that the apartment house has been prepared according to all applicable regulations and special conditions attached thereto.

2.53 Town Housing

Town houses are permitted in those zoning districts where they are designated as conditional uses.

A. Procedure: In applying for a conditional use permit for a town house project, the applicant shall follow the procedure set forth in Section 2.32 (b) of this Ordinance and all other provisions applicable thereto.

B. Minimum Areas: A minimum acreage of two (2) acres shall be required for a town house development, except that the minimum acreage requirement is not applicable where the town house development is a part of a Planned Unit Development.

C. Streets: Development requiring the construction of new streets or the extension of existing streets shall require the approval of the Planning Commission as provided in the Carlisle-Nicholas County Subdivision Regulations.

D. Minimum Yard Requirements: Front, side, and rear yard requirements shall be the same as those minimum requirements applicable to the parent zoning district as well as those provisions in Section 2.6 of this Ordinance.

E. Height Requirements: The maximum height shall be thirty (30) feet.

F. Minimum Area Requirements: No lot shall contain less than 1,440 square feet of land; however, there shall be a minimum open space of play area of one-half acre for every 10 (2) dwellings of the development exclusive of streets, public ways, parking areas, and easements. Lots 10 (2) dwellings shall be considered equivalent to provide for the perpetual maintenance of such open space or play area.

G. Minimum Lot Frontage: Minimum lot frontage for attached dwellings shall be not less than eighteen (18) feet.

H. Minimum Lot Depth: Minimum lot depth for attached dwellings shall be not less than eighty (80) feet.

I. Total Number of Dwelling Units: Any group of attached dwellings shall not exceed ten (10) units.

J. Off-Street Parking: Adequate off-street storage of vehicles shall be provided on the project area. Off-street parking spaces shall conform to the requirements of Section 2.7 of this Ordinance.

2.54 Mobile Homes

A. Purpose: The purpose of establishing this section is to:

(1) Minimize any adverse effect of a shopping center on adjacent property values and to provide for safe and efficient use of the shopping center;

(2) Provide for a functional and aesthetically pleasing area in which to shop;

(3) Assure that the area is designed and located so as to minimize traffic congestion on public highways and streets in vicinity and to best fit the general land use pattern of the area to be served.

Shopping centers shall be permitted as conditional uses only in the General Business district according to the following conditions.

B. Shopping Center Classification

1. Neighborhood Shopping Center - provides for the sale of daily living needs of the people, "convenience goods," may contain five to fifteen stores generally orientated around a supermarket on a site of from two to ten acres in area.

2. Community Shopping Center - provides in addition to "convenience goods" a wider range of facilities for the sale of "shopping goods" such as apparel and furniture, as well as banking and professional services and recreation. It may contain from 15 to forty stores generally orientated around a junior department store or variety store on a site of from ten to thirty acres in area.

3. Regional Shopping Center - provides an in-depth variety of "shopping goods" comparable to the Central business District including general merchandise, apparel, and home furnishings as well as a variety of services and recreational uses. It may contain forty to one hundred stores orientated around one or more major department stores on a site of thirty or more acres.

C. Uses Permitted

1. Neighborhood Shopping Center - Supermarket, drug store, apparel, jewelry store, shoe store, dry goods, professional offices, barber and beauty shops, bakery, liquor store, eating and drinking establishments, automat, cleaner, laundry (for pick-up service only), and other uses which are considered to be compatible with the aforementioned uses by the Planning Commission.

2. Community Shopping Center - Those uses permitted in a Planned Neighborhood Shopping Center, department store, sporting goods, restaurant, shoe repair, bank, paint and wallpaper store, camera shop, candy shop and other uses which are considered to be compatible with the aforementioned uses by the Planning Commission.

3. Regional Shopping Center - Those uses permitted in the Planned Community Shopping Center, major department store, cosmetics and perfumes, hobbies and toys, office equipment, theatres, appliances, furniture, automobile parts and accessories and other uses which are considered to be compatible with the aforementioned uses by the Planning Commission.

4. Free-standing signs are permitted in Shopping Centers according to the provisions of Section 2.8 of this Ordinance.

D. Dimensional and Design Standards

The following general conditions shall apply to all shopping centers.

1. Entrances from any public road, street or highway to the shopping center shall not be located at intervals of less than 600 linear feet.

2. Marginal access streets may be required parallel to and adjacent to all public roads, highways and streets and such frontage road shall be not less than forty (40) feet wide, which shall be improved and paved in accordance with accepted standards.

3. No permanent building or structure shall be located within fifty (50) feet of the right-of-way line of any public road, street or highway without approval of the Planning Commission and the Board of Zoning Adjustment and Appeals.

4. Parking spaces shall be required at the ratio of eight spaces for the first 1,000 square feet gross floor area and one space for each additional 150 square feet.

5. Each shop or business shall be provided with a rear yard entrance that is accessible to a service drive. The service drive shall be in addition to and shall not be

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