ZONING ORDINANCE

CONTINUED FROM PAGE FIVE

a part of the drive or circulation system used by the vehicles of customers or shoppers. The arrangement of truck loading and unloading facilities for each shop or business shall be such that in the process of loading and unloading, no truck will block the passage of other vehicles using the service drive or extend into any other private drive, street or avenue or vehicular circulation system.

6. The shopping center shall be permanently screened from adjoining and contiguous districts by a wall, fence, evergreen hedge and/or suitable enclosure of a minimum height of five feet and placed at least five feet inside the shopping center property line. Additional landscaping may be required at the discretion of the Planning Commission and Board of Zoning Adjustment and Appeals.

E. Procedure

1. No building or structure of any kind shall be erected within a shopping center except when such buildings or structures have been authorized under conditions and requirements approved by the Planning Commission and Board of Zoning Adjustment and Appeals.

2. Shopping Center Uses. The uses set forth in the preceding subsections are permitted, but because a shopping center is established to provide adequate for planned development requiring investigation and approval prior to construction, such uses are declared to be conditional uses when located in a shopping center and before such uses are constructed, they shall be reviewed by the Planning Commission and a conditional use permit obtained from the Board of Zoning Adjustment and Appeals in the manner prescribed in Section 2.33 of this Ordinance.

3. Preliminary plans for a shopping center shall be submitted to the Planning Commission. Such applications shall include the following:

A preliminary plat indicating existing topography of contour intervals not greater than five feet; proposed size, location and arrangement of buildings, number of vehicular parking spaces, entrance and exit driveways and their relationship to existing and proposed streets, alleys and other public ways and property; proposed water, sewer and other utilities; recreational areas. The preliminary plat shall also show the development of adjacent properties within two hundred feet of said shopping center, including the location and type of buildings and structures located thereon.

4. Preliminary Approval. A shopping center may be approved, disapproved or conditionally approved by the Planning Commission. Failure of the Planning Commission to act upon a preliminary plan for a shopping center within ninety days from the time of filing of such application means automatic approval of such application.

5. Upon receiving preliminary approval by the Planning Commission, the applicant shall follow the procedure set forth in Section 2.33 C, Procedure for Applying for Conditional Use Permit. All conditional requirements attached by the Planning Commission to the preliminary plan shall be made a part of this application for a conditional use permit.

2.55 Junkyards

Junkyards are not designated as permitted uses in any district and are consequently nonconforming uses in all existing districts. They shall conform with Section 2.41 of this Zoning Ordinance pertaining regulations for nonconforming uses. The Enforcement Officer shall insure that all existing junkyards maintain valid permits to operate issued by the Kentucky Department of Highways as required by the Kentucky Revised Statutes 177.905 through 177.990, and he shall insure that all screening required by the Department of Highways is maintained. The Planning Commission may authorize the Enforcement Officer to require that all existing junkyards, in addition to the permit to operate, shall maintain valid certificates of occupancy as nonconforming uses to Section 5.31 of the Zoning Ordinance.

2.6 General Regulations For Lots and Yards

2.61 Obstruction to Vision at Street Intersections

Within the area defined by the intersection of any two right-of-way lines of streets or railroads and a straight line intersecting those two right-of-way lines at points thirty feet from their intersection, no obstructions to vision between a height of two and one-half feet and twelve feet above the imaginary plane defined by those three points of intersection are permitted.

2.62 Front-Yard Regulations For Corner and Double-Frontage Lots

Corner lots and double-frontage lots shall, on both of the adjacent streets, meet the front-yard regulations of the district in which they are located.

2.63 Application of Yards to One Building Only

No part of a yard required for any building may be included as fulfilling the yard requirements for an adjacent building.

2.64 Use of Yards For Accessory Buildings

No accessory buildings are permitted in front yards. They are permitted in rear or side yards according to the dimension and area regulations.

2.7 General Regulations for Vehicles

2.71 Off-Street Parking Space Regulations For Automobiles

A. Existing parking space: Existing off-street parking provided for any building or use at the time of adoption of the Zoning Ordinance shall not thereafter be reduced unless it exceeds the requirements of this ordinance. Any existing building or use not provided with off-street parking space shall be provided with off-street parking space in conformance with this ordinance at the time of any structural alterations of the building or expansion of the use.

B. Required off-street parking space: When any building is built or any use of premises is initiated, it shall be provided with sufficient off-street parking space on the premises so that it will generate no automobile parking on any street as a result of its normal activity. If the off-street parking capacity is exceeded and street parking is generated more than six times during a six-month period, this shall be considered as resulting from normal activity and additional off-street parking shall be provided. The Board of Zoning Adjustment and Appeals shall interpret the amount of parking space required for any building or use, assisted by the following standards literally or when it determines a parking-space deficiency according to the standard above. In either case, an application shall be made to the Board for an original interpretation. For computing the number of parking spaces in a given area, the ratio of two hundred and fifty (250) square feet per parking space shall be used.

C. Surfacing of Parking Area; All off-street parking area except a single family unattached dwelling shall be improved with compacted macadam base, not less than four (4) inches in thickness, and surfaced with an asphaltic concrete, or some comparable all-weather dustless material.

D. Off-Street Parking Standards. The following standards comprise the minimum off-street parking requirements for the several common types of buildings and uses listed:

1. Single family dwelling including mobile homes; One parking space per dwelling unit.

2. Multiple-family dwelling including apartment home development; One parking space for each efficiency one room apartments, one and one-half parking spaces for each one bedroom unit, two parking spaces for each each two bedroom (or more) unit.

3. Boarding houses and Rooming houses; one parking space each for the first two rooms and one space for each additional two rooms.

4. Town House developments; Off-street parking shall be provided for town house developments and such parking shall be permitted only in communal parking garages or on paved parking areas to which each property owner holds an individual share. There shall be no parking permitted on any portion of any lot. It shall be required to provide one and one-half parking spaces per dwelling unit.

5. Motels; one parking space per unit plus one space for each three employees.

6. Restaurants; one space for each three seats available at maximum capacity. Employee parking shall be provided at the ratio of one space for each three employees.

7. Indoor retail business and services; one parking space each 150 square feet of commercial floor area plus one space for every truck operated by the business.

8. Financial, insurance, and professional offices; one parking space for every 300 square feet of utilized floor area.

9. Industrial plants and warehouses; one parking space for every two employees at maximum employment on a single shift plus one space for every truck operated by the plant.

10. Places for public assembly, institutions, and recreational facilities; one parking space for every three persons at maximum capacity.

11. Other uses not listed; four spaces for the first 1,000 square feet of gross floor area plus one space for each additional 250 square feet of gross floor area.

E. Off-street parking standards may not be required in the Central Business District unless sufficient vacant land is available for such purposes. The Planning Commission shall decide in each instance and determine the amount of parking needed.

2.72 Off-Street Loading and Unloading Space Regulations For Trucks

All buildings and uses which generate regular trucking traffic shall be provided with sufficient off-street loading and unloading space on the premises so that they will generate no loading or unloading activity on their required parking spaces on any street. The Board of Zoning Adjustment and Appeals shall interpret the amount of loading and loading space required for any building or use whenever the Enforcement Officer is unable to apply this standard literally and applies to the Board for an original interpretation.

2.73 Additional Parking, Loading and Unloading Regulations

A. Arrangement of off-street parking space; Off-street parking space required for any building or use may be located within walking distance of five hundred feet from the premises it serves but detached therefrom or may be consolidated into a large parking area serving other buildings and uses, either of which arrangements must be approved by the Board of Zoning Adjustment and Appeals. The Enforcement Officer shall apply to the Board for an original interpretation when such permits are requested in such cases. The Board may not authorize the total amount of parking space required for all buildings and uses to be diminished except as follows. In a planned parking area serving building or uses which do not generate automobile parking at the same time, the amount of parking space total parking space may be diminished to the maximum required by those buildings and uses which do generate the parking of automobiles at the same time.

B. Proof of availability; The Board of Zoning Adjustment and Appeals may require a plan, and any other proof necessary to show that required parking space, if located off the premises it serves, is controlled by and available to the applicant for a zoning permit.

C. Surfacing or parking, loading and unloading spaces; Parking, loading and unloading spaces for access between shall be surfaced in a manner described in Section 2.71 (C) of this Ordinance.

2.8 General Regulations for Signs and Outdoor Advertising

2.81 Classification

Outdoor advertising shall be classified as a business use and shall be permitted in all commercial districts and industrial districts, under conditions and requirements, except as provided in Section 2.91, shall be prohibited in all residential zones.

2.82 Location and size

No outdoor advertising sign or display shall be erected, placed, painted, repainted or hung nearer to any street right-of-way line upon which said display faces than the building lines provided in districts where the use is permitted, except that one sign advertising the primary nature of the business or industry conducted on the premises may be placed not closer than six feet to the street right-of-way line, but in no case be permitted to obstruct the view of traffic. However, in the Central Business District when buildings may be built up to the street right-of-way line, overhanging and projecting signs shall be permitted provided that no projecting sign shall project from the face of the building or structure more than two feet, and the overall space more than ten (10) feet, but in no case shall any such sign project beyond a line drawn perpendicularly upward from two (2) feet inside the curb line, and space of not less than ten (10) feet shall be provided below all projection of such signs. Flashing signs are prohibited attached to the building or structure by bolts, anchors, chains or guys.

2.83 Lighting

Signs or other outdoor advertising which involves lighting or motion resembling traffic or directional signals or warnings --such as "stop" or "danger," or any other similar signs which are normally associated with safety or regulations - are prohibited. Additionally, no sign or out-door commercial advertising device constituting a nuisance because of light, glare, focus, animation, flashing or noise is permitted. All signs of such intensity of illumination as to unduly disturb the use of residential property, shall be erected or continue in operation.

2.84 Maintenance

Outdoor advertising structures shall be adequately maintained. Such maintenance shall include proper alignment of structures, continued readability of messages and preservation of the structure with paint or other preservative. If an outdoor advertising structure is not maintained a written notice of any disrepair shall be issued by the administrative official to the owner of said structure. If the disrepair is not corrected within thirty (30) days of issuance of said notice, said structure shall be removed at the owner's expense.

2.85 Nonconforming Signs and Advertising Structures

Any advertising sign, billboard, commercial advertising structure or statuary which is lawfully existing and maintained at the time this Ordinance becomes effective which does not conform with the provisions hereof shall not be structurally altered and all such nonconforming advertising signs, billboards, commercial advertising structures and statuary and their supporting members shall be completely removed from the premises not later than three years from the effective date of this Ordinance.

ZONING ORDINANCE WILL BE CONTINUED NEXT WEEK.

It is suggested that you file this page for future reference, as the ZONING ORDINANCE will be published one time only.

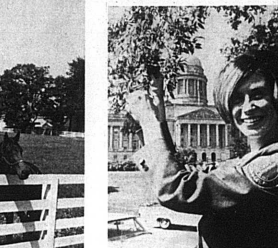
Supplementary Nourishment

One answer to the world's protein shortage was offered at the American Chemical Society's San Francisco's meeting.

Better use of the available food supply could be accomplished by converting neglected protein into sources for food, it was suggested by Dr. Paul F. Hopper of Devro, a division of Johnson & Johnson, Somerville, N. J. Protein films have been used for years to preserve meat, fowl, and fish, he pointed out. But there are still many proteins being discarded as waste that could be used as food coatings to supply supplementary nourishment to people. One of the big problems is to make them into films that are edible and not too brittle.

The two sources of these films are vegetable protein and animal protein, Dr. Hopper noted. Of the vegetable proteins, zein, found in corn, has been the most popular, he cited. Various substances have been combined with it to give it the necessary plasticity for a food film.

Other vegetable proteins studied as possible food coatings are gluten, which is actually a combination of two proteins, and soy bean, he added. Although vegetable proteins have been known for ages, little work has been done on their film-forming properties.



SOME SKITTISH — SOME PLACID. Kentucky produces show horses, trotters and pacers, but the pampered darlings of the horse world are the renowned thoroughbreds of Kentucky's Bluegrass region. More top thoroughbreds grow up on these peaceful pastures than anywhere else in the world. Like true Kentuckians, they welcome visitors. There are some 200 horse farms in the Bluegrass, centering around Lexington. Many of them are show places, open to the public.

COLLEGIATE QUEEN GUIDES THE CAPITOL — Anne Marlowe, Frankfort, UK coed, Capitol tour guide, and collegiate queen, still finds time to pose happily for photographers. She's off for New York and the first leg of a 10-day all-expense paid trip, the prize for winning the state title. Washington and West Palm Beach, Fla., site of the national collegiate queen pageant, are also on her itinerary. This time Miss Marlowe has guided tourists through state buildings and shrines.

Nitrogen's Place In Tobacco Raising Studied U.K. Tobacco-Health Program

Lexington, Ky.---

Nitrogen, the vital element in life of man and plants, is getting a close scrutiny by agronomists at the National Tobacco Research Laboratory at the University of Kentucky here.

It is a beneficial element, scientists know--but it may have some effect on health of smokers as far as the form it assumes in cured tobacco.

Dr. John L. Sims, agronomist, puts it this way: "Form and concentration of nitrogen components of the tobacco leaf may be important from a health standpoint. One of the ultimate products in burning of cured leaves is what we call "nitrosamines."

Dr. Sims' project is one of many in the U.K. Agricultural Experiment Station where work is being done on tobacco and health. Thousands of dollars have been appropriated for the investigations and numbers of highly trained scientists and technicians brought in.

If nitrogen in the plant--at varying levels--has something to do with health, what is the object of the search?

The agronomists point out that nitrogen composition of tobacco can be "altered greatly" by such factors as soil type, fertilization, soil moisture supply and other cultural practices.

"Further studies are needed--to define--specific factors in the growth environment that affect the nitrogen nutrition of tobacco and to relate (to) these factors to human health.

In laymen's words; If nitrogen constituents are one of the "health" factors, then farmers presumably should be taught growing practices to admid such substances.

"Knowledge of soil and fertilizer factors that affect the nitrogen composition of tobacco will be of particular importance when attempting to develop methods to reduce or modify nitrogenous compounds in tobacco," Dr. Sims reports.

Many other scientists are investigating various aspects of tobacco-and-health, and a good number are working in non-agricultural fields such as medicine. Their work will be summarized shortly, pointing out findings (positive or negative) of the last four years.

In nitrogen fertilization work, however, Dr. Sims and associates already have made several reports. In one test, Burley 21 variety was grown at various rates of nitrogen fertilization (zero, 100 pounds an acre and 300 pounds an acre).

This test disclosed that "nitrate-nitrogen" content was highest in leaf at the 300 pound fertilization level. It also was highest in leaves nearest the base of the stalk--from which most cigarettes are made.

The following year, the group grew tobacco (Burley 21) under "extremes of nitrogen fertility, 100 and 400 pounds an acre." Sixteen were controlled with either maleic hydrazide (MH-30), Fenar (ITD-248) or by hand.

"Nitrate nitrogen concentrations in leaves at the 400-pound rate were 130 percent greater than in leaves fertilized at the 100-pound rate. Total nitrogen content was only 25 percent higher at the 400-pound rate than the 100-pound rate.

"Tobacco treated with MH-30 had higher contents of total nitrogen but lower contents of nitrate N than did tobacco suckered by other methods."

The work demonstrates many values to the research. While working out a link between nitrogen and health--if any--the farmer is receiving beneficial information on cultural practices. Research is made of both leaf yields and quality of tobacco too. These might be classified as side benefits to the health angle, but are valuable none the less.

SOCIETY

Personals

Staff Sgt. Ray H. Snapp and family arrived in Carlisle last Monday from Stuttgart Garden, Germany for a visit with his mother, Mrs. Eva Snapp and her parents, Mr. and Mrs. Lewis Isenry. Sgt. Snapp will report to Kansas at the conclusion of his leave.

Mrs. Edward Newberry of Lexington was the guest of Mrs. Warren Fisher, Monday.

Mr. and Mrs. Oscar Thau of Spokane, Wash., have returned home after a weeks visit with Mr. and Mrs. Charles Cox. They arrived June 9 to attend the wedding of Miss Sally Cox and Larry Allison.

Mrs. B.M. Stewart of Houston, Texas was the guest last week of her daughter, Mrs. John Daniel, Mr. Daniel and grandson John Stewart.

Mr. and Mrs. Jack Conley were in Bardstown Saturday evening to attend the opening of the "Steven Foster Story."

Col. C.B. Morford and Mrs. Morford of Alexandria, Va., are spending the week with Mrs. Lewis Robbins.

Miss Susie Duncan, who is attending summer school at Eastern University, was at home for the weekend and had as her guest, Miss Candy Jackson of Pittsburgh, Pa.

Mr. and Mrs. Averett Pence of Tulsa, Okla., visited Mrs. Nathan Young Sr., enroute to Florida on Monday. Mr. Pence was a former resident of Carlisle.

Mr. and Mrs. Bobby Moore of Cynthiana spent the week with Mr. and Mrs. Swago Moore.

Mr. and Mrs. William Richards and three sons of Millstown, New Jersey spent the weekend with Mrs. Odetta Miller and attended the graduation at Transylvania College. Among the Lexington visit her sister, Mrs. Joe F. Conley and Mr. Conley.

Willia' Richards and Mr. Keller is the son of Mr. and Mrs. Walter Keller also of Philadelphia. Also attending the graduation were Mrs. Odetta Miller, Mrs. Guy Coleman and Mrs. Calvin Wills.

Mr. and Mrs. Robert Allen Palmer and sons of Denver, Colorado will arrive Sunday for a visit with his parents, Mr. and Mrs. Henry Palmer. While in Kentucky, Mrs. Palmer will visit her brother, Marion Grannes of Aberdeen, Ohio.

Mrs. Dan Bisdon, Mrs. Dorothy Munson and Mr. and Mrs. Junior Hartley of Neaquah, Wash., were guests last week of Mr. and Mrs. Willard Hartley. They all visited relatives in Covington over the weekend.

Mr. and Mrs. Calvin Wills and family entertained with a family picnic Saturday night at their home. Those attending were: Mr. and Mrs. Richard Richards, Donald, David and Ernie and Miss Mary Ann Milazzo of Millstown, N.J., Mr. and Mrs. Walter Keller and son Walter Jr., Mr. and Mrs. Robert Keller of Philadelphia, Mr. and Mrs. Guy Coleman and daughter Debbie, Tom Hartley, Mr. and Mrs. Jay Coleman of Paris and Mrs. Odetta Miller.

Mr. and Mrs. Calvert Grasse attended the Adams-Calvert wedding at the Presbyterian Church, Londonn June 1.

Mr. and Mrs. WM. Riggs Sr., of St. Cloud, Fla., left Tuesday after a weeks holiday with their son, Dr. Leon Riggs and Mrs. Riggs.

Major and Mrs. Griffith of Ft. Bragg, N.C., arrived Sunday to join his family Mrs. Griffith and daughters who are visiting with her sister, Mrs. Hicel Asburg.

Miss Margaret Gibson has returned to her home in Harrodsburg after a visit with her sister, Mrs. Joe F. Conley and Mr. Conley.

London Presbyterian Church Scene Of Miss Sharon Adams Wedding

The marriage of Miss Sharon Adams, daughter of Mr. and Mrs. John M. Adams Jr., London and Lt. Leon L. Calvert III, son of Mr. and Mrs. Leon L. Calvert Jr., of Lexington was solemnized at 7:30 p.m. May 25 in the London Presbyterian Church.

The double ring ceremony was performed by the Rev. William C. Brown. Music was presented by Sharon Collar and Joan Stivers of London.

The bride, given in marriage by her father, wore a gown of imported Italian peau satin bordered with white lace. The short train was also bordered with lace. Her veil was held in place by a shell of pearls and lace. She carried a white Bible covered by pink and white rosebuds.

Miss Mary Lynn Adams served as maid of honor. She wore a dress of deep pink peau satin and carried pink and white roses.

Miss Adams' attendants were Miss Ann Kay Ritchie of London, Miss Lynn Wilson of Columbus, Ohio. They wore matching dresses of light pink and carried white roses.

Clark Cathrae of Louisville served Lt. Calvert as best man. The ushers were Tommy Haynes, Dennis Hall and Mike Power, all of Lexington.

Following the ceremony a reception was held in the fellowship hall of the church. Assisting at the reception were Mrs. Vicki McIntosh, Mrs. Robert Cato, Miss Pam Jones, Mrs. Diane Hall, Mrs. Ben Yaden, Mrs. William C. Brown and Mrs. Woodrow McIntosh.

The couple left immediately for Oklahoma City where Lt. Calvert is stationed at Tinker Field.

Mr. Adams was formerly a teacher and coach at the Nicholas County High School.

Country Store, Village Smith At Waveland

Those who remember the old country store and the blacksmith shop are becoming scarce, but the curious public can satisfy their curiosity to a large extent at the Waveland museum known as Life Museum.

The museum--known as Waveland--has received from Dr. Leland Smith of the UK College of Education a country store formerly located at Kingston Stanton in Jessamine County.

If the merchandise were for sale, you could buy everything from banjo strings to "blue wash bluing" in the replica of a country store at the Kentucky Life Museum near Lexington