

h- All existing mobile homes within Bullitt County which complied with all existing regulations at the time of passage of these regulations shall be allowed to remain in their present location as long as the mobile home is occupied by the present residents. Should a present mobile home resident renter decide to move elsewhere or to replace his present mobile home, the right to maintain a 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 re-occupied. No mobile home shall be permanently re-located on another lot. It is further provided that the existing mobile home parks legally operating at the time shall be required to maintain a lot size of three thousand and six hundred (3,600) square feet per mobile home and comply with other provisions of this regulation or be regarded and certified as a nonconforming use. No future mobile homes shall be permanently located unless complying with the provisions as prescribed in Sub-section 5.604, paragraph 'a2'.

i – Exception: The Planning Commission may reject any proposed mobile home park even though it meets all the above requirements if the Planning Commission determines that existing mobile home parks are not fully occupied and /or utilized and the development of more land to this use is not the public welfare of the community.

j – The regulations shall not be constructed so as to prohibit the location or storage of a single mobile home on a lot in addition to a principal building, provided the mobile home is owned by or has permission from the occupant of the principal building or dwelling unit on the lot and provided the mobile home is parked on the rear of the lot and the setback and yard requirements for an accessory building in the zone are observed, and provided that the mobile home is not connected to any service utility nor used for sleeping purposes for more that two (2) weeks, per year.

Section 5.700 Business Zones

Two types of zones are included under this grouping: Highway Business, symbolized by 'B-1', is a zone established to provide locations for businesses oriented primarily towards serving the motoring public and for those businesses which due to their nature are best suited to locations along major streets or highways; and Central Business, symbolized by 'B-2', is a zone established to provide for the development of commercial and related activities serving an urban center and its neighborhoods and the adjoining parts of Bullitt County. Uses permitted in this zone will serve daily shopping needs of adjacent neighborhoods and their outlying areas.

Section 5.701 Highway Business, 'B-1'

a- Principal permitted uses and structures pertaining, as examples but not limited to the following activities:

1. Agricultural implement sales and service.

2. Animal hospitals, kennels or pounds, provided the kennel structure and runs are fifty (50) feet from any 'B' district.
3. Antiques.
4. Appliance sales and service.
5. Art and school supplies.
6. Auction house.
7. Automobile accessories.
8. Automobile and truck sales, new and used.
9. Automobile rental and lease.
10. Automobile repair garages.
11. Automobile service stations and laundries.
12. Bakeries, retail.
13. Banks and financial institutions.
14. Barber and beauty schools.
15. Barber and beauty shops.
16. Bicycle sales, rental, repair.
17. Billiard rooms.
18. Blue printing, photo copying and photo finishing service.
19. Boat and marine equipment sales, rental, and service.
20. Book stores and card shops.
21. Bowling alleys.
22. Bridal consultants.
23. Business machines, sales and service.

24. Cameras – photo supplies.
25. Carpet and floor covering.
26. Catering services.
27. China, glassware.
28. Clothing stores and shoes.
29. Community centers.
30. Dancing studios.
31. Delicatessen.
32. Department stores.
33. Dressmaking, seamstress.
34. Driver training schools.
35. Drug stores.
36. Dry Cleaning and Laundromats (self service).
37. Dry Goods.
38. Data processing centers.
39. Eating places.
40. Eating places (carry out).
41. Eating places (drive-in).
42. Equipment rental services (but not including automobiles, trucks and Trailers).
43. Exterminating services.
44. Florists.
45. Food stores.

46. Frozen food lockers.
47. Furniture and home furnishings.
48. Furniture and upholstery repair.
49. Garden stores, garden centers, greenhouses and nurseries.
50. Gifts and novelties.
51. Hardware.
52. Hay, grain and feed stores.
53. Health studios.
54. Heating, air conditioning, electrical and plumbing sales.
55. Heating, air conditioning, electrical and plumbing service and repair.
56. Hobby shops.
57. Hospitals.
58. Hotels and motels.
59. Indoor recreation (wholly enclosed places of recreation or amusement not heretofore appearing as a permitted use).
60. Lawn mower sales.
61. Magazine distribution agency.
62. Mail order catalogue store.
63. Mobile Home sales, rental and service.
64. Motorcycle sales and service.
65. Music, musical instruments.
66. News-stand.
67. Office furniture and supplies.

68. Outdoor recreation (nonenclosed places of recreation or amusement not heretofore appearing as a permitted use).
69. Paint, glass and wallpaper.
70. Party supply.
71. Pet sales and supplier.
72. Photo studios.
73. Radio and television sales and services.
74. Research and development laboratories.
75. Schools and educational services.
76. Sporting goods.
77. Taxidermists.
78. Theaters, including drive-in theaters.
79. Trading stamp redemption stores.
80. Utility trailer sales and rentals.
81. Veterinarians offices provided that offices shall be housed in a completely enclosed and soundproof building.
- *82. Single family dwellings and multiple family dwelling if combined with a B-1 Commercial use.

*See Appendices A & B

b- Accessory uses and buildings permitted shall include those customarily incidental to the above permitted uses.

c- 1. Where not serviced by sanitary sewers a minimum of one (1) acre for each lot and no lot shall be developed for highway business use which is less than one hundred and fifty (150) feet wide at the building line.

2. Where serviced by sanitary sewers, a minimum of 6,000 square feet for each lot and no lot shall be developed for highway business use which is less than one hundred and fifty (150) feet wide at the building line.

d- The following setback and yard requirements shall be provided:

1. Front Yards: the front yard building line for all building and accessory buildings shall be a minimum of fifty (50) feet from any existing or proposed right-of-way line of any street or road. In case of service stations, all gas pumps, gas pump islands, grease pits or racks and other similar facilities shall be located no closer than twenty-five (25) feet from a street or highway right-of-way line.

2. Side Yards: a minimum side yard of twenty-five (25) feet shall be required for all structures in the B-1 Highway Commercial Zone as measured from the side property line to the nearest building or structure.

3 Rear Yards: a minimum rear yard of thirty (30) feet shall be required for all structures in the B-1 Highway Commercial Zone as measured from the rear property line to the nearest building or structure.

e- No building shall exceed two and one half (2 ½) stories or thirty-five (35) feet in height.

f- Special development standards: where the property lines separate a Business Zone from a Residential one, a visual and mechanical barrier a minimum of six (6) feet in height shall be provided along the common lines, which may consist of any of the following:

1. An evergreen hedge with a chain link fence not less than three (3) feet in height.
2. A fence of non-deteriorating material
3. A masonry wall

*g- When residential uses are mixed with other uses on the same lot in business zones, the density requirements of the R-3 zone as stated in Section 5.603 (c) (2) shall be used to determine the number of allowable units on each lot.

*See Appendices A & B

Section 5.702 Central Business, "B-2"

a- All types of retail sales and services excluding automobile repair garages, service stations, drive-in theaters, drive-in restaurants, and bait shops, but including and not necessarily limited to the following:

1. All types of financial institutions.
2. All types of offices and office buildings.