

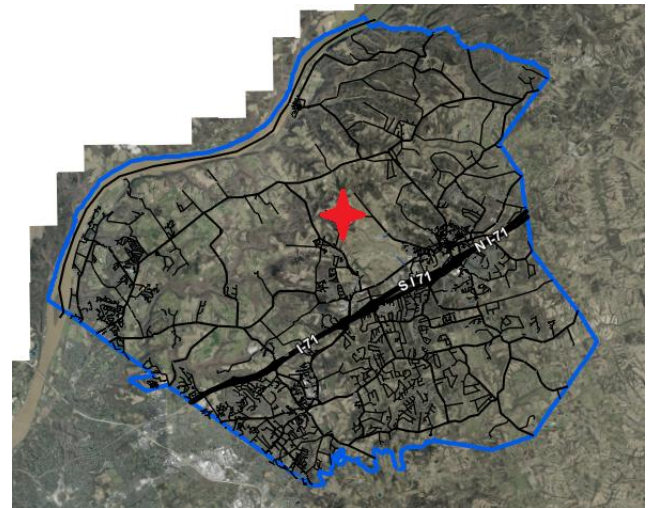


OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

April 16, 2026

Summary of Application:

Docket:	OC-26-015
Request:	Conditional Use Permit- Home Occupation (Pet Grooming)
Applicant:	Emily Diamond
Location:	4740 Bennet Ln., La Grange
Existing Land Use:	Residential
Existing Zoning:	AG-1, Agricultural
Total Site Size:	15.2-acres
Tax Parcel:	29-00-00-8F&8G



Surrounding Zoning:

North – Land Use: Residential/Agricultural
Zoning: AG-1, CO-1

East – Land Use: Agricultural
Zoning: AG-1, CO-1

South – Land Use: Residential
Zoning: AG-1

West – Land Use: Residential
Zoning: AG-1

Board of Adjustments Action:

An application has been filed requesting a Conditional Use Permit for a Home Occupation- Pet Grooming on property located at 4740 Bennet Ln., La Grange.

Site History:

No site history.

Case History:

Posted to Website: 3/27/2026

Adjoining Property Owner Notices Mailed: 3/31/2026

Public Notice Appeared in Oldham Era: 4/9/2026

Notes:

1. The applicant is requesting a Conditional Use Permit for a Home Occupation.
2. The property is zoned AG-1, Agricultural District.
3. The applicant currently operates a dog grooming business from her home under an administrative Home Occupation Permit seeing three (3) clients per day, three (3) days per week.
4. Under the Administrative Home Occupation permit, no advertising of the business is allowed in media or print.
5. The applicant has stated that they wish to expand to seeing four (4) clients per day, four (4) days per week, as well as beginning to advertise their business.
6. The applicant has stated their hours of operation are from 8 a.m.- 5 p.m.
7. Section 260-230 of the Oldham County Comprehensive Zoning Ordinances regulates Home Occupations as a Conditional Use in the AG-1 Zoning District.

Motions and Findings:

Every motion to approve a variance or conditional use must state the finding(s) required by statute or regulation and must also state the reasons for the motion. Every motion to deny must state the reasons for the motion.

Suggested motions to approve or deny are set out below.

Conditional Use Permit:

The applicant is requesting a Conditional Use Permit for a Home Occupation (Pet Grooming) on property located at 4740 Bennet Ln., La Grange.

Motions:

Move to **approve** the conditional use because the proposed use is **essential or desirable to the community** and **not in conflict with the elements, objectives and policies** of the Comprehensive Plan based on one or more of the following factors:

granting the conditional use permit will allow the **proper integration** into the community of a use specifically named in the zoning regulation.

the **character and objectives** of the proposed use and the **potential impacts** on the community and its surroundings are appropriate.

the **community or neighborhood has a need** for the proposed use and there are **potential benefits** to the community or neighborhood.

the proposed use is **compatible with surrounding land uses and the general character of the area**, including such factors as: height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lightning, or appearance.

the proposed use will not impair the **integrity and character** of the zone if there are specific restrictions on location, size, extent and character of performance.

[] there are adequate **public facilities** available, such as, including transportation, sanitation, water, sewer, drainage, emergency services, education, and recreation.

The specific conditions or restrictions which must be met in order for the proposed use to be permitted for any of the above reasons are as follows:

Potential Conditions of Approval:

1. The Conditional Use Permit shall only apply to the application considered at the April 16, 2026, Oldham County Board of Adjustments public hearing.
2. The applicant shall comply with all regulations for home occupations set forth in Section 260-230.

Considerations:

* Refer to the applicant's justification statement and other evidence in the record.

-or-

Move to **deny** the conditional use because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and conclusions _____.

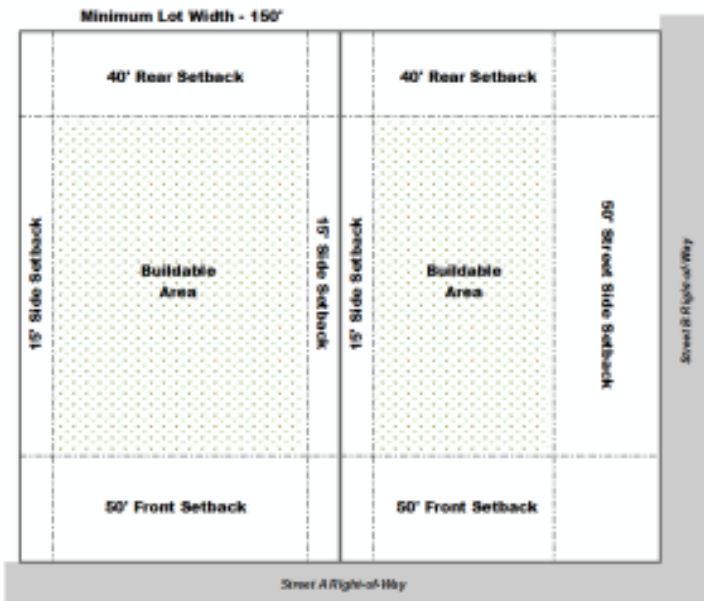
DIVISION 020 AG-1 AGRICULTURAL/RESIDENTIAL DISTRICT

Sec. 020-010 AG-1 Agricultural/Residential District: Intent

The AG-1 Agricultural/Residential District is intended to: (1) support and encourage agriculture for the purpose of recognizing the cultural heritage of the community and the agricultural contribution to the economic base; and (2) minimize urban-type development in rural areas until urban-type services and utilities can be efficiently provided.

Sec. 020-020 AG-1 Agricultural/Residential District: Development Regulations

<u>Minimum Lot Area:</u> 43,560 square feet	<u>Minimum Front Yard Setback:</u> 50 feet
<u>Minimum Road Frontage:</u> 150 feet for lots under 2.5 acres 300 feet for lots 2.5 acres or more	<u>Minimum Side Yard Setback:</u> 15 feet
<u>Minimum Lot Width:</u> 150 feet for lots under 2.5 acres 300 feet for lots 2.5 acres or more	<u>Minimum Street Side Yard Setback:</u> 50 feet; or 75 feet when adjacent to an arterial roadway
<u>Minimum Lot Depth:</u> 200 feet	<u>Minimum Rear Yard Setback:</u> 40 feet
<u>Maximum Structure Height:</u> 35 feet (agriculture structures are exempt)	<u>Maximum Lot Coverage for Structures:</u> 20 percent of the lot area



- Additional Standards that may Apply:**
- Accessory Dwelling Units.....Sec 250-040
 - Accessory Uses & Struc.....Sec 250-030
 - Agritourism Buildings.....Sec 260-035
 - Barrel Warehouses.....Sec 250-320
 - Brew pubs.....Sec 250-310
 - Distillery & Brewery.....Sec 250-300
 - Height.....Sec 330-010
 - Home Occupation.....Sec 260-230**
 - Fences & Walls.....Sec 250-090
 - Capacity of Infrastructure...Division 270
 - Highway 53 Overlay Dist.Division245
 - Historic Preservation.....Division 240
 - Landscaping.....Division 300
 - Lighting.....Division 310
 - Parking.....Division 280
 - Signs.....Division 290

Oldham County Comprehensive Zoning Ordinance
Division 260 Conditional Use Standards

Sec. 260-230 Home Occupations

A home occupation is an accessory use which is incidental to the use of the dwelling for residential purposes. All home occupations located in residential zoning districts, except when the parcel is five (5) acres or larger and used for agricultural purposes, must meet the standards listed in this section. Applications for home occupations must seek either a conditional use permit from the Board of Adjustments or a home occupation permit from the Administrator. All applicants shall provide a development plan for the proposed use with application. This plan shall include, but not be limited to, the proposed scope of the business, a site plan, the number of employees, occupation, vehicles (including type, weight and size of vehicles) to be used and estimated daily traffic. If the application for a home occupation is approved, this approval does not imply or convey permission to violate or be exempt from any existing or subsequent lawfully enacted deed restrictions for the property of the proposed home occupation.

Home occupations shall not include uses such as antique shops, barber and beauty shops, bed and breakfast facilities, churches, private clubs, day care facilities, eating and drinking establishments, fortune tellers, health spas, hotels/motels, kennels, vehicle sales/service/rental/repair, wholesale and retail, escort services, and lawn care services.

A. General Standards for All Home Occupations

All home occupations shall meet the following general standards:

1. Residential Building and Lot
 - a. No alterations to the external appearance shall be made to change the residential character, including signage.
 - b. No electrical or mechanical equipment or processes that would change the fire rating of the dwelling unit or violate noise standard provisions included in this ordinance shall be permitted. No home occupation may cause odor, vibrations, fumes, glare, or electrical interference that is perceptible beyond the lot line of the lot upon which the home occupation is conducted. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
 - c. No display of goods, products, or services shall be visible from outside the dwelling.
2. Accessory Structures

Offices or studios are permitted within an enclosed accessory structure, provided the accessory structure is used solely for administrative or artistic activities of a commercial nature by an occupant of a residence located on the same lot as such building.
3. Activities and Products
 - a. Only handmade items, foodstuffs, crafts made in the home, and sale items in conjunction with the services may be offered for sale on the premises.
 - b. Office use to support retail sales of off-premises businesses shall be permitted.

Oldham County Comprehensive Zoning Ordinance
Division 260 Conditional Use Standards

- c. No other goods, products, or commodities bought for the express purpose of resale shall be sold at retail or wholesale on the premises, nor shall such goods or products be stored or displayed on the premises or distributed to other locations.
 - d. No specialty services such as, but not limited to, dance instruction, crafts or music lessons shall be provided for a group larger than five (5) persons.
 - e. No hazardous materials shall be permitted.
4. **Employees**
One employee, other than members of the family residing on the premises, shall be permitted given one additional off-street parking space is provided. Such parking space shall not be located in the required front yard, unless located on an existing driveway.
5. **Size**
The use of a dwelling for the home occupation shall be clearly incidental and subordinate to the use of the dwelling for residential purposes. A home occupation shall occupy less than 50 percent of the floor area of a principal dwelling unit.
6. **Resident Operator**
The operator of a home occupation shall be a full-time resident of the dwelling unit. If the applicant is a renter and not a property owner, the property owner must agree in writing to all proposed uses.
7. **Commercial Vehicles**
Commercial vehicles used for home occupations may be permitted. However, they will be reviewed by the Board of Adjustments on a case by case basis depending on the type, weight, size, signage and other characteristics of commercial vehicles.
8. **Deliveries**
Vehicles used for delivery and pick-up are limited to those normally servicing residential neighborhoods.