

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE I TITLE, INTERPRETATION AND ENACTMENT	1-1
Section 100 Title	1-1
Section 110 Authority	1-1
Section 120 Goal and Objective.....	1-1
Section 130 Purpose.....	1-1
Section 140 Jurisdiction	1-2
Section 150 Interpretation	1-2
Section 160 Separability Clause	1-2
Section 170 Repeal of Conflicting Resolution and Ordinances; Effective Date	1-2
Section 180 Continuity.....	1-2
ARTICLE II TERMS AND DEFINITIONS	2-1
ARTICLE III ADMINISTRATION AND ENFORCEMENT.....	3-1
Section 300 Administrative Official.....	3-1
Section 310 Zoning Permits.....	3-1
Section 315 Exceptions.....	3-2
Section 320 Procedure.....	3-2
Section 330 Expiration of Zoning Permits	3-3
Section 340 Enforcement by Commission.....	3-3
Section 350 Enforcement.....	3-3
Section 360 Penalties	3-3
Section 370 Fee Schedule	3-4
Section 380 Complaints Regarding Violations	3-4
ARTICLE IV BOARD OF ZONING ADJUSTMENT	4-1
Section 400 Establishment of Board.....	4-1
Section 410 Meetings of Board, Quorum, Minutes, Bylaws	4-1
Section 420 Other Rights and Powers of Board	4-2
Section 425 Administrative Review Appeal to the Board.....	4-2
Section 430 Conditional Use Permits.....	4-2
Section 435 Conditional Use Permits That May Only Be Approved in All Zones.....	4-3
Section 436 Specific Zones/Districts.....	4-4
Section 437 Procedure.....	4-4
Section 440 Dimensional Variances.....	4-4
Section 450 Recording of Variances and Conditional Use Permits.....	4-5
Section 460 Existing Nonconforming Use, Continuance, Change	4-5
Section 470 Administrative Review	4-5
Section 480 Procedure for All Appeals to Boards.....	4-5
Section 481 Appeals from Board of Adjustment, Planning Commission, or Legislative Body Action, Final Action Defined	4-6
Section 482 Interpretation of Zoning Map	4-6

Section 484	Off Street Parking, Loading and Unloading	4-6
Section 486	Special Conditions	4-6
Section 488	Limits of Authority	4-7
Section 490	Summary of Duties of Administrative Official, Board of Adjustment, Legislative Bodies, and Courts on Matters of Appeal	4-7

ARTICLE V NONCONFORMING LOTS, STRUCTURES AND USES 5-1

Section 500	Intent	5-1
Section 510	Nonconforming Lots of Record	5-1
Section 520	Nonconforming Uses of Land and Structures	5-1
Section 525	Junkyards	5-2
Section 530	Nonconforming Structures	5-2
Section 540	Ordinary Repair and Maintenance	5-2
Section 550	Restrictions Imposing Highest Standard Apply	5-2

ARTICLE VI ESTABLISHMENT OF ZONES 6-1

Section 600	General Regulation	6-1
Section 610	Official Zoning Map	6-2
Section 611	Changes on Zoning Map	6-2
Section 615	Replacement of Official Zoning Map	6-2
Section 620	Interpretation of District Boundaries	6-2
Section 630	Rezoning for Unincorporated Land	6-3
Section 640	Zones/Districts Established	6-3
Section 641	Expressly Prohibited Uses in Shelbyville and Simpsonville	6-3
Section 650	Agricultural Districts	6-5
Section 652	Agricultural District	6-5
Section 654	Recreational/Open Space (ROS)	6-8
Section 660	Residential Districts	6-9
Section 661	Residential (R)	6-9
Section 662	Residential Estates	6-10
Section 663	Very Low Density Residential District (R-1)	6-11
Section 664	Low Density Residential district (R-2)	6-12
Section 665	Low Density Residential District (R-2A) Single-Family Only	6-14
Section 666	Medium Density Residential District (R-3)	6-15
Section 667	Multi-family Residential District (R-4)	6-16
Section 668	Residential Rehabilitation District (RRD)	6-18
Section 669	Mobile Home Parks (MHP)	6-19
Section 670	Business Districts	6-20
Section 671	Commercial (C)	6-20
Section 672	Central Business District (C-1)	6-20
Section 674	Neighborhood Business District (C-2)	6-21
Section 676	General Commercial District (C-3)	6-22
Section 678	Highway Commercial District (C-4)	6-23
Section 680	Professional Districts	6-25
Section 681	Professional Limited Office (P-1)	6-25
Section 682	Professional General Usage (P-2)	6-25
Section 683	Interchange Zones	6-27
Section 684	Interchange Commercial (IC)	6-27
Section 685	Limited Interchange Zones (X-1)	6-27
Section 686	General Interchange Zones (X-2)	6-28

Section 687	Industrial Districts	6-29
Section 688	Light Industrial District (I-1)	6-29
Section 689	Heavy Industrial District (I-2)	6-30
Section 690	Floodplain/Conservation District (F/C)	6-31
Section 691	City of Shelbyville Downtown Districts	6-33
Section 692	Central Business District (CBD)	6-35
Section 693	Downtown Commercial District (D_C).....	6-41
Section 694	Limited Historic District (L_H)	6-46
Section 695	Agricultural/Commercial District (A_C).....	6-47
Section 696	Warehouse District (WH)	6-48
Section 697	Civic District (CIV).....	6-49
Section 698	Conservation District (CONS)	6-50
Section 699	Residential District (RES)	6-50
Table 6.01	Allowable Uses.....	6-55

ARTICLE VII APPLICATION OF REGULATIONS 7-1

Section 700	Application of Regulations	7-1
Section 710	Special Provisions for Agricultural Areas	7-1
Section 720	Subdivision of Agricultural Land	7-1
Section 730	Coordination with Subdivision Regulations	7-1
Section 740	Certificates of Land Use Restrictions.....	7-1
Section 750	Satellite Dish Guidelines	7-2
Section 760	Certificate of Land Use Restriction Form	7-2

ARTICLE VIII GENERAL ZONE REGULATIONS FOR LOTS & YARDS 8-1

Section 800	Applicability	8-1
Section 810	Yard Regulations.....	8-1
Section 812	Building Line Setback	8-2
Section 815	Setback Lines, Exceptions.....	8-2
Section 820	Lot Access Requirements.....	8-3
Section 825	Provisions for Pedestrian Network	8-3
Section 830	Accessory Buildings.....	8-3
Section 831	Storage of Materials or Supplies.....	8-4
Section 832	Swimming Pools.....	8-4
Section 840	Lot for Every Building	8-4
Section 850	Exceptions to Height Limitations	8-4
Section 860	Subdivision or Consolidation of Lots	8-4
Section 865	Co-ordination with Subdivision Regulations.....	8-4
Section 870	Visibility at Intersections.....	8-4
Section 880	Water Supply and Sewage Disposal.....	8-5
Section 890	Excavation and Regrading	8-5
Section 891	Temporary Building or Temporary Use	8-5
Section 892	Minimum Zone Size	8-5
Section 895	Buffer Zone Requirements	8-5

ARTICLE IX MOBILE HOME PARKS MANUFACTURED AND MOBILE HOMES 9-1

Section 900	Intent.....	9-1
Section 905	Co-ordination with Kentucky Revised Statutes on Specific Uses.....	9-1

Section 910	Certified Mobile Homes Permitted	9-3
Section 920	Classification of Manufactured/Certified Mobile Homes	9-3
Section 930	Schedule of Uses	9-5
Section 940	Manufactured/Certified Mobile Home Installation Requirements	9-5
Section 950	Temporary Use of Manufactured or Certified Mobile Homes	9-8
Section 960	Penalty for Violation	9-9
Section 970	Manufactured Home Definitions	9-9
Section 980	Mobile Home Parks and Recreational Vehicles	9-11
Section 985	Recreational Vehicle Parks	9-13
Section 990	Storage of Recreational Vehicles	9-14
ARTICLE X OFF STREET PARKING AND LOADING REQUIREMENTS		10-1
Section 1000	Purpose and Intent	10-1
Section 1001	Definitions Referenced	10-1
Section 1002	Applicability	10-1
Section 1003	General Provisions	10-1
Section 1004	Off-Street Parking Standards	10-2
Section 1005	Off-Street Parking Requirements	10-3
Section 1006	Shared Parking	10-6
Section 1007	Accessible Handicap Parking Spaces Standards and Requirements	10-6
Section 1008	Paving and Curbing	10-8
Section 1009	Landscaping, Buffer Zones, and Screening	10-8
Section 1010	Restrictions on Use of Off-Street Parking and Loading Spaces	10-8
Section 1011	Remote Parking Area	10-8
Section 1012	Loading and Unloading Standards and Requirements	10-9
Section 1013	Drive-Through Facilities	10-10
Section 1014	Commercial Vehicle Parking in Residential Areas	10-11
Section 1015	Other Ordinances	10-11
ARTICLE XI SIGNS		11-1
Section 1100	Intent	11-1
Section 1110	General Sign Regulations	11-1
Section 1120	Residential Districts	11-2
Section 1130	Business Districts	11-3
Section 1140	Industrial Districts	11-4
Section 1150	Sign Maintenance	11-4
Section 1160	Violations	11-4
ARTICLE XII PLANNED UNIT DEVELOPMENTS (PUD)		12-1
Section 1200	General	12-1
Section 1205	Purpose of Planned Unit Development Projects	12-1
Section 1210	Procedure	12-1
Section 1220	Uses	12-2
Section 1230	Standards	12-2
Section 1240	Special Conditions	12-2
ARTICLE XIII DEVELOPMENT PLANS		13-1

Section 1300	General	13-1
Section 1310	Preliminary Development Plans Required	13-1
Section 1320	Final Development Plans Required	13-1
Section 1330	Contents of Preliminary Development Plan.....	13-1
Section 1340	Contents of Final Development Plan	13-2
Section 1350	Approval of Development Plan before Building Permit	13-2
Section 1360	Amendments to Development Plan.....	13-2
ARTICLE XIV ZONING MAP AND TEXT AMENDMENTS		14-1
Section 1400	General	14-1
Section 1410	Application for Amendment.....	14-1
Section 1420	Planning Commission Procedure.....	14-1
Section 1430	Notice of Public Hearing	14-2
Section 1435	Special Public Hearing	14-3
Section 1440	Public Hearing on Application.....	14-3
Section 1445	Conditional Uses and Variances Allowed at the Time of Zoning	14-3
Section 1450	Recommendation of Commission for Zoning Map Amendment.....	14-3
Section 1460	Action by City Council on Zoning Map Amendments	14-4
Section 1465	Amendment of Comprehensive Plan Prior to Annexation Permitted	14-4
Section 1470	Recommendation of Commission for Text Amendment	14-5
Section 1480	Action by City Council(s) on Text Amendments	14-5
Section 1490	Special Conditions to the Granting of Zoning Changes	14-5
Section 1491	Denial of Zone Change Request	14-6
ARTICLE XV LANDSCAPE AND BUFFER ZONES.....		15-1
Section 1500	Purpose and Intent	15-1
Section 1501	Review Procedure	15-2
Section 1502	Landscape Plan Requirements	15-2
Section 1503	General Requirements	15-3
Section 1504	Enforcement.....	15-5
Section 1505	Perimeter Planting Requirements for Parking Areas	15-5
Section 1506	Internal Planting Requirements for Parking Areas.....	15-6
Section 1507	Landscape Planting Strip Requirements along the Entire Frontage of the Public Street Right-of-way.....	15-7
Section 1508	Screening Requirements.....	15-8
Section 1509	Buffer Zone Requirements	15-8
Section 1510	Planting Manual	15-10
ARTICLE XVI LIGHTING, NOISE, AND ODOR/ODOROUS MATTER		16-1
Section 1600	Lighting	16-1
Section 1601	Noise	16-5
Section 1602	Odor/Odororous Matter	16-6
ARTICLE XVII TRAFFIC IMPACT STUDY.....		17-1
RESERVED.....		17-1

ARTICLE XVIII TELECOMMUNICATION TOWERS 18-1

Section 1800	Intent.....	18-1
Section 1801	Applicability	18-1
Section 1802	Definitions	18-1
Section 1803	Where Permitted.....	18-2
Section 1804	Design Standards.....	18-3
Section 1805	Mitigating Design Standards for Cellular Antenna Towers in Residential or Agricultural Zones	18-4
Section 1806	Temporary Cellular Antenna Towers.....	18-5
Section 1807	Uniform Application for a Cellular Antenna Tower	18-5
Section 1808	Planning Commission Procedure.....	18-6
Section 1809	Forwarding the Commission’s Action to the Public Service Commission	18-8
Section 1810	Existing Facilities.....	18-8
Section 1811	Action Required in the Event of Abandonment of Cellular Antenna Tower	18-8
Section 1812	Staff Review Proposals by the Applicant	18-9
Section 1813	Appeals	18-9

ARTICLE XIX SPECIAL DISTRICTS 19-1

Section 1901	Purpose and Intent	19-1
Section 1902	Definitions Referenced	19-1
Section 1903	Applicability	19-1
Section 1904	BEQ, Building Exterior Quality Design Overlay District	19-1