

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.....	3-2
Section 340	Enforcement by Commission.....	3-3
Section 350	Enforcement.....	3-3
Section 360	Penalties	3-3
Section 370	Fee Schedule.....	3-3
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	6-1
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).....	6-7
Section 660	Residential Districts.....	6-9
Section 662	Residential Estates.....	6-9
Section 664	Very Low Density Residential District (R-1)	6-10
Section 665	Low Density Residential district (R-2)	6-11
Section 666	Medium Density Residential District (R-3)	6-12
Section 667	Multi-family Residential District	6-13
Section 669	Mobile Home Parks (MHP)	6-14
Section 670	Business Districts	6-15
Section 672	Central Business District (C-1)	6-15
Section 674	Neighborhood Business District (C-2)	6-16
Section 676	General Commercial District (C-3)	6-18
Section 678	Highway Commercial District (C-4).....	6-19
Section 679	Village Center Form District (VCFD).....	6-23
Section 680	Professional Districts	6-45
Section 681	Professional Limited Office (P-1)	6-45
Section 682	Professional General Usage (P-2)	6-46
Section 683	Interchange Zones.....	6-49
Section 684	Limited Interchange Zones (X-1).....	6-49
Section 685	General Interchange Zones (X-2)	6-50
Section 686	Industrial Districts.....	6-51
Section 687	Light Industrial District (I-1)	6-51
Section 689	Heavy Industrial District (I-2)	6-53
Section 690	Floodplain/Conservation District (F/C)	6-57
Table 6.01	Allowable Uses.....	6-59

ARTICLE VII APPLICATION OF REGULATIONS 7-1

Section 700 Application of Regulations7-1
Section 710 Special Provisions for Agricultural Areas7-1
Section 720 Subdivision of Agricultural Land7-1
Section 730 Coordination with Subdivision Regulations7-1
Section 740 Certificates of Land Use Restrictions.....7-1
Section 750 Satellite Dish Guidelines7-2
Section 760 Certificate of Land Use Restriction Form7-2

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

Section 800 Applicability8-1
Section 810 Yard Regulations.....8-1
Section 812 Building Line Setback8-2
Section 815 Setback Lines, Exceptions.....8-2
Section 820 Lot Access Requirements.....8-3
Section 825 Provisions for Pedestrian Network8-3
Section 830 Accessory Buildings8-3
Section 831 Storage of Materials or Supplies8-4
Section 832 Swimming Pools.....8-4
Section 840 Lot for Every Building8-4
Section 850 Exceptions to Height Limitations8-4
Section 860 Subdivision or Consolidation of Lots8-4
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 Grading8-5
Section 891 Temporary Building or Temporary Use8-5
Section 892 Minimum Zone Size8-5
Section 895 Buffer Zone Requirements8-5

**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 Permitted9-3
Section 920 Classification of Manufactured/Certified Mobile Homes9-3
Section 930 Schedule of Uses9-5
Section 940 Manufactured/Certified Mobile Home Installation
Requirements9-5
Section 950 Temporary Use of Manufactured or Certified Mobile Homes9-8
Section 960 Penalty for Violation9-9
Section 970 Manufactured Home Definitions9-9
Section 980 Mobile Home Parks and Recreational Vehicles.....9-11
Section 985 Recreational Vehicle Parks9-13
Section 990 Storage of Recreational Vehicles9-14

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/Odorou Matter	16-6
ARTICLE XVII TRAFFIC IMPACT STUDY.....		17-1
Section 1700	General	17-1
Section 1701	Minimum Information Required for a Traffic Impact Study.....	17-1
Section 1702	Traffic Impact Study General Information	17-2
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