

**ARTICLE VII
APPLICATION OF REGULATIONS**

700 Application of Regulations

All existing and future structures and uses of premises within the County of Shelby, shall conform with all applicable provisions of these Zoning Regulations. Each zone is established to permit only those uses specifically listed as permitted uses or accessory uses, except as provided under the nonconforming or conditional use provisions, and is intended for the protection of those uses. No other uses are permitted except as specifically permitted elsewhere in these regulations.

710 Special Provisions for Agricultural Areas

For the purposes of these regulations, land which is used solely for agricultural purposes, shall have no regulations imposed as to zoning permits, height, yard, location or court requirements for agricultural buildings except that:

1. Setback lines shall be required for the protection of existing and proposed streets and highways. In connection therewith, all requirements of the appropriate governing authority as regarding sight and sight-line distance and drainage shall be complied with; and
2. All existing and/or future buildings or structures in a designated floodway or floodplain, or which tend to increase flood heights or obstruct the flow of flood waters may be fully regulated.

720 Subdivision of Agricultural Land

Landowners or developers desiring to subdivide agricultural land for any non-agricultural use must meet the following requirements:

1. Obtain a zoning change to the appropriate zone unless the intended use is suitable in the agriculture zone.
2. Conform with the Subdivision Regulations, including design and processing requirements.
3. Conform with the dimension requirements and other special requirements as may be imposed by the Planning Commission.

730 Coordination with Subdivision Regulations

In all cases, the provisions of the Subdivision Regulations of Shelby County, Shelbyville, Simpsonville and unincorporated areas and amendments thereto

shall apply in addition to the provision of these Zoning Regulations.

740 Certificate of Land Use Restrictions

Whenever a legislative body approves a zoning map amendment with conditions, whenever the Planning Commission approves a development plan or subdivision plat, and whenever the Board of Zoning Adjustments approves a variance or conditional use permit, a Certificate of Land Use Restriction as detailed below shall be filed with the county clerk as per KRS 100.3681 - 100.3683 (see example Certificate of Land Use Restriction Form, Section 760).

750 Satellite Dish Guidelines

1. Apply for a Conditional Use Permit hearing through Triple S Planning Commission Office only if conditions 3,4,5 and 6 below, cannot be met.
2. Fee for hearing \$100.
3. Must be placed in rear yard only. May not be placed on top of any structure.
4. Must be twenty-five (25) feet from all property lines.
5. Any and all wiring must be placed in conduit.
6. Maximum size of the satellite dish cannot exceed twelve (12) feet.
7. There is a twenty dollar (\$20) permit fee.
8. A Satellite Dish three (3) feet and smaller shall not require a permit.

760 CERTIFICATE OF LAND USE RESTRICTION

1. Name and address of property owner(s)

2. Address of Property

3. Name of subdivision or development
(If applicable)

4. Type of Restriction(s) (Check all that apply)

<input type="checkbox"/> Zoning Map Amendment to _____ Zone	<input type="checkbox"/> Conditional Zoning Condition
<input type="checkbox"/> Development Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Subdivision Plat	(Specify) _____
<input type="checkbox"/> Variance	
<input type="checkbox"/> Conditional Use Permit	

5. Name and address of Planning Commission, Board of Zoning Adjustment, legislative body or fiscal court which maintains the original records containing the restriction.

Signature of Completing Official

Name and Title of Completing
Official (type or print)