

## TABLE OF CONTENTS

	<u>Page</u>
<b>ARTICLE I TITLE, INTERPRETATION AND ENACTMENT</b>	<b>1</b>
100 Title	1
110 Authority	1
120 Goal and Objective	1
130 Purpose	1
140 Jurisdiction	2
150 Interpretation	2
160 Separability Clause	2
170 Repeal of Conflicting Resolution and Ordinances; Effective Date	2
180 Continuity	3
<b>ARTICLE II TERMS AND DEFINITIONS</b>	<b>4-23</b>
<b>ARTICLE III ADMINISTRATION AND ENFORCEMENT</b>	<b>24</b>
300 Administrative Official	24
310 Zoning Permits	24
315 Exceptions	25
320 Procedure	25
330 Expiration of Zoning Permits	26
340 Enforcement by Commission	26
350 Enforcement	26
360 Penalties	27
370 Fee Schedule	27
380 Complaints Regarding Violations	28
<b>ARTICLE IV BOARD OF ZONING ADJUSTMENT</b>	<b>29</b>
400 Establishment of Board	29
410 Meetings of Board, Quorum, Minutes, Bylaws	29
420 Other Rights and Powers of Board	29
425 Administrative Review Appeal to the Board	30
430 Conditional Use Permits	30
435 Conditional Use Permits That May Only Be Approved in All Zones	32
436 Specific Zones/Districts	32
437 Procedure	32

440	Dimensional Variances	33
450	Recording of Variances and Conditional Use Permits	34
460	Existing Nonconforming Use, Continuance, Change	34
470	Administrative Review	34
480	Procedure for All Appeals to Boards	34
481	Appeals from Board of Adjustment, Planning Commission, or Legislative Body Action, Final Action Defined	35
482	Interpretation of Zoning Map	36
484	Off Street Parking, Loading and Unloading	36
486	Special Conditions	36
488	Limits of Authority	36
490	Summary of Duties of Administrative Official, Board of Adjustment, Legislative Bodies, and Courts on Matters of Appeal	37
 <b>ARTICLE V NONCONFORMING LOTS, STRUCTURES AND USES</b>		 <b>38</b>
500	Intent	38
510	Nonconforming Lots of Record	38
520	Nonconforming Uses of Land and Structures	38
525	Junkyards	39
530	Nonconforming Structures	39
540	Ordinary Repair and Maintenance	40
550	Restrictions Imposing Highest Standard Apply	40
 <b>ARTICLE VI ESTABLISHMENT OF DISTRICTS</b>		 <b>41</b>
600	General Regulation	41
610	Official Zoning Map	41
615	Replacement of Official Zoning Map	41
620	Interpretation of District Boundaries	42
630	Rezoning for Unincorporated Land	43
640	Zones/Districts Established	43
641	Expressly Prohibited Uses in Shelbyville and Simpsonville	44
650	Agricultural Districts	44
652	Agricultural District	44
654	Recreational/Open Space (ROS) Zone	47
660	Residential Districts	47
662	Residential Estates	48
664	Very Low Density Residential District (R-1)	49
665	Low Density Residential district (R-2)	51
666	Medium Density Residential District (R-3)	52

667	Multi-family Residential District	53
668	Residential Rehabilitation District	54
669	Mobile Home Parks (MHP)	55
670	Business Districts	55
672	Central Business District (C-1)	55
674	Neighborhood Business District (C-2)	57
676	General Commercial District (C-3)	60
678	Highway Commercial District (C-4)	61
680	Professional Districts	64
681	Professional Limited Office (P-1)	64
682	Professional General Usage (P-2)	65
683	Interchange Zones	67
684	Limited Interchange Zones (X-1)	67
685	General Interchange Zones (X-2)	69
686	Industrial Districts	70
687	Light Industrial District (I-1)	70
689	Heavy Industrial District (I-2)	73
690	Floodplain/Conservation District (F/C)	76
695	Shelbyville Downtown Districts	78
 <b>ARTICLE VII APPLICATION OF REGULATIONS</b>		 <b>88</b>
700	Application of Regulations	88
710	Special Provisions for Agricultural Areas	88
720	Subdivision of Agricultural Land	88
730	Coordination with Subdivision Regulations	88
740	Certificates of Land Use Restrictions	89
750	Satellite Dish Guidelines	89
760	Certificate of Land Use Restriction Form	90
 <b>ARTICLE VIII GENERAL ZONE REGULATIONS FOR LOTS &amp; YARDS</b>		 <b>91</b>
800	Applicability	91
810	Yard Regulations	91
812	Building Line Setback	92
815	Setback Lines, Exceptions	93
820	Lot Access Requirements	93
830	Accessory Buildings	94
831	Storage of Materials or Supplies	94
832	Swimming Pools	94
840	Lot for Every Building	94
850	Exceptions to Height Limitations	95
860	Subdivision or Consolidation of Lots	95
865	Co-ordination with Subdivision Regulations	95

870	Visibility at Intersections	95
880	Water Supply and Sewage Disposal	95
890	Excavation and Grading	96
891	Temporary Building or Temporary Use	96
892	Minimum Zone Size	96
895	Buffer Zone Requirements	96
<b>ARTICLE IX MOBILE HOME PARKS MANUFACTURED AND MOBILE HOMES</b>		<b>98</b>
900	Intent	98
905	Co-ordination with Kentucky Revised Statutes on Specific Uses	98
910	Certified Mobile Homes Permitted	100
920	Classification of Manufactured/Certified Mobile Homes	101
930	Schedule of Uses	103
940	Manufactured/Certified Mobile Home Installation Requirements	104
950	Temporary Use of Manufactured or Certified Mobile Homes	108
960	Penalty for Violation	109
970	Manufactured Home Definitions	109
980	Mobile Home Parks and Recreational Vehicles	112
985	Recreational Vehicle Parks	115
990	Storage of Recreational Vehicles	116
<b>ARTICLE X OFF STREET PARKING AND LOADING REQUIREMENTS</b>		<b>117</b>
1000	Purpose and Intent	117
1001	Definitions Referenced	117
1002	Applicability	118
1003	General Provisions	118
1004	Off-Street Parking Standards	118
1005	Off-Street Parking Requirements	120
1006	Shared Parking	123
1007	Accessible Handicap Parking Spaces Standards and Requirements	124
1008	Paving and Curbing	126
1009	Landscaping, Buffer Zones, and Screening	126
1010	Restrictions on Use of Off-Street Parking and Loading Spaces	126
1011	Remote Parking Area	126
1012	Loading and Unloading Standards and Requirements	128
1013	Drive-Through Facilities	129
1014	Commercial Vehicle Parking in Residential Areas	130

1015	Other Ordinances	130
<b>ARTICLE XI SIGNS</b>		<b>131</b>
1100	Intent	131
1110	General Sign Regulations	131
1120	Residential Districts	133
1130	Business Districts	133
1140	Industrial Districts	135
1150	Sign Maintenance	135
1160	Violations	136
<b>ARTICLE XII PLANNED UNIT DEVELOPMENTS (PUD)</b>		<b>137</b>
1200	General	137
1205	Purpose of Planned Unit Development Projects	137
1210	Procedure	137
1220	Uses	138
1230	Standards	139
1240	Special Conditions	139
<b>ARTICLE XIII DEVELOPMENT PLANS</b>		<b>140</b>
1300	General	140
1310	Preliminary Development Plans Required	140
1320	Final Development Plans Required	140
1330	Contents of Preliminary Development Plan	140
1340	Contents of Final Development Plan	142
1350	Approval of Development Plan before Building Permit	143
1360	Amendments to Development Plan	143
<b>ARTICLE XIV ZONING MAP AND TEXT AMENDMENTS</b>		<b>144</b>
1400	General	144
1410	Application for Amendment	144
1420	Planning Commission Procedure	144
1430	Notice of Public Hearing	145
1435	Special Public Hearing	146
1440	Public Hearing on Application	146
1450	Recommendation of Commission for Zoning Map Amendment	147
1460	Action by City Council on Zoning Map Amendments	147

1465	Amendment of Comprehensive Plan Prior to Annexation Permitted	148
1470	Recommendation of Commission for Text Amendment	149
1480	Action by City Council(s) on Text Amendments	149
1490	Special Conditions to the Granting of Zoning Changes	149
1491	Denial of Zone Change Request	149
<b>ARTICLE XV LANDSCAPE AND BUFFER ZONES</b>		<b>151</b>
1500	Purpose and Intent	151
1501	Review Procedure	152
1502	Landscape Plan Requirements	152
1503	General Requirements	154
1504	Enforcement	155
1505	Perimeter Planting Requirements for Parking Areas	155
1506	Internal Planting Requirements for Parking Areas	156
1507	Landscape Planting Strip Requirements	157
1508	Landscape Screening Planting Requirements	158
1509	Buffer Zone Requirements	159
1510	Planting Manual	162
<b>ARTICLE XVI LIGHTING, NOISE, AND ODOR/ODOROUS MATTER</b>		<b>188</b>
1600 (A)	Lighting	188
1600 (A)	General	188
1600 (B)	Noise	190
1600 (B)	General	190
1600 (C)	Objectionable Odors	190
1600 (C)	General	191
<b>ARTICLE XVII TRAFFIC IMPACT STUDY</b>		<b>192</b>
1700	General	192
1701	Minimum Information Required for a Traffic Impact Study	192
1702	Traffic Impact Study General Information	194