

ORDINANCE NO. 3 (2011 series)

AN ORDINANCE AMENDING ARTICLE IV OF THE TAYLORSVILLE
SPENCER COUNTY JOINT PLANNING AND ZONING
REGULATIONS REGARDING CONSERVATION ZONING
CLASSIFICATIONS AND GUIDELINES.

WHEREAS, a public hearing was held before the Taylorsville-Spencer County Joint Planning and Zoning Commission on the 1st day of July, 2010 after appropriate legal notice and,

WHEREAS, pursuant to KRS 100.211 (2) and Article XIII, Section 1301 of the regulations, the Taylorsville-Spencer County Joint Planning and Zoning Commission took the following action which was to recommend the proposed addition,

WHEREAS, the Spencer County Fiscal Court held a hearing on the 2nd day of August, 2010, after appropriate legal notice, in regard to the proposed amendment and,

THEREFORE, BE IT ORDAINED by the Spencer County Fiscal Court (or the County of Spencer) that Article IV of the Taylorsville-Spencer County Joint Planning and Zoning regulations is amended to read as follows:

ARTICLE IV

PROVISIONS GOVERNING CO-1 CONSERVATION DISTRICT

Preamble: The conservation District is intended to promote and protect significant natural features, wooded areas, water courses, existing and potential lake sites, other recreational and conservation resources, wildlife habitat, watersheds, dams, present and future water supplies, and to minimize erosion of soil, siltation and pollution of streams and lakes.

Section 401 CO-1 Conservation District

1.) Uses Permitted in the CO-1 Conservation District

Within any CO-1 Conservation District no building or premises shall be used or arranged, or designed to be used except for one or more of the following uses which shall be subject to all regulations and requirements for permit of this ordinance.

- a.) Agricultural uses including farm dwellings and accessory buildings, orchards and orchard products.
- b.) Lakes (artificial)
- c.) Public or private picnic grounds, beaches, bridle and bicycle paths.
- d.) Public parks and forest preserves.
- e.) Boat docks and launching areas, recreational camps, resorts.
- f.) Single family dwellings on lots of one (1) acre or more.

Section 402 Height Regulations in Conservation District

The maximum building height shall be 3 stories not including basements.

Section 403 Yards Required in CO-1 conservation District

- a.) The minimum lot size permitted without conditional use approval is one acre which shall have a minimum of 150 foot frontage and a minimum of 200 foot depth.
- b.) Front Yard - 50 feet from right-of-way
- c.) Side Yard-15 feet *
- d.) Street Side Yard - 50 feet
- e.) Rear Yard- 30 feet *

Section 404 Watershed Lake areas and Floodwall Setback *

- a.) When property adjoins the floodwall, a setback of 10 feet shall be maintained free and clear of any type of structure from the

easement or boundary line of said floodwall. All applicable floodwall regulations shall apply.

- b.) Any building to be located in possible flood lands or natural drainage areas shall be so placed in accordance with the Local Flood Damage Prevention Ordinance with proper permitting obtained through the Division of Water and the local Floodplain Coordinator.
- c.) Watershed Lake guidelines as indicated in Article X, Section 1003.

Section 405 Exceptions and Modifications

Exceptions and Modifications as indicated in Article VII.

Section 406 Parking Regulations for CO-1 Conservation District

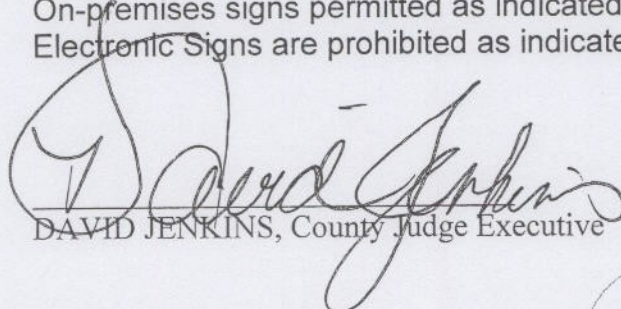
Three All-weather off-street automobile parking, paved with bituminous asphalt, concrete, crushed stone, gravel, or slag shall be provided on all lots on which any of the following uses are established such space shall be provided with vehicular access to a street or alley.

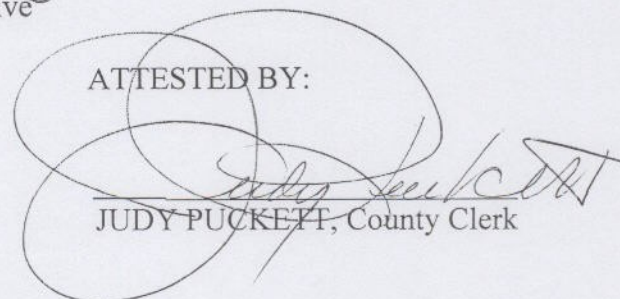
All other parking shall be provided as indicated in Article II, Section 206, Page 11.

Parking Exceptions Article VIII, Section 805, Page 84.

Section 407 Signage

On-premises signs permitted as indicated in Article II, Section 215.
Electronic Signs are prohibited as indicated in Article II, Section 215.


DAVID JENKINS, County Judge Executive

ATTESTED BY:

JUDY PUCKETT, County Clerk

Date of First Reading July 19, 2010
Date of Second Reading August 2, 2010
Date Published August 4, 2010