

AN ORDINANCE PROVIDING FOR
INTERIM ZONING FOR THE CITY
OF SMITHS GROVE, KENTUCKY
UNTIL SUCH TIME AS A GENERAL
ZONING ORDINANCE IS ADOPTED.

#23

69-1

920.2

1.0 PURPOSE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SMITHS GROVE, KENTUCKY, that in order to lessen congestion in the streets, secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements, it is necessary to provide for a general zoning plan of the City of Smiths Grove, Kentucky and to divide said City into residential, business and industrial districts according to a master plan.

WHEREAS, it will require time for the City-County Planning Commission of Warren County, Kentucky, pursuant to the authority and according to the duties set out in Chapter 100 of the Kentucky Revised Statutes, to provide a comprehensive plan and to make surveys and maps to divide the City into zones and during the time required to work out said plan, it would be destructive of a general plan of zoning to permit the further intrusion of business and industrial uses of property in residence neighborhoods or districts or zones, as hereinafter defined.

2.0 ZONING DISTRICTS AND REGULATIONS:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SMITHS GROVE, KENTUCKY, that the City of Smiths Grove be divided into the following zones;

RESIDENTIAL - R

COMMERCIAL -- B

INDUSTRIAL - I

AGRICULTURAL - AGR

These zones are indicated on the official zoning map of Smiths Grove, Kentucky.

Only those uses listed below will be permitted:

- 2.1 Residential: Uses permitted in a residential zone will be primarily for the purpose of family occupancy.

Home Occupations, Boarding Houses, not primarily for transient guests, shall be allowed in a residential zone with the permission, in writing, of the Smiths Grove Board of Zoning Adjustment.

- 2.2 Commercial: The retail sale of goods or services will be permitted in commercial zones. Connecting residential uses shall also be permitted. The storage of material or goods in large bins or tanks above ground containing more than 500 gallons shall be prohibited even though the material or goods are sold retail. Any other storage or selling of goods which creates obnoxious odors or sounds shall also be prohibited.

- 2.3 Industrial: Manufacturing, warehousing and whole-sale operations which do not emit obnoxious sounds or odors beyond the property line on which the use is located shall be permitted in industrial zones. The sale of goods manufactured on the property will also be allowed. Retail sale of farm goods and equipment shall also be permitted in industrial zones.

- 2.4 Regulations: Accessory buildings, (buildings used in connection with the primary use) shall be allowed in all districts.

Mobile homes shall be permitted as a Special Exception by the Board of Zoning Adjustment

Agricultural uses shall not be affected by this Ordinance except that pens or buildings housing animals shall not be built closer than 500 feet from a residential zone.

Churches, schools, assembly halls and other public or semi-public uses shall be allowed in any zone as a conditional use in accordance with Section 3.2 of this Ordinance.

3.0 ADMINISTRATION:

- 3.1 Building Permits: Any person, firm or corporation desiring to build or alter any building for business or industrial purposes shall first apply to the Building Inspector for a building permit. It shall be the duty of any applicant to furnish the Building Inspector all information necessary to enable the Building Inspector to determine the character of the zone in which such building is proposed to be used, erected, constructed or altered. The Building Inspector shall determine whether said building is to be used, erected, constructed or altered in a residential zone, district, or neighborhood or section and his findings and recommendations shall be reported to the Smiths Grove Board of Trustees who shall authorize or deny said permit in conformance with the recommendation of the Building Inspector.
- 3.2 Board of Adjustment: Smiths Grove Board of Adjustments may authorize a non-residential use as a conditional use in an existing non-residential structure in a commercial or industrial zone if circumstances warrant such action, in accordance with KRS 100.237.

The Board of Adjustments may grant variances for lots of record according to KRS 100.241, 100.243, 100.247, 100.251 and 100.253. The lot must have been a lot of record at the time of the adoption or amendment of this regulation.

The Board of Adjustments shall also have the power of administrative review according to KRS 100.257.

4.0 APPEALS:

Any person, firm or corporation to whom such permit has been refused or denied, who feels aggrieved by the ruling of the Building Inspector may appeal to the Board of Adjustments and when relief is not granted, they then may appeal to the Circuit Court pursuant to KRS 100.347.

5.0 FINES:

Any person, firm or corporation violating the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction shall be fined not less than \$50.00 nor more than \$100.00. Each day that the violation continues shall be considered a separate offense.

6.0 CONFLICTING ORDINANCES:

Any zoning ordinance in effect in the City of Smiths Grove is hereby revoked and replaced by this ordinance.

7.0 EFFECTIVE DATE:

This Ordinance shall be declared in full force and effect upon its passage and publication as required by law.

8.0 AMENDMENTS:

Amendments to this regulation shall be adopted according to the procedure as established in KRS 100.211 and under the procedures adopted by the City-County Planning Commission of Warren County, Kentucky.

1/7/69
Date approved

R. Meltzer
Mayor

ATTEST:

Bertie B. B. Hu
Clerk