

CITY OF SMITHS GROVE

106 SOUTH MAIN
SMITHS GROVE, KENTUCKY 42171
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CITY CLERK
DOROTHY J. NEAL

MAYOR
JAMES R. GILLEY

CITY COMMISSIONERS
BILL HARDY JR.
GERALD BELCHER
SHIRLEY MARTIN
DONALD LACY

ORDINANCE #96-1 920.18

REVISING ZONING ORDINANCE SECTION REFERENCES IN CITY
ORDINANCE # 94-1 920.15 AMENDING THE SMITHS GROVE
ZONING ORDINANCE

WHEREAS: The City Commission of the City of Smiths Grove,
during regular session on March 28, 1994, adopted
Ordinance 94-1 920.15 to amend the minimum lot
size requirements for building served by sanitary
sewer and,

WHEREAS: The Zoning Ordinance sections referenced by Ordinance
#94-1 920.15 were in error.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY
OF SMITHS GROVE, KENTUCKY:

The City Commission of the City of Smiths Grove, Kentucky
does adopt the attached amendments to the Smiths Grove,
Zoning Ordinance, Sections 626.1, 636.1, 646.1, 651.1,
661.1, 671.1 and 681.1 all relating to minimum lot size.

APPROVED: James R. Gilley
James R. Gilley, Mayor

ATTEST: Dorothy J. Neal
Dorothy J. Neal, City Clerk

first reading: 2-26-96

second reading: 2-27-96

PROPOSED AMENDMENT TO
ZONING ORDINANCE, CITY OF SMITHS GROVE

Underline denotes additions; Strikeout indicates deletions

SECTION 610 SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT.

626.1 Minimum Lot area. Where served by public sanitary sewer, the lot area shall be no less than 13,500 square feet. The lot area shall not be less than 20,000 square feet where public sanitary sewer is not available of which ~~s~~Sixty-five (65) percent of the lot area shall be retained as unobstructed open space.

SECTION 630 TWO-FAMILY RESIDENTIAL (R-2) DISTRICT.

636.1 Minimum lot area. Where served by public sanitary sewer, the lot area for a single-family structure shall not be less than 10,000 17,000 square feet; for a two-family structure shall not be less than 13,500 20,000 square feet. Where public sanitary sewer is not available, the lot area for a single family structure shall not be less than 43,500 square feet and for a two-family structure shall not be less than 54,450 square feet. Each lot shall retain not less than 50% of the lot area as unobstructed open space.

SECTION 640 MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT

646.1 Minimum lot area.

Where served by public sanitary sewer, the lot area for a single-family structure shall not be less than 8,000 17,000 square feet; for a two-family structure shall not be less than 11,000 17,000 square feet for the first unit and shall not be less than 3,000 square feet for each additional unit. Where public sanitary sewer is not available, the lot area for a single family structure shall not be less than 43,500 square feet and for a two-family structure shall not be less than 54,450 square feet. Multi-family structures for more than two families are not permitted where sanitary sewer is not available. Each lot shall retain not less than 50% of the lot area as unobstructed open space. ~~On individual sewage system 4 units are maximum on each lot.~~

SECTION 650 GENERAL COMMERCIAL (C-1) DISTRICT.

651.1 Sanitary sewer required. No new or expanded building shall occur in the C-1 district unless that building is served by public sanitary sewer.

SECTION 660 HIGHWAY COMMERCIAL (C-2) DISTRICT.

661.1 Sanitary sewer required. No new or expanded building shall occur in the C-2 district unless that building is served by public sanitary sewer.

SECTION 670 LIGHT INDUSTRY (I-1) DISTRICT.

671.1 Sanitary sewer required. No new or expanded building shall occur in the I-1 district unless that building is served by public sanitary sewer.

SECTION 680 HEAVY INDUSTRY (I-2) DISTRICT.

681.1 Sanitary sewer required. No new or expanded building shall occur in the I-2 district unless that building is served by public sanitary sewer.