

**ZONING ORDINANCE FOR THE
CITY OF CENTRAL CITY, KENTUCKY**

**ARTICLE I
TITLE, ENACTING CLAUSE, PURPOSE AND SCOPE**

SECTION 1.01 Title
1.02 Enacting Clause
1.03 Purpose and Scope

**ARTICLE II
DEFINITIONS**

SECTION 2.01 General Rules
2.02 Definitions

**ARTICLE III
ESTABLISHMENT OF ZONING DISTRICTS**

SECTION 3.01 Establishment of Districts
3.02 Zoning Maps
3.03 Interpretation of Zoning District Boundaries
3.04 Changes in Zoning Maps
3.05 Annexed Territory

**ARTICLE IV
GENERAL PROVISIONS**

SECTION 4.01 Application of Regulations
4.02 Coordination with Subdivision Regulations
4.03 Conditional Use Regulations
4.04 Approved Water Supply and Sewerage
Disposal for Buildings
4.05 Townhouses
4.06 Duplexes
4.07 Junkyards
4.08 Obstructions to Vision at Street
Intersections on Corner Lots
4.09 Side Yard Regulations for Corner Lots
4.10 Regulations for Double-frontage Lots
4.11 Application of Yards to One Building Only
4.12 Use of Yards for Accessory Buildings
4.13 Use Exceptions
4.14 Height Exceptions
4.15 Lot of Record
4.16 Group Housing
4.17 Streets, Alleys and Railroad Rights-Of-Way
4.18 Permitted Users

- 4.19 Permitted Area
- 4.20 Zoning Lot
- 4.21 Visibility
- 4.22 Dwellings In Non-residential Districts
- 4.23 Number of Buildings on Lot
- 4.24 Accessory Buildings
- 4.25 Prohibited Uses in All Residential District
- 4.26 Excavations, Soil Removal and Filling of Land
- 4.27 Construction Begun Prior to Adoption of Regulation
- 4.28 Voting Place
- 4.29 Essential Services
- 4.30 Building Grades
- 4.31 Building to be Moved
- 4.32 Excavation or Holes
- 4.33 Signs
- 4.34 Junk and/or Used Auto Parts Yard
- 4.35 Exclusive Use District
- 4.36 Public Notice Requirements

**ARTICLE V
DISTRICT REGULATIONS**

- SECTION 5.01 General Provisions
- 5.02 Residential Districts
- 5.03 B-1: Neighborhood Business District
- 5.04 B-2: General Business District
- 5.05 B-3: Central Business District
- 5.06 M-1: Light Industrial District
- 5.07 M-2: Heavy Industrial District
- 5.08 FP : Floodprone Areas District
- 5.09 AG : Agricultural District

CHART OF PERMITTED USES

**ARTICLE VII
SIGNS AND OUTDOOR ADVERTISING DISPLAYS**

- SECTION 7.01 Signs and Outdoor Advertising Displays Permitted
- 7.02 Definitions-Signs and Outdoor Advertising Displays
- 7.03 Permit Required
- 7.04 Location
- 7.05 Lighting
- 7.06 Maintenance
- 7.07 Non-Conforming Signs and Outdoor Advertising Displays
- 7.08 Illegal Signs and Outdoor Advertising Displays
- 7.09 Use Exceptions

**ARTICLE VIII
OFF-STREET PARKING AND LOADING REQUIREMENTS**

- SECTION 8.01 Off-Street Parking Requirements
8.02 Off-Street Loading Requirements
8.03 Off-Street Waiting Area for Drive Through
Facilities

**ARTICLE IX
NON-CONFORMING USES AND STRUCTURES**

- SECTION 9.01 Intent of Regulations
9.02 Non-Conforming Lots of Record
9.03 Non-Conforming Uses of Land Without Structures
(Or with Minor Structures Only)
9.04 Non-Conforming Structures
9.05 Non-Conforming Uses of Structures
(And/or Premises)
9.06 Construction Begun Prior to Ordinance
9.07 Repairs and Maintenance
9.08 Uses Requiring Conditional Use Approval

**ARTICLE X
BOARD OF ZONING ADJUSTMENTS**

- SECTION 10.01 Powers and Duties

**ARTICLE XI
ADMINISTRATION, ENFORCEMENT, AND VIOLATIONS**

- SECTION 11.01 Enforcement Officer
11.02 Building Permits
11.03 Certificate of Occupancy
11.04 Violations; Penalties
11.05 Clarification of Administrative Jurisdiction

**ARTICLE XII
AMENDMENTS**

- SECTION 12.01 Application for Amendment
12.02 Commission Procedure
12.03 Notice of Public Hearing
12.04 Public Hearing on Application
12.05 Recommendation of the Planning Commission on
Zoning Amendment
12.06 Action by the Legislative Body on Zoning
Ordinance Amendment
12.07 Schedule of Fees, Charges and Expenses

ARTICLE I