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**ARTICLE III
ESTABLISHMENT OF ZONING DISTRICTS**

Section 3.01. ESTABLISHMENT OF DISTRICTS

For the purpose of this Ordinance, the City of Central City is hereby divided into zoning districts designed as follows:

- R-1 -- Residential, single-family
- R-2 -- Residential, single-family and duplex
- R-3 -- Residential, single or multi-family
(single-family, duplex, townhouses, apartments,
and mobile home parks)
- B-1 -- Neighborhood business
- B-2 -- General/Highway business
- B-3 -- Central Business
- M-1 -- Light Industrial
- M-2 -- Heavy Industrial
- FP -- Flood prone/Wet land
- AG -- Agricultural

Section 3.02. ZONING MAP

The districts referred to above are bounded and defined as shown on a map entitled "Zoning Map of the City of Central City, Kentucky", adopted on April 15, 1992, and certified by the City Clerk, which accompanies this regulation and which with all explanatory matter thereon, is hereby made a part of this ordinance.

Section 3.03. INTERPRETATION OF ZONING DISTRICT BOUNDARIES

The following rules shall be used to interpret the exact location of the zoning district boundaries shown on the official zoning map.

(1) Where zoning district boundaries indicated as approximately following the center lines of streets, highways, railroads, streams or bodies of water, such center lines shall be construed to be such boundaries.

(2) Where a zoning district boundary approximately follows a property line or a series of property lines, such line is the boundary of the district.

(3) Where a zoning district boundary approximately follows a stream or the shore line of a body of water, that stream

or shore line as defined on the date this chapter is enacted, is the boundary of this district.

(4) Where a zoning district boundary does not clearly follow any of the features mentioned above, its exact location on the ground shall be determined by measurement according to the official map scale.

(5) Where a zoning district boundary approximately follows a contour or solid boundary as defined by the U.S. Army Corps of Engineers, U.S. Geological Survey or Soil Conservation District, such contour or soil boundary is the boundary of the district.

(6) In any case where the exact location of a boundary is not clear, the Board of Zoning Adjustment shall use these rules to determine the exact location upon application by the enforcement officer for an original interpretation.

3.04. CHANGES IN ZONING MAP

If in accordance with the provisions of this ordinance and applicable state laws, changes are made in district boundaries or other matter portrayed on the Zoning Map, such changes shall be entered upon the Zoning Map promptly after the amendment effecting such changes has been adopted.

3.05. ANNEXED TERRITORY

All territory which may hereafter be annexed to the City shall be reviewed by the City Council which shall initiate a zoning amendment application within 90 days of annexation if a zoning change is appropriate, in the opinion of the City Council. Any annexed property shall be classified as an R-1 district until the Planning Commission and City Council determine otherwise.