

## ARTICLE VIII

### ESTABLISHMENT OF ZONES

**SECTION 8.0 ZONES:** For the purpose and intent of this ordinance, the county is hereby divided into the following zones:

- R/CO River Recreation/Conservation Zone
- A-1 Agricultural One Zone
- R-RE Residential Rural Estate
- R-1A Residential One-A Zone
- R-1B Residential One-B Zone
- R-1C Residential One-C Zone
- R-1CC Residential One-CC Zone
- R-1D Residential One-D Zone
- R-1DD Residential One-DD Zone
- R-1E Residential One-E Zone
- RMHP Residential Mobile Home Park Zone
- R-2 Residential Two Zone
- R-3 Residential Three Zone
- PUD Planned Unit Development Overlay Zone
- RCD Residential Cluster Development Overlay Zone
- INST Institutional Zone
- MLU Mixed Land Use Zone
- NC Neighborhood Commercial Zone
- HC Highway Commercial Zone
- PO Professional Office Zone
- NSC Neighborhood Shopping Center Zone
- SC Shopping Center Zone
- RC Rural Commercial Zone
- I-1 Light Industrial Zone
- I-2 Heavy Industrial Zone
- IM Industrial Mining Zone
- I-4 Industrial River Zone (Non-urban service area)
- I-5 Industrial River Zone (Urban areas)

**SECTION 8.1 OFFICIAL ZONING MAP:** The zones are bounded and defined as shown on the map entitled "OFFICIAL CAMPBELL COUNTY ZONING MAP" and shall so remain on file in the offices of the Campbell County Planning Commission in the Campbell County Courthouse, Alexandria, Kentucky.

**SECTION 8.2 CHANGES ON ZONING MAP OR MAPS:** If, in accordance with the provisions of this Ordinance and Kentucky Revised Statutes, changes are made in zone boundaries or other matters portrayed on the Official Zoning Map (or maps), such

changes shall be made on the Official Zoning Map (or maps) by the Zoning Administrator promptly after the amendment to this Ordinance has been approved of by the County Commissioners and the Planning Commission is officially notified by a certified copy of said Amendment in ordinance form. Such change shall not become effective until said changes have been made on said map (or maps). In addition, no building, structure, sign or fence permit shall be approved or issued until the OFFICIAL ZONING MAP (or maps) indicate the proper zoning for the use intended as indicated upon the application for a permit.

No changes of any nature shall be made on the Official Zoning Map (or maps) or matter shown thereon which are not in conformity with the procedures set forth in this ordinance.

Regardless of the existence of purported copies of the Official Zoning Map (or maps), the OFFICIAL ZONING MAP, which shall be located in the County Office, designated by law, shall be the final authority as to the current zoning status of land, buildings and other structures in the County.

**SECTION 8.3 REPLACEMENT OF OFFICIAL ZONING MAP:** In the event that the Official Zoning Map becomes damaged, destroyed, lost or is deemed necessary to be replaced due to the age of the map or major corrections in location of rights-of-way or subdivisions, the county may cause to have prepared and adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map, but no such corrections shall have the effect of amending the original Zoning Map or any subsequent amendment thereto.

**SECTION 8.4 RULES FOR INTERPRETATION OF ZONE BOUNDARIES:** Rules for interpretation of zone boundaries shown on the Official Zoning map are as follows:

- A. Boundaries indicated as approximately following the rights-of-way of a street, alley, or other public way shall be construed to follow such rights-of-way lines and when said rights-of-way are officially vacated, the zones bordering such rights-of-way shall be extended out to the centerline of said vacated rights-of-way.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following political boundary lines shall be construed as following such boundary lines.
- D. Boundaries indicated as approximately following the rights-of-ways of railroad lines shall be construed as following such lines.

- E. Boundaries indicated as approximately following the centerlines of streets, streams, rivers, ditches, gullies, ravines, or other bodies or water shall be construed to follow such centerlines.
- F. Boundaries indicated as approximately following a topographic elevation, determined by the scale of the map shall be construed as following such ground elevation lines.
- G. Boundaries indicated as approximately parallel to features indicated in Rules A through F of this section, shall be construed as parallel to such features. Boundaries indicated as approximate extensions of such features shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map, if an accurate legal description cannot be determined.

**SECTION 8.5 AREAS NOT INCLUDED WITHIN ZONES:** When an area becomes a part of the county's jurisdiction, or in any case where property within the county has not been included within a zone, either through error or omission such property shall be officially included in the R-RE Zone until otherwise classified.

Within sixty (60) calendar days after an annexed area officially becomes a part of the county's jurisdiction, or an error or omission is recognized, the county shall take action to initiate a zone change review of the area in question, as per Article XVII, to insure its appropriate zoning classification in conformity with the officially adopted comprehensive plan.