

## ABSTRACT

TITLE: 2012-13 Zoning Regulations: Boone County, Kentucky

AUTHOR: Boone County Planning Commission

SUBJECT: Zoning Regulations to Implement the 2010 Boone County Comprehensive Plan

DATE: December 2013

SOURCE OF COPIES: Boone County Planning Commission

### ABSTRACT:

The "Zoning Regulations: Boone County, Kentucky" are regulations proposed for adoption as a "Zoning Order" by the Boone County Fiscal Court and as a "Zoning Ordinance" by the Cities of Florence, Union and Walton, respectively, as a tool to guide growth and development in the individual jurisdictions and throughout the County in a consistent and planned manner.

The Zoning Regulations are designed specifically to implement all of the elements in the Boone County Comprehensive Plan and any specific corridor land use study. The Comprehensive Plan, including its "Goals and Objectives," support the promotion of overall quality of life through growth management, proper design, and a balance between development and preservation in Boone County. This approach seeks the protection of the natural environment and efficient use of land resources, physical improvements and public facilities.

The Zoning Regulations are one tool for the implementation of this Plan, which may further be supported by subdivision regulations and capital improvements programming.

In addition to the more traditional zoning approach of creating districts for residential, commercial and industrial development, these regulations include districts specifically created for recreation, agriculture, public facilities, airport uses, the Florence Main Street, Walton Downtown and Union Town areas, and employment planned development and residential planned development uses. Overlay zones are provided to accommodate and protect the special features and circumstances existing in some parts of the County; among these zones are the Planned Development, Houston-Donaldson Study Corridor Overlay District, Mall Road Overlay District, Parkway Corridor Study Overlay District, Small Community Overlay District and Historic Landmark/Historic District Overlay. Changes have been made to clarify parking requirements, access management requirements, sign regulations, and other site development standards. Finally, the Zoning Regulations also include sections pertaining to administration, amendment and enforcement. The Zoning Regulations are designed to account for a full, broad range of development types, sizes and intensities, which may be proposed in the County in the future.

## STATUS OF AMENDMENTS

Between county-wide Comprehensive Plan Updates, the legislative bodies enacting these regulations may choose to amend certain portions of the order or ordinance in accordance with Article 3. This table is provided to indicate the county-wide status of various amendments indicated in the text by an asterisk (\*) or attached at the rear of this document.

<u>Article/Section Subject</u>	<u>Boone County Fiscal Court</u>	<u>City of Florence</u>	<u>City of Union</u>	<u>City of Walton</u>
Article 10 Section 1021 Emergency Heli-pad	N/A	N/A	N/A	6/9/14
Articles 3, 15 and 16 Modify Timing and Procedural Requirements for ZMAs and CDPs per Statutory Changes	3/17/15	1/13/15	2/2/15	3/9/15
Article 25 Section 2521 Commercial Parking and Recreational Vehicle Parking	N/A	N/A	1/4/16	N/A
Articles 31 & 40 Small Cellular Poles	11/16/16	1/18/17	4/3/17	1/12/17
Articles 11 & 40 Solid Waste Transfer Stations	7/25/17			6/26/17
Article 25 Section 2513 Sales & Lease of Motor Vehicles as a C.U.P. - City of Union Only			2/5/18	
Article 10, Section 1020 Article 40 Body Art Services		3/12/19		

## INTRODUCTION

Applicable provisions of Chapter 100 of the Kentucky Revised Statutes authorize the Boone County Fiscal Court and the legislative bodies of the cities of Florence, Walton, and Union, Kentucky, to enact land use or zoning regulations within their respective jurisdictions. The Fiscal Court and these legislative bodies comprise a county-wide planning unit for Boone County, Kentucky. Land use regulations are authorized under Kentucky law to promote public health, safety, morals, and general welfare of the planning unit, to facilitate orderly and harmonious development and the visual or historical character of the unit, and to regulate the density of population and intensity of land use in order to provide for adequate light and air.

Further, land use and zoning regulations are authorized to provide for vehicle parking and loading space, facilitate fire and police protection, and to prevent the overcrowding of land, blight, danger, and congestion in the circulation of people and commodities, and the loss of life, health or property from fire, flood or other dangers. Chapter 100 allows land use and zoning regulations to be employed to protect airports, highways, and other transportation facilities, public facilities, schools, public grounds, historical districts, central business districts, prime agricultural land and other natural resources, to regulate discharge from water and waste water treatment facilities in development projects to maintain and improve soil and water quality, and to protect other specific areas of the planning unit's jurisdiction which need special protection by the planning unit.

The Boone County Fiscal Court and the legislative bodies of Florence, Walton, and Union have established the Boone County Planning Unit as a joint planning unit. The Planning Commission has prepared and adopted a Comprehensive Plan. The Planning Commission has also prepared land use or zoning regulations, both text and map, for the county-wide planning unit, and has held at least one public hearing as required under the Kentucky Revised Statutes. The Planning Commission has adopted these land use or zoning regulations, both text and map, and has recommended their adoption and approval by the Boone County Fiscal Court and the legislative bodies of the cities of Florence, Walton, and Union. This document sets forth the land use or zoning regulations as enacted by the Boone County Fiscal Court and the legislative bodies of these cities comprising the county-wide planning unit.