

**ARTICLE I**

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**IN GENERAL**

**100 Enactment**

In pursuance of the authority granted to cities and counties by Kentucky Revised Statutes, Chapter 100, Section 100.201, this ordinance/resolution is adopted by ordinance of the incorporated cities in Woodford County and adopted by resolution of the Fiscal Court of Woodford County and reads as hereafter set forth.

**101 Short Title**

This ordinance/resolution shall be known and may be cited as "The Woodford County Zoning Ordinance." The zoning map and its necessary enlargements shall be entitled "Zoning Map -- Woodford County, Kentucky ." A copy of the text and maps are on file with the Planning and Zoning Office.

**102 Effective Date**

This ordinance shall become effective immediately upon its adoption by the appropriate legislative bodies.

**103 Purpose, Objectives, and Goals**

It is the intent, purpose, and scope of this ordinance to promote and protect the health, safety, morals, or general welfare of Woodford County and cities therein by empowering them to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot and use of buildings, structures, and land for trade, industry, residence, and other purposes as detailed in KRS 100.203.

The objectives and goals of this ordinance are to help provide for the harmonious and orderly development of the entire County as set forth in the Versailles-Midway-Woodford County Comprehensive Plan and amendments or appendices.

**104 Interpretation and Scope of Regulations**

This Zoning Ordinance shall be interpreted literally. Whenever this ordinance imposes a greater restriction than is imposed or required by other provisions of law or by other rules or regulations or resolutions or ordinances, the provisions of this ordinance shall govern. When subdivision plans, approved by the Planning Commission, contain setback or other features in excess of the minimum Zoning Ordinance requirements, such features as shown on the approved plan shall govern and shall be enforced by the local Zoning Administrator. Private deed restrictions or private covenants for a subdivision do not fall within the jurisdiction of enforcement by any local agency and cannot be enforced by the Zoning Administrator.

All existing and future structures and uses of premises within the County (including cities) shall conform with all applicable provisions of this ordinance. Each zoning district is established to permit only those uses specifically listed as permitted, except as hereinafter provided under the non-conforming provisions, and is intended for the protection of those uses.

**105 Separability Clause**

If any clause, sentence, subdivision, paragraph, section or part of this Zoning Ordinance be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder, thereof,

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but shall be confined in its operation to the clause, sentence, subdivision, paragraph, section or part thereof directly involved in the controversy in which said judgment shall have been rendered.

**106 Repeal of Conflicting Ordinances**

All ordinances or parts of ordinances in conflict with this zoning ordinance, or inconsistent with the provisions of this ordinance, are hereby repealed to the extent necessary to give this ordinance full force and effect. Any previously adopted ordinance entitled "The Woodford County Zoning Ordinance" for Versailles-Midway-Woodford County, Kentucky, together with all amendments thereto, is hereby repealed, and declared to be of no effect.

**107 Continuity**

Nothing in this Ordinance shall change the effective date of a violation of any provision of any previously adopted Zoning Ordinance that continues to be a violation of any provision of this ordinance.

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