

## ARTICLE I

### INTRODUCTION / LEGAL FRAMEWORK

**SECTION 1.0 INTRODUCTION:** An ordinance dividing the (City/County) of (insert name of city/county), Commonwealth of Kentucky, into zones. Zones of such shapes and areas as are deemed best suited to carry out these regulations: Regulating the location, height, number of stories and size of buildings and others structures; regulating the size of yards and other open spaces and the density and distribution of population and the uses of building, structures and land use and other purposes; prescribing penalties for the violations; providing for enforcement; a board of adjustment and repealing all regulations, resolutions, orders, ordinances and/or codes in conflict with this ordinance.

Be it ordained by the (City/County) of (insert name of city/county) Commonwealth of Kentucky, as follows:

**SECTION 1.1 AUTHORITY:** The (City/County) of (insert name of city/county) pursuant to the authority of Kentucky Revised Statutes (KRS 100.201-100.991) hereby ordains and enacts into law the following articles and sections.

**SECTION 1.2 SHORT TITLE:** This ordinance shall be effective throughout the (City/County) of (insert name of city/county), Kentucky and shall be known, referred to, and recited to as the "OFFICIAL ZONING ORDINANCE OF THE (CITY/COUNTY) OF (insert name of city/county)".

**SECTION 1.3 GREATER RESTRICTION:** The provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare. Where this ordinance imposes a greater restriction upon the buildings, structures, or premises; upon heights of buildings or structures; or requires larger open spaces than are imposed or required by any other ordinances, rules, codes, permits or regulations, or by easements, covenants, deed restrictions, or agreements, the provisions of this ordinance shall govern.

**SECTION 1.4 PERMIT OR LICENSE IN VIOLATION:** If any permit or license is issued in violation of any provision of this ordinance, or purports to authorize the doing of any act not permitted by any provision of the ordinance, said permit or license shall be void.

**SECTION 1.5 SEVERABILITY CLAUSE:** That should any article, section, subsection, sentence, clause, or phrase of this ordinance, for any reason, be held unconstitutional or invalid, such decision or holding shall not affect the validity of the remaining portions hereof. It being the intent of the (City/County) of (insert name of city/county) to enact each section and portion thereof, individually, and each such section shall stand alone, if necessary, and be in force and effect regardless of the determined invalidity of any other section or provision.

**SECTION 1.6 SCHEDULE OF FEES:** Fees shall be as provided by the legislative body.