

**ARTICLE XVIII**

**ESTABLISHMENT OF ZONES**

**SECTION 8.0 ZONES:** For the purpose of this ordinance, the city may be divided into the following zones:

- CO CONSERVATION ZONE
- R-1B RESIDENTIAL ONE - B ZONE
- R-1E RESIDENTIAL ONE - E ZONE
- R-1F RESIDENTIAL ONE - F ZONE
- R-1FF RESIDENTIAL ONE - FF ZONE
- R-1GG RESIDENTIAL ONE - GG ZONE
- R-2 RESIDENTIAL TWO ZONE
- R-3 RESIDENTIAL THREE ZONE
- PUD PLANNED UNIT DEVELOPMENT OVERLAY ZONE
- RCD RESIDENTIAL CLUSTER DEVELOPMENT OVERLAY ZONE
- MHP MOBILE HOME PARK OVERLAY ZONE
- NC NEIGHBORHOOD COMMERCIAL ZONE
- IP-1 INDUSTRIAL PARK ONE ZONE
- IP-2 INDUSTRIAL PARK TWO ZONE
- IP-3 INDUSTRIAL PARK THREE ZONE
- RP RENAISSANCE PROTECTION OVERLAY ZONE

**SECTION 8.1 OFFICIAL ZONING MAP:** The zones are bounded and defined as shown on the map entitled "OFFICIAL ZONING MAP OF ELSMERE, KENTUCKY" and shall so remain on file in the offices of Planning and Development Services of Kenton County. A copy shall also be on file in the office as designated by the legislative body.

**SECTION 8.2 CHANGES ON ZONING MAP:** Where changes are made in zone boundaries in accordance with the provisions of this ordinance and Kentucky Revised Statutes, such changes shall be made on the Official Zoning Map promptly after the amendment to this ordinance has been approved by the legislative body. PDS shall be provided a certified copy of the amendment to this ordinance in order that the Official Zoning Map may be changed.

No changes of any nature shall be made on the Official Zoning Map which are not in conformity with the procedures set forth in this ordinance.

**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 legislative body 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 of 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 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 is annexed to or otherwise becomes a part of the legislative body, such area shall be automatically classified on the zoning map in accordance with the zone most closely related to the zoning of the area prior to the change in legislative jurisdiction. If such zoning is not in agreement with the recommendations of the locally adopted comprehensive plan for the area, the legislative body shall subsequently initiate reviews, per the requirements of Article XVII of this ordinance, of the locally adopted comprehensive plan and the zoning map. Property which has not been included within a zone, either through error or

omission, such property shall be officially included in the CO Zone until otherwise classified.

Within thirty (30) days after an annexed area officially becomes a part of the jurisdiction of the legislative body, and a determination is made that the zoning is not in agreement with the locally adopted comprehensive plan, or an error or omission is recognized, the legislative body 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.