

ARTICLE VIII

ESTABLISHMENT OF ZONES

SECTION 8.0 ZONES: For the purpose and intent of this ordinance, the City of Erlanger, Commonwealth of Kentucky, is hereby divided into the following zones:

- CO CONSERVATION ZONE
- R-1B RESIDENTIAL ONE - B ZONE
- R-1C RESIDENTIAL ONE - C ZONE
- R-1D RESIDENTIAL ONE - D ZONE
- R-1E RESIDENTIAL ONE - E ZONE
- R-1F RESIDENTIAL ONE - F ZONE
- R-1G RESIDENTIAL ONE - G ZONE
- R-1M (P) RESIDENTIAL ONE - MOBILE HOME PARK (PHASE) ZONE
- R-2 RESIDENTIAL TWO ZONE
- R-3 RESIDENTIAL THREE ZONE
- PUD PLANNED UNIT DEVELOPMENT OVERLAY ZONE
- RCD RESIDENTIAL CLUSTER DEVELOPMENT OVERLAY ZONE
- AP AREA PROTECTION OVERLAY ZONE
- PO PROFESSIONAL OFFICE BUILDING ZONE
- PO-1 PROFESSIONAL OFFICE - ONE ZONE
- NSC NEIGHBORHOOD SHOPPING CENTER ZONE
- SC SHOPPING CENTER ZONE
- NC NEIGHBORHOOD COMMERCIAL ZONE
- NC-2 NEIGHBORHOOD COMMERCIAL - TWO ZONE
- HC HIGHWAY COMMERCIAL ZONE
- HC-2 HIGHWAY COMMERCIAL TWO ZONE
- HC-3 HIGHWAY COMMERCIAL THREE ZONE
- INST INSTITUTIONAL ZONE
- LHS LIMITED HIGHWAY SERVICE ZONE
- IP-1 INDUSTRIAL PARK ONE ZONE
- IP-2 INDUSTRIAL PARK TWO ZONE
- IP-3 INDUSTRIAL PARK THREE ZONE
- IP-4 INDUSTRIAL PARK FOUR ZONE
- BP-1 BUSINESS PARK ONE ZONE
- CS COMMONWEALTH STATION
- RP RENAISSANCE PROTECTION OVERLAY ZONE
- REC RECREATIONAL ZONE

SECTION 8.1 OFFICIAL ZONING MAP: The zones are bounded and defined as shown on the map (or maps) entitled "OFFICIAL ZONING MAP OF THE CITY OF ERLANGER, KENTUCKY" and shall so remain on file in the city building of the City of Erlanger.

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.

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 office designated by law, shall be the final authority as to the current zoning status of land, buildings, and other structures in the City of Erlanger, Commonwealth of Kentucky.

SECTION 8.3 REPLACEMENT OF OFFICIAL ZONING MAP OR MAPS: In the event that the Official Zoning Map (or maps) 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 (or maps) which shall supersede the prior Official Zoning Map (or maps), 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, 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.