

ARTICLE VIII

ESTABLISHMENT OF ZONES

SECTION 8.0 ZONES: For the purpose and intent of this Ordinance, the city of Park Hills, Commonwealth of Kentucky, is hereby divided into the following zones:

CO	Conservation Zone
R-1C	Single - Family Residential One - C Zone
R-1D	Single - Family Residential One - D Zone
R-1E	Single - Family Residential One - E Zone
R-1EE	Single and Two - Family Residential One - EE Zone
R-1FF	Single and Two - Family Residential One - FF Zone
R-2	Multi - Family Residential - Two Zone
R-3	Multi - Family Residential - Three Zone
NC	Neighborhood Commercial Zone
HC	Highway Commercial Zone
PO	Professional Office Zone
INST	Institutional Zone

SECTION 8.1 OFFICIAL ZONING MAP OR MAPS: The zones are bounded and defined as shown on the map (or maps) entitled, "OFFICIAL ZONING MAPS OF THE CITY OF PARK HILLS, KENTUCKY", and shall so remain on file in the City Building of the city of Park Hills.

SECTION 8.2 CHANGES ON ZONING MAP OR MAPS: If, in accordance with the provisions of this Ordinance and Kentucky Revised Statutes, changes are made in zone boundaries or other matters portrayed on the Official Zoning Map (or maps), such changes shall be made on the Official Zoning Map (or maps) by the Zoning Administrator promptly after the amendment to this Ordinance has been approved by the Board of Council and the Planning Commission is officially notified by a certified copy of said amendment in ordinance form. Such changes shall not become effective until said changes have been made on said map (or maps). In addition, no building, structure, sign, or fence permit shall be approved or issued until the OFFICIAL ZONING MAP (or maps) indicates the proper zoning for the use intended as indicated upon the application for a permit.

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 Park Hills, 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 city of Park Hills may, by Ordinance, cause to have prepared and by Ordinance, 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 Ordinance 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 (or maps) 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 - way 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, (or maps) 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 indicated in Rules A through F of this section, shall be construed as being extensions of such features. Distances not specifically indicated on the Official Zoning Map (or maps) shall be determined by the scale of the map (or maps), if an accurate legal description cannot be determined from the original zoning case.

SECTION 8.5 AREAS NOT INCLUDED WITHIN ZONES: In any case where property has not been included within a zone, such property shall be considered to be in the CO zone until otherwise classified.