

**ARTICLE VIII**

**ESTABLISHMENT OF ZONES**

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

- C-O CONSERVATION ZONE
- R-RE RESIDENTIAL RURAL ESTATE AND AGRICULTURE 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-1EF RESIDENTIAL ONE EF ZONE
- R-1F RESIDENTIAL ONE F ZONE
- R-1G RESIDENTIAL ONE G ZONE
- R-1H RESIDENTIAL ONE H ZONE
- R-2 RESIDENTIAL TWO ZONE
- R-3 RESIDENTIAL THREE ZONE
- PUD PLANNED UNIT DEVELOPMENT OVERLAY ZONE
- RCD RESIDENTIAL CLUSTER DEVELOPMENT OVERLAY ZONE
- SC SHOPPING CENTER ZONE
- NSC NEIGHBORHOOD SHOPPING CENTER ZONE
- GC GENERAL COMMERCIAL ZONE
- PO PROFESSIONAL OFFICE ZONE
- LSC LIMITED SERVICE COMMERCIAL ZONE
- MLU MIXED LAND USE 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 MAP OF THE CITY OF HIGHLAND HEIGHTS, KENTUCKY", and shall so remain on file in the office of the city Zoning Administrator.

**SECTION 8.2 CHANGES ON ZONING MAP:** If, in accordance with the provisions of this ordinance and the Kentucky Revised Statutes, changes area 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) promptly after the amendment to this ordinance has been approved by the legislative body. Such change shall not become effective until said changes have been made on sail map (or maps). In addition, no building, structure, sign or fence permit shall be approved or issued until the OFFICIAL ZONING MAP (or maps) indicate the proper zoning for the used intended as indicated upon the application for the 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 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.

**SECTION 8.3 REPLACEMENT OF OFFICIAL ZONING MAP:** In the event that the Official Zoning Map (or maps) become damaged, destroyed, lost, or are deemed necessary to be replaced due to the age of the map or corrections in location of right-of-way or subdivisions, the city of Highland Heights 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 thereof.

**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 boundary of a street, road, or highway 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 parallel to features indicated in Rules A through E, of this section, shall be construed as parallel to such features. Boundaries indicated as approximate extensions of features indicated in Rules A through E or 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 ANNEXED TERRITORY: AREAS NOT INCLUDED WITHIN ZONES:** In any case where territory is annexed to the City of Highland Heights, the zoning classification

for such territory shall be the same as it was under the unit of government which exercised jurisdiction of such territory prior to its annexation. That all regulations, resolutions and ordinances necessary to administer the said zoning shall be adopted into this ordinance by reference until the action provided for below is complete.

Within a period of sixty (60) calendar days after a territory is finally annexed to the City of Highland Heights, the Planning Commission shall initiate action to amend its comprehensive plan, to include the annexed territory in accordance with requirements of KRS Chapter 100.

Following said action, the Planning Commission shall further take action to review the appropriate zoning classification for said territory in accordance with the City's adopted comprehensive plan for implementing changes, if any, appropriate or necessary, in accordance with KRS Chapter 100.

If any other case where territory has not been included within a zone, such territory shall be considered to be in the C-O Zone until otherwise classified.