

MEADE COUNTY FISCAL COURT  
ORDINANCE: 2022-01

SUMMARY VERSION

**AN ORDINANCE AMENDING ORDINANCE 920.00 THE MEADE COUNTY ZONING ORDINANCE PASSED AND ADOPTED DECEMBER 29, 1997, WHICH BECAME EFFECTIVE MARCH 1, 1998, TO AMEND SECTION 1.8 DEFINITIONS AND SECTION 3.6.3 "R-1" RESIDENTIAL**

This is a summary version of an ordinance amending Ordinance No. 920.00. The Meade County Zoning Ordinance, so as to amend Section 1.8 Definitions to reduce the minimum acreage in a Family Subdivision to nine-tenths (0.9) of an acre with one hundred twenty-five (125) feet of road frontage, and to amend Section 3.6.3 "R-1" Residential to add Modular Housing Units as a permitted use in an R-1 zoning district.

The full version of this ordinance can be obtained in the Meade County Judge Executive's office at the Meade County Courthouse, 516 Hillcrest Drive, Brandenburg, KY 40108.

Given First Reading on March 8, 2022, and approved by at least a majority of the fiscal court members.

This ordinance will be read again, considered again, and possibly adopted by the Meade County Fiscal Court in the courtroom of the Meade County Courthouse, 516 Hillcrest Drive, Brandenburg, KY on the 12<sup>th</sup> day of April, 2022, at 7:00 p.m. EST.

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AN ORDINANCE AMENDING ORDINANCE 920.00 THE MEADE COUNTY ZONING ORDINANCE PASSED AND ADOPTED DECEMBER 29, 1997, WHICH BECAME EFFECTIVE MARCH 1, 1998, TO AMEND Section 1.8 Definitions and 3.6.3. "R-1" Residential.

WHEREAS, the Meade County Fiscal Court has determined it to be in the public interest to amend Ordinance No. 920.00. The Meade County Zoning Ordinance, so as to amend Section 1.8 Definitions and 3.6.3. "R-1" Residential to allow Modular Housing Units and Qualified Manufactured Homes as a permitted use.

NOW THEREFORE, BE IT ORDAINED BY THE MEADE COUNTY FISCAL COURT THAT THE FOLLOWING WILL BE AMENDED IN SECTION 1.8 AND SECTION 3.6.3: Additions will be underlined, and deletions will be identified by strikethrough.

## 1.8 DEFINITIONS

**114. Subdivision, Family** - The division of a parcel of land into no more than four (4) tracts, lots or parcels for the sole purpose of providing a buildable site for an immediate family member. Immediate family members are those identified as spouse, mother, father, mother-in-law, father-in-law, children, sister, brother, daughter-in-law, son-in-law, sister-in-law, brother-in-law, grandparents and grandchildren. Each parcel shall consist of no less than 2 acres nine tenths (.9) of an acre with a minimum road frontage requirement of one hundred ~~fifty (150)~~twenty five (125) feet. The road shall be constructed to the Meade County Road Construction Standards in effect at the time of construction with the exception of the paving requirement. If at any time the property is conveyed to a non-immediate family member, the road shall be paved with the cost of the paving the responsibility of the grantor.

**3.6.3. "R-1" Residential** - The purpose of this district is to permit the establishment of single-family uses with lot size sufficient for individual water and sewer facilities. Public water facilities are, however, encouraged where economically feasible.

**3.6.3.a. Permitted Uses** - More than one (1) principal structure per lot or parcel of land shall not be permitted.

1. On-site constructed houses.
2. Schools for academic instruction and associated facilities.
3. Government operated parks and playgrounds.
4. Churches, Sunday Schools and parish houses, including accessory kindergartens, nursery schools and childcare centers. A fence and play area shall be provided which shall contain not less than twenty-five (25) square feet per child.
5. Cellular Telecommunication Facility.
6. Modular Housing Units, Qualified Manufactured Homes, and single-family dwellings where use of Prefabricated Component Construction Methods subject to the compatibility standards in Section 4.3.6. The



Administrative Official may not accept an application for a building permit under this provision that would knowingly be contrary to any subdivision covenants or deed restriction.

**3.6.3.c. Conditional Uses** - Uses permitted only with Board of Adjustment approval after consideration of the intent and purpose of these regulations and consideration of the guidelines as detailed in the Comprehensive Plan. The Board of Adjustment may attach parking restrictions and other restrictions greater than required by this Regulation if deemed necessary or attach parking restrictions and other restrictions when such restrictions are lacking.

~~9. Placement of Modular Housing Units and Qualified Manufactured Homes subject to the compatibility standards in Section 4.3.6. The Board of Adjustments may not accept an application for conditional use under this provision that would knowingly be contrary to any deed restriction or private covenant of record.~~

~~10. Single Family Dwellings where use of Prefabricated Component Construction Methods are employed subject to the compatibility standards in Section 4.3.6. The Board of Adjustments may not accept an application for conditional use under this provision that would knowingly be contrary to any deed restriction or private covenant of record.~~

~~11. Applications for conditional use permits submitted pursuant to Section 3.6.3.c.9. or 3.6.3.c.10. of this ordinance must include:~~

- ~~(a) Application for Conditional Use Permit~~
- ~~(b) Design Plans for the proposed structure~~
- ~~(c) A copy of any restrictions or covenants of record pertaining to the proposed construction site.~~
- ~~(d) All other documents and attachments normally required for conditional use applications.~~
- ~~(e) Other documents and attachments as deemed appropriate by the Board of Adjustments or the Administrative Official.~~

Given first reading on the \_\_\_\_ day of \_\_\_\_\_, 2022.

Given second reading on the \_\_\_\_ day of \_\_\_\_\_, 2022, 7:00 pm EST at the Meade County Courthouse, 516 Hillcrest Drive, Brandenburg, KY 40108.

Adopted by the Fiscal Court of Meade County, Kentucky on the \_\_\_\_ day of \_\_\_\_\_, 2022.

MEADE COUNTY FISCAL COURT

ATTEST TO:

BY: \_\_\_\_\_  
LESLIE STITH  
Meade County Judge Executive

\_\_\_\_\_  
TAMMY GRAHAM  
Fiscal Court Clerk

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
JESSICA BROWN ROBERTS  
Meade County Attorney