

**MEADE COUNTY, KENTUCKY
ORDINANCE NO. 2021.02**

**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 3.7. SCHEDULE OF
LOT REQUIREMENTS**

SUMMARY VERSION

This is a summary version of an ordinance 2021.02

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 STE 12, Brandenburg, KY 40108 or www.meadeky.com

Given First Reading on the 8th day of June, 2021, 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 main courtroom of the Meade County Courthouse, 516 Hillcrest Drive, Brandenburg, Kentucky, on the 20th day of July, 2021.

MEADE COUNTY FISCAL COURT
ORDINANCE: ~~2020~~ 2021.02

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 3.7. SCHEDULE OF LOT REQUIREMENTS

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 3.7. schedule of lot requirements;

NOW THEREFORE, BE IT ORDAINED BY THE MEADE COUNTY FISCAL COURT THAT THE FOLLOWING WILL BE AMENDED SECTIONS 3.7: Additions will be underlined and deletions will be identified by strikethrough.

3.7 Schedule of Lot Requirements - Any parcel or lot created upon the adoption of this Ordinance Shall meet the lot standards on the following page:

Zoning Districts	Units	A-1	A-2	R-1	R-2	R-3	R-4	B-1 ^{*4}	B-2 ^{*4}	LI	HI	C-1
MAXIMUM BUILDING PERCENTAGE Apartment Houses	Percent	N/A	40 N/A	40 N/A	40 N/A	40 50	40 N/A	40 N/A	50 N/A	50 N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT Apartment Houses	Feet	N/A	30	30	30	30 50	30 N/A	30	30	50	50	N/A
MINIMUM LOT WIDTH 1-Family Unit 2-Family Unit Apartment Houses ^{*1}	Feet	250 N/A N/A	200 N/A N/A	125 N/A N/A	125 150 N/A	125 150 200	125 N/A N/A	^{*2}	75			N/A
MINIMUM SETBACKS Front Yard Rear Yard Side Yard	Feet	30 25 25	30 15 15	30 15 15	30 15 10	25 15 10 ^{*3}	25 15 15	^{*2} ^{*2}	30 20 10 ^{*5}	50 ^{*6}	200 ^{*7}	N/A N/A N/A
MINIMUM LOT AREA^{*9} 1-Family 2-Family Apartment Houses ^{*1}	Square Feet	217,800 N/A N/A	87,120	52,272 39,204 N/A N/A	52,272 39,204 43,560 N/A	52,272 39,204 43,560 N/A	52,272 39,204 N/A N/A	^{*2}		40,000	150,000	N/A
ACCESSORY BUILDINGS		^{*7}	^{*7}	^{*7}	^{*7}	^{*7}	^{*7}	^{*8}	^{*8}	N/A	N/A	N/A

N/A= Not Applicable
^{*1}=Also see Section 4.3.3.
^{*2}=See Sections 3.6.7.(7)
^{*3}=Apartment Houses shall have a minimum side yard of fifteen (15) feet
^{*4}=See Sections 3.6.7. and 4.2.
^{*5}=On lots adjacent to residential district, all buildings shall be located so as to provide a minimum side yard of fifty (50) feet on the side adjacent to the residential district. Streets

^{*6}=Same as ^{*5} except that the side yard requirement is increased from fifty (50) to one hundred (100) feet
^{*7}=All unattached accessory buildings shall be at least eight (8) feet from all property lines, except as provided in Sections 3.6.7. and 4.2
^{*8}=Not applicable except as provided in Section 3.6.7.
^{*9}=All minimum lot areas shall be subject to review and approval by the County Health Department to ensure there is adequate area for placement of septic systems, wells, etc.... where the Health Department requires additional area

or public right-of-ways may be included in this side yard

for such facilities, such as space must be accounted for in the creation of lots or development

At the time when sanitary sewer is made available, the minimum lot size requirements in the "R" districts may be reduced upon individual review by the Planning Commission.