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**ARTICLE 1
LEGAL STATUS AND GENERAL PROVISIONS**

Section 1.100 Enactment

In order that land in Shelby County may be subdivided in accordance with the policy set forth herein, these regulations governing such subdivision of land are here-by adopted with the following Section 1.200 and shall be known and may be cited as, the Shelby County, City of Shelbyville and the City of Simpsonville Land Subdivision Regulations and shall be referred to here-after as “Shelby County Subdivision Regulations.”

Section 1.200 Authority

These Subdivision Regulations are adopted under the Authority granted by the Kentucky Revised Statutes, Chapter 100, by the Triple S Planning Commission, established under Kentucky Revised Statutes, Chapter 100, having fulfilled the requirements set forth as a prerequisite to the adoption of these regulations.

Section 1.300 Jurisdiction

By virtue of Chapter 100 of Kentucky Revised Statutes these regulations shall govern all subdivision of land within Shelby County, Kentucky including the incorporate area of the City of Simpsonville and the incorporated area of the City of Shelbyville. Any owner of land in Shelby County wishing to subdivide land shall submit to the Triple S Planning Commission a plat of the subdivision according to requirements outlined in these regulations.

Section 1.400 Purpose & Policy

It is declared to be the policy of the Triple S Planning Commission to consider land subdivision plats as part of a plan for orderly, efficient and economical development of Shelby County to the benefit of public health, safety, convenience and general welfare. The purpose of these standards and procedures included is to provide a guide for the change that occurs when land acreage becomes urban in character as a result of development for residential, commercial, or industrial purposes; to provide assurance that the purchasers of lots are buying a commodity that is suitable for development and use; and to provide assurance for proper provision of public services in an efficiently safe and orderly manner conducive to the provision of minimum outlay of public and private expenditures. This shall be interpreted to include the following objectives which shall guide the Planning Commission in formulating its decisions:

- a. Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health, or peril from fire, flood or other menace.

- b. Proper provision shall be made for drainage, water supply, sewerage, and other needed improvements and utilities.
- c. Proposed streets shall compose a convenient and efficient traffic circulation system, properly related to the proposals of Comprehensive Plan, and conforming to the Official Map.
- d. Streets shall be of such width, and location to accommodate prospective traffic, to afford adequate light and air, and to facilitate fire protection.
- e. Areas of suitable location, size and character for playground, other recreational purposes, or public community services shall be shown on the subdivision plat, wherever appropriate.

Section 1.500 Inconsistency with Other Provisions

Should any of these regulations conflict or be inconsistent with any provision of City, County or State Law, such provision of the City, County or State Law shall apply. Wherever there is a discrepancy between minimum standards set forth in these regulations and those contained in the County Zoning Regulations, Building Code, or other official regulations, the highest standard shall apply.

Section 1.600 Separability Clause

The invalidity of any provision of these regulations shall not invalidate any other part thereof.

Section 1.700 Self-Imposed Restrictions

Nothing in these regulations shall prohibit the subdivider from placing self-imposed restrictions, imposing higher standards than required by these regulations. Such restrictions, however, shall be indicated on the plat.

Section 1.800 Amendments

The Planning Commission may amend these regulations after giving notice as required by Kentucky Revised Statutes, Chapter 424.

