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**Section 100 Title**

These Regulations shall be known and referred to as the "Zoning Regulations for Shelby County, Kentucky." It may be cited as the "County Zoning Regulations."

The maps referred to herein are entitled the "Zoning Map for Shelbyville, Kentucky", the "Zoning Map for Simpsonville, Kentucky," and the "Zoning Map for Shelby County". They may be cited as the "Shelby County Zoning Map."

Certified copies of these Regulations and Maps are on file in the office of the Triple S Planning Commission.

**Section 110 Authority**

Authority for these Regulations is granted by the Kentucky Revised Statutes, Section 100.201 through Section 100.271. The Triple S Planning Commission, the Shelbyville City Council, the Simpsonville City Commission, and the Shelby County Fiscal court have fulfilled the requirements set forth as prerequisite to the adoption of these Regulations.

**Section 120 Goal and Objective**

The goal of these Regulations is to establish a program of land protection for the County of Shelby. The objective of these Regulations is to guide the use of land and the location and design of structures in a manner that will stabilize property values, assist in achieving a sound growth policy, promote an orderly pattern of land use, and direct development of county and community facilities and services within the jurisdiction of the County of Shelby. In addition, the general intent of these Regulations is to help provide for the harmonious and orderly development of the entire County.

**Section 130 Purpose**

The land protection regulations and districts set forth herein have been made in accordance with the Shelby County Comprehensive Plan adopted by the Triple S Planning Commission to:

- a. Promote and protect the general welfare, health, safety, and convenience of the citizens of Shelby County.
- b. Execute the provisions of the Shelby County Land Use Plan regarding growth and development in Shelby County, Shelbyville, Simpsonville and unincorporated areas and the areas immediately surrounding the cities' city limits, to ensure suitable and satisfactory arrangements between the various types of land use.

- c. Lessen traffic congestion and secure safety from fire, flood and other dangers in the County of Shelby.
- d. Provide adequate light and air while preventing the encroachment of undesirable noise, odor, glare, and vibration.
- e. Facilitate the adequate provision of transportation, schools, recreation, and other public improvements stemming directly or indirectly from the use of land in the County of Shelby.
- f. Regulate and restrict the height, number of stories, and site of buildings, and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, the location and use of buildings, structures, and land for agricultural, trade, industry, residence, and other purposes as detailed in KRS 100.203.

#### **Section 140 Jurisdiction**

These Regulations shall apply to all lands within the limits of Shelby County, Kentucky.

#### **Section 150 Interpretation**

In their interpretation and application, the provisions of these Regulations shall be held to be minimum requirements, adopted for the promotion of the public health, safety and general welfare. Whenever the requirements of these Regulations differ from the requirements of any other lawfully adopted rules, regulations, resolutions, or ordinances, the most restrictive, or that imposing higher standards, shall govern.

#### **Section 160 Separability Clause**

Should any word or words, phrase or phrases, section or provision of these Regulations be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared unconstitutional or invalid.

#### **Section 170 Repeal of Conflicting Resolution and Ordinances, Effective Date**

All ordinances, resolutions, or parts of same in conflict with these Zoning Regulations or inconsistent with the provisions of these Regulations are hereby repealed to the extent necessary to give these regulations full force and effect. Any previously adopted ordinance entitled Zoning Ordinance for Shelby County, Kentucky, together with all amendments thereto, is hereby repealed, and declared to be of no effect. These Regulations shall become effective from and after the date of its approval and adoption as provided by law.

#### **Section 180 Continuity**

Nothing in these Regulations shall change the effective date of a violation of any provision of any previously adopted Zoning Ordinance that continues to be a violation of any provision of these Regulations.