

ORDINANCE NO. 920.113

AN ORDINANCE AMENDING LOCAL ZONING REGULATIONS CONCERNING PROPERTIES LESS THAN 10 ACRES OUTSIDE THE CITY LIMITS. THIS AMENDMENT IS TO UNDERScore INTENT OF KRS 381.770 TO PROTECT, PROMOTE, AND IMPROVE THE HEALTH, SAFETY AND WELFARE OF THE CITIZENS RESIDING OUTSIDE THE CITY LIMITS, BUT WITHIN SIMPSON COUNTY.

WHEREAS, with the continued urbanization of real property outside the corporate city limits, there are issues arising regarding property maintenance that have not previously existed;

WHEREAS, there is now a need to address said ongoing property maintenance issues in the residential, urbanized areas outside the corporate city limits; and

WHEREAS, the Zoning Regulations need to be amended to address said issues.

NOW BE IT ORDAINED by the Fiscal Court of the County of Simpson, Kentucky, after the passage, approval, and publication of this Ordinance as follows:

(1) The Zoning Regulations are amended by inserting the following paragraph:

1.9.8. No yard or lot existing at the time of passage of these Zoning Regulations located in the following zones AG, RV, R1, R2, T3, or R5 and consisting of less than 10 acres with its primary use designated as residential shall be exempt from the Property Maintenance Codes Ordinance 1010.5. Furthermore, any properties that have been allowed a Conditional Use Permit in either an AG or RV zone listed for an allowed residential use shall not be exempt from the Property Maintenance Code Ordinance 1010.5. This regulation hereby prohibits the use of unsafe structures as dwellings, the accumulation of junked vehicles and appliances, tall weeds or grass, fixtures or rubbish and other general property conditions deemed to be a public nuisance as outlined in the Property Maintenance Codes Ordinance 1010.5, paragraphs (a) through (i). Any properties deemed to be in violation shall be subject to the rights, regulations, authority and penalties set forth as a part of the Property Maintenance Codes Ordinance 1010.5

(2) If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

August 4, 2020

FIRST READING

August 18, 2020

SECOND READING

AT A MEETING OF THE FISCAL COURT OF THE COUNTY OF SIMPSON, KENTUCKY, HELD ON AUGUST 18, 2020, ON MOTION MADE BY MAGISTRATE NATHANIEL DOWNEY AND SECONDED BY MAGISTRATE MYRON THURMAN, THE FOREGOING ORDINANCE WAS ADOPTED, AFTER FULL DISCUSSION, BY THE FOLLOWING VOTE:

<u>YES</u>	MARTY CHANDLER
<u>YES</u>	MYRON THURMAN
<u>YES</u>	SCOTT POSTON
<u>YES</u>	NATHANIEL DOWNEY
<u>YES</u>	MASON BARNES



 MASON BARNES
 SIMPSON COUNTY JUDGE EXECUTIVE

ATTEST:



 PAM ROHRS, CLERK
 SIMPSON COUNTY FISCAL COURT