

Woodford County Fiscal Court

AMENDED AGENDA

Regular Meeting 2nd Floor Court Room

Tuesday, February 10, 2026 at 5:30 PM

1. Call To Order And Roll Call

2. Invocation And Pledge

3. Good Of The County

4. Public Comment

5. Approval Of Minutes

Documents:

[MINUTES JANUARY 27 , 2026.PDF](#)

6. Committee Reports

6.a. Budget And Finance Committee

7. Reports

7.a. Treasurer

- Amended Conservation District Budget

Documents:

[CONSERVATION ANNUAL BUDGET 25-26 FISCAL COURT JANUARY AMENDED.PDF](#)

7.b. Jack Jouett House Update

7.c. Maintenance

- All-Rite Pest Control Contract Renewal for Gov. Center
- Nixon Preventative Maintenance Contract

Documents:

[ALLRITE PEST CONTROL CONTRACT RENEWAL - GOV CENTER.PDF](#)
[NIXON PM CONTRACT.PDF](#)

7.d. County Clerk

Document Digitization Bid Request

Documents:

[CC DIGITIZATION RFP PUBLIC NOTICE 2026.PDF](#)

7.e. State Of Emergency Winter Weather Update

Documents:

[RESOLUTION 2026-02 EMERGENCY ICE STORM PAID LEAVE.PDF](#)

8. General Orders And Unfinished Business

8.a. Transfers

Documents:

[2-10-2026 TRANSFER LIST.PDF](#)

8.b. Personnel Order

8.c. Millville Water Line Project Update

8.d. KPDI Resolution 2026-01

Documents:

[KPDI RESOLUTION WCFC RESOLUTION 2026-01.PDF](#)

8.e. Proposed Second Reading Ordinance 2026-01 And 2026-02 - Zoning Text Amendments Articles II And VII

Documents:

[ORD. 2026-01 ARTICLE II ZONING ORDINANCE.PDF](#)
[ORD. 2026-02 ARTICLE VII ZONING DISTRICTS.PDF](#)

8.f. Additional Article VII Revisions - Farmland Preservation

9. New Business

9.a. Proposed Lease Agreements

- 6435 Clifton Road

- 265 Lower Clifton Road

Documents:

[LEASE AGREEMENT - 265 LOWER CLIFTON RD..PDF](#)
[LEASE AGREEMENT - 6435 CLIFTON RD..PDF](#)

9.b. Coroner's Office

- Equipment Surplus Request
- Equipment Purchase Request

Documents:

[CR SURPLUS AND PURCHASE REQUEST.PDF](#)

9.c. Facility Use Request

- 2026 Back to School Family Fest
- 2026 Project Graduation

Documents:

[FACILITY USE REQUEST - BACK TO SCHOOL FAMILY FEST.PDF](#)
[FACILITY USE REQUEST - PROJECT GRAD FISCAL COURT LETTER-2026.PDF](#)

9.d. Training Incentives

Documents:

[TRAINING INCENTIVES.PDF](#)

10. Announcements

- 10.a. Magistrates
- 10.b. Judge/Executive
- 10.c. County Attorney

11. Adjournment

This agenda is subject to change. Public attendance is welcome. All meetings are livestreamed to the Woodford County, Kentucky [Facebook page](#) and [YouTube channel](#).

FISCAL COURT REGULAR MEETING: Via Zoom
Tuesday, January 27, 2026 at 5:30 p.m.

PRESIDING: James Kay, Woodford County Judge/Executive

PRESENT: Magistrates Liles Taylor, John Gentry, Darrell Varner, Kelly Carl, William Downey,
Larry Blackford, Mary Ann Gill, and Jackie Brown

Squire Brown was present at the Zoom meeting and could be heard but was not able to be seen. His votes will not be reflected "All Present" in these meeting minutes.

PUBLIC COMMENT

The following individuals provided written public comment to jmcoyle@woodfordcountyky.gov regarding the revisions proposed by Squire Taylor to Article VII of the Versailles–Midway–Woodford County Planning Ordinance:

1. Lynn Prewit
2. Teresa Kvachus

APPROVAL OF MINUTES

Judge/Executive Kay called for any additions, corrections, or amendments to the minutes for the Special Meeting Minutes and Regular Meeting Minutes of January 13, 2026. Kay informed the court there was one amendment to the minutes including the name of an individual that spoke during public comment.

1. A motion was made by Liles Taylor and seconded by William Downey to approve the amended Regular Meeting minutes for January 27, 2026, as presented.

VOTING AYE: All Present

MOTION CARRIED

REPORTS

Treasurer, Melody Traugott – Treasurer Traugott provided a report of the financial status through January 23, 2026, with a total cash amount of \$19,287,666.80, less ARPA restricted funds of \$3,632,954.76, less Sheriff asset forfeiture funds of \$593,697.24, less County Clerk storage fees of \$30,193.66, less opioid settlement funds of \$398,942.27, less payroll of \$409,996.29 leaving an adjusted money market checking account balance of \$14,221,882.60.

EMS Notice of Contract Termination – Director Bailey presented a Notice of Contract Termination between the Woodford County Fiscal Court/ EMS and Ambulance Medical Billing (AMB).

2. A motion was made by Liles Taylor and seconded by John Gentry to authorize the Judge/Executive and/or Ambulance Director send a formal Notice of Contract Termination to AMB for billing services. (**Attachment**)

VOTING AYE: All Present

MOTION CARRIED

State of Emergency Winter Weather Update – Emergency Management Director, Drew Chandler gave an update on the recent State-of-Emergency in place for the current winter weather conditions. Falling Springs Recreation Center and Millville Community Center were opened to serve as warming centers due to the power outages that occurred Tuesday, January 27th and with that, the Sheriff's office was assisting with transportation for medical assistance and medication deliveries.

3. A motion was made by John Gentry and seconded by Liles Taylor to approve an order of the court to allow email approvals to issue payment to contractors assisting with snow/ice removal due to the winter weather State-of-Emergency.

VOTING AYE: All Present

MOTION CARRIED

4. A motion was made by John Gentry and seconded by Mary Ann Gill for all county government buildings operate on a delay opening at 11:00 AM on Wednesday, January 28, 2026.

VOTING AYE: All Present

MOTION CARRIED

GENERAL ORDERS AND UNFINISHED BUSINESS

Johnson Controls Renewal – Road Dept.

5. A motion was made by Darrell Varner and seconded by Mary Ann Gill to approve the Johnson Controls Contract Renewal for annual fire extinguisher inspection at the Road Department. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

Claims

With no objection from the court, the claims due will be paid.

6. A motion was made by Kelly Carl and seconded by Liles Taylor to approve the claims from Huffman Acquisition - Frankfort in the amount of \$476.61 and Vance's Law Enforcement in the amount of \$22,755.00 for the Sheriff's Office using asset forfeiture funds. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

7. A motion was made by Kelly Carl and seconded by William Downey to ratify the January 18, 2026, email approval of the additional bill list for the PNC Visa Statement as presented. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

Transfers

8. A motion was made by Larry Blackford and seconded by Mary Ann Gill to approve the transfers as presented. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

9. A motion was made by Jackie Brown and seconded by Larry Blackford to ratify the December 29, 2025, email approval for the additional transfers as presented. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

Personnel Order

10. A motion was made by John Gentry and seconded by Kelly Carl to approve the personnel order as presented. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

Allocation for Special Assistance

11. A motion was made by Kelly Carl and seconded by Mary Ann Gill to release allocated funds for the Woodford Foundation to help support temporary housing needs for survivors of the recent apartment fire. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

Additional Article VII Revisions – Farmland Preservation – No action was taken by the court at this time.

Squire Taylor presented the material changes to Article VII, previously discussed at the January 13, 2026, Special Meeting. Taylor made clear these revisions, if any, would be sent back to the Planning Commission to draft a Text Amendment:

- 701.2C (Principal Uses): Add “public” before parks (e.g., “public parks”) to provide clarity, as “parks” is currently undefined.
- 701.9 (Special Provisions – In-Family Conveyance Lots):
Enforcement Mechanism: Inclusion of a restrictive covenant on the conveyed parcel’s deed clearly stating the restrictions for holding title. The restrictive covenant should state that any conveyance prior to the fulfillment of the stated restrictions shall be void. And, further, it should provide that in the case of a judicial sale, the restriction on reconveyance shall not apply.
- Water Service Capacity and Development Condition: Prior to the approval of an In-Family Conveyance Plat, the applicant must provide written certification from the applicable water district confirming functional ability to provide service and pressure without reducing service levels for existing customers. Any necessary upgrades shall be the responsibility of the applicant.

703 RURAL RESIDENTIAL RR / RESIDUAL FARMLAND (RF) DISTRICT

- 703.11: Requirement that residual farmland maintain a single, contiguous tract to facilitate the use of industrial farm machinery.
- 703.11 (Water Service Capacity): (Same conditions as listed under 701.9 above regarding water district certification and applicant responsibility for upgrades).

704 SMALL COMMUNITY DISTRICTS

- 704.3D (Principal Uses): Add “public” before parks to maintain consistency and clarity across districts.

Squire Gill raised concerns about the proposed restrictive covenant language, noting that it effectively functions as a reverter clause without clearly defining enforcement. Gill questioned who would enforce a voided conveyance, how it would be voided, who the property would revert to, and whether such a restriction would prevent buyers from obtaining home mortgages. Gill emphasized that these issues had not been fully analyzed.

Squire Gill argued that the residency requirement is unenforceable, a conclusion previously reached by Planning and Zoning after extensive review. Once a plat is recorded, enforcement becomes difficult or impossible, as violations may go undetected and zoning penalties are minimal. Gill stressed that any enforcement mechanism should occur before a plat is approved, not afterward.

Regarding water restrictions, Gill stated they could be handled through Planning and Zoning sub-regulations rather than the ordinance itself. Gill felt the current language is vague and does not adequately ensure long-term water availability, since certificates may be issued without certainty of future supply. Gill suggested water verification may need to occur both at plat approval and building permit stages.

Gill urged the court to allow recently adopted amendments to play out before adding further requirements, noting that the new conditional use permit process already increases applications, fees, time, and board involvement. Gill expressed concern that the amendments are not yet law, yet additional changes are already being discussed.

Gill referenced her prior suggestion of a moratorium only if the court delayed action but noted the court did approve Articles II and VII amendments, which had strong public support and were viewed as a win for farmland preservation. Gill advocated waiting to see how the changes function in practice.

NEW BUSINESS

Woodford Water District Commissioner Salary Request

12. A motion was made by Liles Taylor and seconded by John Gentry to ratify the approval of the Northeast Woodford Water District Commissioner’s maximum compensation set at \$6,000 annually to be paid at a rate of \$500/month effective January 27, 2026 per KRS 74.020(6) .

VOTING AYE: All Present

MOTION CARRIED

Indigent Burial Funds Request

13. A motion was made by Larry Blackford and seconded by Liles Taylor to approve the Indigent Burial Fund request in the amount of \$750.00 as presented contingent upon final review by the Judge/Executive meeting all requirements and authorizing the Judge/Executive to sign any and all documents related thereto. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

14. A motion was made by Darrell Varner and seconded by Liles Taylor to issue payment to Ashley Barnett in the amount of \$750.00 using indigent burial funds once all contingencies are met.

VOTING AYE: All Present

MOTION CARRIED

KCOJ 2025 Audit

15. A motion was made by Kelly Carl and seconded by John Gentry to accept the KCOJ (AOC) audit for 2025 as presented and authorize the Judge/Executive sign any and all documents related thereto. **(Attachment)**

VOTING AYE: All Present

MOTION CARRIED

Adjournment

With no objection, the meeting adjourned at 6:48 p.m.

JAMES KAY
JUDGE/EXECUTIVE

ATTEST: _____
Jordan Molla-Coyle, Fiscal Court Clerk

FY26 Ammended Budget (January 2026)
WOODFORD COUNTY CONSERVATION DISTRICT
JULY 1, 2025 - JUNE 30, 2026

BALANCE BROUGHT FORWARD JULY 1, 2025 \$80,548.20

	RECEIPTS	
R40000 INTERGOVERNMENTAL REVENUES		<u>\$239,763.00</u>
R40100 FISCAL COURT	\$233,763.00	
R40110 GENERAL FUNDS	<u>\$218,763.00</u>	
R40120 DEAD ANIMAL	<u>\$15,000.00</u>	
R40130 OTHER	<u>\$0.00</u>	
R40200 CITY	<u>\$0.00</u>	
R40300 STATE	<u>\$6,000.00</u>	
R40310 DIRECT AID	<u>\$6,000.00</u>	
R40320 STATE COST SHARE	<u>\$0.00</u>	
R40330 ENVIRONMENTAL GRANT	<u>\$0.00</u>	
R40340 GOAP	<u>\$0.00</u>	
R60000 OTHER REVENUES		<u>\$47,440.00</u>
R60100 REIMBURSEMENTS	<u>\$47,440.00</u>	
R70000 INTEREST EARNED		<u>\$8,000.00</u>
R70100 BANK ACCOUNT	<u>\$8,000.00</u>	
R70110 CHECKING	<u>\$0.00</u>	
R70120 SAVINGS	<u>\$0.00</u>	
R70130 MONEY MARKET	<u>\$0.00</u>	
TRANSFER FROM a		<u>\$0.00</u>
TRANSFER FROM b		<u>\$0.00</u>
TRANSFER FROM c		<u>\$0.00</u>
TRANSFER FROM d		<u>\$0.00</u>
TOTAL RECEIPTS		<u>\$295,203.00</u>
TOTAL AVAILABLE		<u>\$375,751.20</u>

	EXPENDITURES	
E10000 PERSONNEL		<u>\$228,670.74</u>
E10100 SALARIES AND WAGES	\$160,060.10	
E10110 NET SALARY	<u>\$112,219.58</u>	
E10120 FEDERAL TAXES	<u>\$37,732.96</u>	
E10130 STATE TAXES	<u>\$5,237.16</u>	
E10140 OTHER TAXES	<u>\$4,870.40</u>	
E10200 PER DIEM	<u>\$15,700.00</u>	
E10300 HEALTH INSURANCE	<u>\$26,463.64</u>	
E10400 WORKERS COMP	<u>\$190.00</u>	
E10500 UNEMPLOYMENT	<u>\$215.00</u>	
E10600 RETIREMENT	<u>\$26,042.00</u>	
E10700 OTHER	<u>\$0.00</u>	
E20000 OPERATING EXPENSE		<u>\$61,684.00</u>
E20100 CONTRACTED SERVICES	<u>\$27,284.00</u>	
E20110 ADVERTISING AND PRINTING	<u>\$2,350.00</u>	
E20120 PROFESSIONAL SERVICES	<u>\$7,500.00</u>	
E20130 MAINTENANCE AND REPAIRS	<u>\$7,000.00</u>	
E20160 INSURANCE AND BONDS	<u>\$10,434.00</u>	
E20200 MATERIALS AND SUPPLIES	<u>\$7,500.00</u>	
E20210 OFFICE SUPPLIES	<u>\$3,500.00</u>	
E20220 TREES AND TREE BAGS	<u>\$4,000.00</u>	
E20300 OTHER OPERATING EXPENSE	<u>\$26,900.00</u>	
E20310 EDUCATION AND PROMOTION	<u>\$25,400.00</u>	
E20320 FEES	<u>\$1,500.00</u>	
E30000 ADMINISTRATION		<u>\$85,272.00</u>
E30100 DUES AND SUBSCRIPTIONS	<u>\$2,750.00</u>	
E30200 TRAVEL AND TRAINING	<u>\$7,600.00</u>	
E30300 GRANTS AND DONATIONS	<u>\$8,700.00</u>	
E30400 PROGRAMS	<u>\$66,222.00</u>	
E30410 STATE COST SHARE	<u>\$0.00</u>	
E30420 CAIP	<u>\$0.00</u>	
E30430 LOCAL COST SHARE	<u>\$66,222.00</u>	
E30440 ENVIRONMENTAL GRANTS	<u>\$0.00</u>	
E30450 319 ADMINISTRATION	<u>\$0.00</u>	
E30460 OTHER/SPECIAL PROJECTS	<u>\$0.00</u>	
TOTAL EXPENDITURES		<u>\$375,626.74</u>
BALANCE ON HAND AS OF JUNE 30, 2025		<u>\$124.46</u>
RESTRICTED FUNDS		<u>\$124.46</u>
UNRESTRICTED BALANCE ON HAND		<u>\$124.46</u>

Welcome Woodford County Government Center

Thank you for choosing All-Rite Pest Control Inc!

Annual Termite Contract Renewal -- termite renewal Renewal

Woodford County Government Center,

Your termite contract is up for renewal within the next couple months. If you would like to schedule your annual inspection, or you have any questions, please feel free to contact our office. Thank you for your continued trust in All-Rite Pest Control, Inc. We appreciate you!

2026-03-31

66482

66482

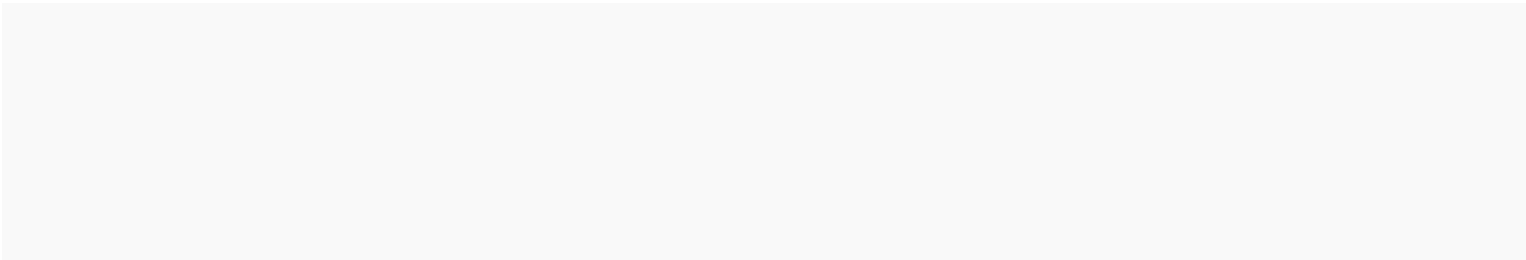
Payment Due \$167.00

Sign Below

(Please Initial Here) I agree to pay the amount above to renew my Annual Termite Contract Renewal -- termite renewal. I understand my new renewal date will be March 31st, 2027.

Clear

Renew



• Powered by



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All-Rite Pest Control Inc
223 Big Run Road
Lexington, KY 40503

Quote To:

Rick Hartley

Email: rhartley@woodfordcountyky.gov

Phone Number: 859-321-8731

From: Matt Massey

812-697-5288

mmassey@nixonpower.com

Date:

1/22/2026

Name: 124760 Woodford County Fiscal Court

Quote Number: MM112625B

ITEM DESCRIPTION	PROPOSED START DATE	SCOPE OF SERVICE	PRICING
Generator: Detention Center Generac SG80, 80kw Serial #: 3006881451 Qty: 1 204 Beasley Dr Versailles, Kentucky 40383	2/1/2026	SEMI-ANNUAL (MAJOR + MINOR) <i>\$ per Minor: \$230.00</i> <i>\$ per Major: \$730.00</i> Load Bank Test 2 Hour: \$420.00 Coolant Analysis: \$50.00 Oil Analysis: \$50.00	\$1,480.00
Generator: EMS Station 1 - Ambulance Site Other SP-1200-1-1-L2 (N2), 120kw Serial #: QB-26-300 Qty: 1 86 Big Sink Rd Versailles, Kentucky 40383	2/1/2026	SEMI-ANNUAL (MAJOR + MINOR) <i>\$ per Minor: \$230.00</i> <i>\$ per Major: \$730.00</i> Load Bank Test 2 Hour: \$420.00 Coolant Analysis: \$50.00 Oil Analysis: \$50.00	\$1,480.00
Generator: EMS Station 2 Kohler 100RZG, 100kw Serial #: 0782098 Qty: 1 70 Field of Dreams Versailles, Kentucky 40383	2/1/2026	SEMI-ANNUAL (MAJOR + MINOR) <i>\$ per Minor: \$230.00</i> <i>\$ per Major: \$730.00</i> Load Bank Test 2 Hour: \$420.00 Coolant Analysis: \$50.00 Oil Analysis: \$50.00	\$1,480.00
Generator: Senior Citizens Center Kohler 250REOZJE, 250kw Serial #: 33CFGMMMD0010 Qty: 1 185 Beasley Rd Versailles, Kentucky 40383	2/1/2026	SEMI-ANNUAL (MAJOR + MINOR) <i>\$ per Minor: \$310.00</i> <i>\$ per Major: \$1,340.00</i> Load Bank Test 2 Hour: \$1,280.00 Fuel Sample DFP11: \$130.00 Coolant Analysis: \$50.00 Oil Analysis: \$50.00	\$3,160.00



Generator: EMS Station 3
Generac
RG0845GNAC, 80kw
Serial #: 3016813927
Qty: 1

Adding

2/1/2026

301 Lacefield St
Midway, Kentucky 40347

SEMI-ANNUAL (MAJOR + MINOR)
\$ per Minor: \$230.00
\$ per Major: \$730.00
Load Bank Test 2 Hour: \$420.00
Coolant Analysis: \$50.00
Oil Analysis: \$50.00
\$1,480.00

Generator: Woodford Co Courthouse
Kohler
350REOZJC, 350kw
Serial #: 34NLGMMC0002
Qty: 1

Adding

2/1/2026

103 S Main St
Versailles, Kentucky 40383

SEMI-ANNUAL (MAJOR + MINOR)
\$ per Minor: \$310.00
\$ per Major: \$1,430.00
Load Bank Test 2 Hour: \$1,370.00
Fuel Sample DFP11: \$130.00
Coolant Analysis: \$50.00
Oil Analysis: \$50.00
\$3,340.00

ADDITIONAL SERVICE OPTIONS

In addition to generator maintenance, Nixon Power Services offers comprehensive service options for ATS, Switchgear, Breakers, UPS systems, and Remote Monitoring Solutions.

Years of PM: 2

TOTAL ANNUAL PRICE: \$12,420.00

TOTAL CONTRACT PRICE: \$24,840.00

Rehiko's warranty strictly requires that maintenance, repairs, and service be performed by an authorized distributor to remain valid. Without an active service agreement with Nixon Power Services—your authorized Rehiko distributor—your generator could be at risk of warranty denial due to improper upkeep or unauthorized repairs. Protect your investment, ensure compliance, and guarantee reliable backup power by securing a service agreement with the experts who know your system best.

SIGNATURES:

Quote is valid for 30 days.

Accepted By (Print Name)

Accepted By (Signature)

PO Number

TERMS & CONDITIONS:

"This agreement is billed annually or at time of service from the date of acceptance and renewed automatically if not cancelled by either party. A 30-day written notice is required before scheduled service or anniversary date of the agreement to cancel. Annual reminders will be sent with the potential cost of living increases not to exceed 10%. All prices quoted are for services listed."

Price does not include applicable sales tax.

Our service department is on call 24-hours a day, 365 days per year. Please call (800) 766-4966. Additional or emergency services will be quoted on a time and material basis at your preferred customer rate. By signing below, you agree to the attached Standard Terms and Conditions.

**PUBLIC NOTICE
REQUEST FOR BID PROPOSALS
WOODFORD COUNTY, KY
CLERK DOCUMENT DIGITIZATION**

The Woodford County Clerk's Office is accepting sealed bid proposals for document digitization from vendors with the ability and professional knowledge to meet all requirements provided in the bid specifications. Preference shall be given to Kentucky companies registered and in good standing with both the Kentucky Secretary of State's Office and the Kentucky Finance Cabinet. Onsite evaluations are mandatory. Interested vendors must contact the Woodford County Clerk's Office to obtain bid specifications and to schedule a date and time for the onsite document evaluation.

Sealed bid proposals must be received by the Woodford County Clerk's Office no later than **4:00 P.M. local time on March 2, 2026**. Email, faxed, or electronically submitted bids will not be accepted. Bids shall be submitted in a sealed envelope delivered in person or by mail to the address listed below.

Sealed bids will be opened and evaluated at **10:00 A.M. on March 3, 2026 at the Woodford County Courthouse, 2nd Floor Courtroom 103 S. Main St. Versailles, KY**. Bid proposals that do not fully address all aspects of the project will be considered "no bids" and will not be evaluated. All submittals shall be clearly marked "**Woodford County Clerk - Document Digitization Bid Proposal.**" All bids must include the onsite evaluation date. Any bid received after the specified date and time will not be considered.

The Woodford County Clerk's Office reserves the right to reject any and all proposals, to waive any irregularities when deemed in the best interest of the County, and to accept the proposal determined to be most advantageous to the Woodford County Clerk's Office.

**Sandra V. Jones
Woodford County Clerk
Woodford County Clerk's Office
103 South Main Street
Versailles, KY 40383
(859) 873-3421**

RESOLUTION NO. 2026-02

**A RESOLUTION OF THE WOODFORD COUNTY FISCAL COURT ESTABLISHING
THE EMERGENCY ICE STORM 2026 PAID LEAVE POLICY**

WHEREAS, beginning on January 24, 2026, and continuing, a severe winter storm with significant amounts of snow, crippling ice, and bitterly cold temperatures impacted Midway, Versailles, and Woodford County, Kentucky; and

WHEREAS, these severe winter conditions, prolonged freezing temperatures and significant ice storm created a dangerous situation, hazardous road conditions, damages to public infrastructure and private property, power outages for utility distribution systems, and created considerable hardships for the citizens, governments and businesses, posing a serious risk to life, safety and welfare; and

WHEREAS, Woodford County has the responsibility to protect public health, safety and welfare, and to mitigate the effects of such this event, Versailles Mayor Laura Dake, Midway Mayor Grayson Vandegrift, and Woodford County Judge/Executive James Kay, by the authority vested in their offices by KRS 39A.100(3), declared that a State of Emergency existed in Midway, Versailles, and Woodford County for the period January 23, 2026, and continuing; and

WHEREAS, the Woodford County Fiscal Court is grateful for the hard work, skill, expertise, talent, dedication, and sacrifice of our family of County Employees who served during this crisis; and

WHEREAS, while some departments and agencies were closed and employees were paid, certain essential departments, agencies and and volunteers continued to serve the public at great personal effort and sacrifice, and the Woodford County Fiscal Court resolves to afford them Emergency Ice Storm Paid Leave as set forth herein below.

NOW, THEREFORE, BE IT RESOLVED BY THE FISCAL COURT OF THE COUNTY OF WOODFORD, COMMONWEALTH OF KENTUCKY, AS FOLLOWS:

SECTION I: ELIGIBILITY AND LEAVE ALLOCATION. Each Woodford County Fiscal Court employee who worked during the emergency ice storm response between January 26, 2026 and January 30, 2026, shall be eligible for Emergency Ice Storm Paid Leave in the following amounts:

- **January 26, 2026:** Up to eight (8) hours.
- **January 27, 2026:** Up to eight (8) hours.
- **January 28, 2026:** Three (3) hours.
- **January 29, 2026:** Two (2) hours.
- **January 30, 2026:** Two (2) hours.

This policy applies to employees of the Road Department, Sheriff's Office, EMS, Detention Center, Maintenance, Animal Control, Emergency Management, and any employee of any other department who volunteered to work in service of the emergency response.

SECTION II: EXEMPT EMPLOYEE PROVISIONS. Any exempt employee of the Fiscal Court who is typically not eligible for compensation time shall be permitted to earn and use compensatory time for hours worked and earned during this specific emergency response. Each eligible employee must be able to document the hours of compensation time according to the Woodford County Code of Ordinances.

SECTION III: GENERAL PROVISIONS

1. **Eligibility:** Essential employees and other employees who volunteered to work the emergency response shall be eligible for this Emergency Ice Storm Paid Leave, only if said employee worked documented hours, confirmed by their supervisor on the dates listed above. Employees will be eligible for partial paid leave based on documented hours worked.
2. **Scheduling:** Employees shall work with their Supervisor to schedule the use of this paid leave. This policy should not interrupt or otherwise interfere with county hours or operations.
3. **Expiration:** All leave granted under this resolution must be used on or before the end of the fiscal year, **June 30, 2026**. This policy shall cease on or before June 30, 2026, or at the determination of the Judge/Executive.
4. **Limitations:** The leave provided herein will not be permitted to be accrued, paid out, applied toward retirement, or carried over into the next fiscal year. The leave will be granted in one-hour increments only. Partial hours of work do not qualify. The Fiscal Court reserves the right to amend, clarify or rescind this Resolution at any time.
5. **Authority:** The Judge/Executive and Human Resources Manager shall have sole discretion and authority over the interpretation and implementation of this policy.
6. **No Vested Rights:** This policy does not create any rights or privileges to the employee in any way. The County reserves the right to amend this policy at any time.

SECTION IV: APPLICABILITY This policy shall be in place in full effect for all the departments and agencies under the Woodford County Fiscal Court. Elected Constitutional Officers are encouraged to adopt this or a similar policy for their employees, but are not required to do so.

INTRODUCED, SECONDED, AND ADOPTED this _____ day of _____, 2026.

Judge/Executive

ATTEST:

Fiscal Court Clerk

TRANSFERS

2-10-2026

EXPENDITURES:

FROM: 01-9200-9990	GENERAL RESERVE FOR TRANSFER	\$	73,592.24
TO: 01-5001-1780	JE HR Overtime	\$	783.30
TO: 01-5015-1780	SO Overtime	\$	7,075.20
TO: 01-5025-5730	FC Telephone	\$	171.76
TO: 01-5040-1780	TR/TA Overtime	\$	650.14
	Supplies & Services - 1/24-1/26/26 Snow/Ice		
TO: 01-5135-4200	Storm Event	\$	46,248.56
TO: 01-9100-2030	GIS Health/Life/Dental	\$	157.76
TO: 01-9300-9990	General Reserve For Transfer To Other Funds	\$	11,005.52
TO: 01-9300-9990	General Reserve For Transfer To Other Funds	\$	7,500.00
	GENERAL RESERVE FOR TRANSFER		
FROM: 01-9300-9990	TO OTHER FUNDS	\$	11,005.52
TO: 02-9200-9990	RD Reserve for Transfer	\$	11,005.52
	RD RESERVE FOR TRANSFER		
FROM: 02-9200-9990	RD RESERVE FOR TRANSFER	\$	11,005.52
TO: 02-6105-1780	RD Workers Overtime	\$	11,005.52
	GENERAL RESERVE FOR TRANSFER		
FROM: 01-9300-9990	TO OTHER FUNDS	\$	7,500.00
TO: 02-9200-9990	RD Reserve for Transfer	\$	7,500.00
	RD RESERVE FOR TRANSFER		
FROM: 02-9200-9990	RD RESERVE FOR TRANSFER	\$	7,500.00
TO: 02-6105-5850	RD Roadside Maintenance/Snow Removal	\$	7,500.00
	EMS FURNITURE & FIXTURES		
FROM: 01-5140-7090	EMS FURNITURE & FIXTURES	\$	4,000.00
TO: 01-5140-5740	EMS Training	\$	4,000.00
	AC Radios		
FROM: 01-5205-7030	AC Radios	\$	46.96
TO: 01-5205-4020	AC Supplies & Equip	\$	46.96
	JAIL BUILDING REPAIR		
FROM: 03-5101-3340	JAIL BUILDING REPAIR	\$	2,432.81
TO: 03-5101-3360	JAIL Equipment Repairs	\$	2,432.81
	FLOOD RESERVE FOR TRANSFER		
FROM: 30-9200-9990	FLOOD RESERVE FOR TRANSFER	\$	325.00
	DES Deputy Salary/Part-Time 4/1-4/8/25 Flood		
TO: 30-5135-1030	Event	\$	325.00
	FLOOD RESERVE FOR TRANSFER		
FROM: 30-9200-9990	FLOOD RESERVE FOR TRANSFER	\$	670.00
TO: 30-5215-3660	SW Dumpsters - 4/1-4/8/25 Flood Event	\$	670.00

Date 2/5/2026

RESOLUTION NO. 2026- 01

A RESOLUTION OF THE FISCAL COURT OF WOODFORD COUNTY, KENTUCKY, FUND SUPPORTING SUBMITTAL OF AN ECONOMIC DEVELOPMENT APPLICATION TO THE KENTUCKY ECONOMIC DEVELOPMENT CABINET BY WOODFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY FOR PROPERTY ACQUISITION OF THE 105 INDUSTRY DRIVE PROPERTY LOCATED WITHIN WOODFORD COUNTY, KENTUCKY

WHEREAS, the Woodford County Economic Development Authority, a Special Purpose Government Entity, the Woodford County Fiscal Court, a government entity, and the City of Versailles, a munisipality, are under contract to purchase a certain real property and facilities thereon located in the City of Versailles, Kentucky; and

WHEREAS, the Woodford County Economic Development Authority, Woodford County Fiscal Court, and the City of Versailles are engaged in acquiring the property at 105 Industry Drive which will leverage an \$8,500,000 investment; and

WHEREAS, it is expected that the Project will have a positive impact on the local economy as the acquisition will provide opportunity for the community to ensure that the next user of the property will provide high-quality, well-paying jobs to benefit the citizens and residents of Woodford County; and

WHEREAS, further the Project will enhance the economic position of Woodford County by causing new residents and income to be injected into the local economy, improving the quality of life; and

WHEREAS, the Woodford County Fiscal Court, for the reasons above stated, desires to support the request of the Woodford County Economic Development Authority for up to \$2,000,000 in funding for the Project from the Kentucky Economic Development Cabinet through the Economic Development Fund ("EDF") program, which funding will enable the community to provide substantial employment for residents of Woodford County; and

WHEREAS, it is appropriate that this Resolution be adopted in order to evidence such support.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE FISCAL COURT OF WOODFORD COUNTY, KENTUCKY AS FOLLOWS:

Section 1. It is hereby found, determined and declared that the statements of fact set forth in the preamble to this Resolution are true and accurate in all respects, and the preamble and all of the recitals therein are incorporated in this Resolution by reference, as if set forth verbatim herein.

Section 2. The Woodford County Fiscal Court hereby supports the request of the Woodford County Economic Development Authority for funding from the Kentucky Economic Development Cabinet through the Economic Development Fund for property acquisition of the 105 Industry Drive building and property. Furthermore, the Woodford County Fiscal Court agrees to be responsible for administering the funds awarded from the Economic Development Fund and shall make disbursements thereof in accordance with guidelines of the Economic Development Fund.

Section 3. This resolution shall be in full force and effect from and after its adoption.

ADOPTED by the Fiscal Court of Woodford County, Kentucky, on February 10, 2026 signed by the Judge/Executive, attested by the Court Clerk and declared to be in full force and effect.

By: _____
Judge/Executive, James Kay
Woodford County, Kentucky

ATTEST: _____
Fiscal Court Clerk, Jordan Molla-Coyle

CERTIFICATION

I, the undersigned, do certify that I am the duly qualified and acting Fiscal Court Clerk of Woodford County, Kentucky, and as such Clerk, I further certify that the foregoing is a true, correct and complete copy of a Resolution duly adopted by the Woodford County Fiscal Court at a properly convened meeting held on February 10, 2026, signed by the Judge/Executive and now in full force and effect, and as appears from the official records of the Court Clerk in my possession and under my control.

IN WITNESS WHEREOF, I have unto set my hand this 10th day of February 2026

COMMONWEALTH OF KENTUCKY
WOODFORD COUNTY FISCAL COURT

ORDINANCE NO. 2026-01

**AN ORDINANCE AMENDING
ARTICLE II, DEFINITIONS, OF THE
VERSAILLES-MIDWAY-WOODFORD COUNTY ZONING ORDINANCE**

WHEREAS, the Versailles-Midway-Woodford County Planning Commission has, after public hearing, and otherwise according to law, recommended that Article II of the Versailles-Midway-Woodford County Zoning Ordinance, be amended;

NOW, THEREFORE, BE IT ORDAINED by the Fiscal Court of the County of Woodford, that Article II, Definitions, of the Versailles-Midway-Woodford County Zoning Ordinance be amended to now read in its entirety as follows:

ARTICLE II

DEFINITIONS

200 USE OF TERMS

All words herein used in the present tense shall include the future tense; the singular shall include the plural, and the plural the singular.

The word "shall" is mandatory, not permissive or directory.

The word "used" includes arranged, designed or intended to be used.

201 DEFINED TERMS

Unless otherwise provided, the following words and phrases are defined as follows.

ACCESSORY BUILDING: A subordinate building, the use of which is clearly incidental to that of a principal building on the same lot, and which is permanently affixed to the ground. Accessory building shall not include mobile home, bus, travel trailer, RV, trailer, cooler, vehicle, or freight container.

ACCESSORY STRUCTURE: A detached, subordinate structure, the use of which is clearly incidental and related to that of the principal structure or use of the land, and which is located on the same lot as that of the principal structure, and which is permanently affixed to the ground. Accessory structure shall not include mobile home, bus, travel trailer, RV, trailer, cooler, vehicle, or freight container.

ACCESSORY USE: A use that:

- a. is clearly incidental to and customarily found in connection with a principal use;

- b. is subordinate to and serves a principal building or a principal use;
- c. is subordinate in intent, or purpose to the principal building or principal use served; and
- d. is located on the same lot as the principal building or use served.

ADMINISTRATIVE OFFICIAL: Any department, employee, or advisory, elected or appointed body which is authorized to administer any provision of the zoning regulations, subdivision regulations, and if delegated, any provision of any housing or building regulations or any other land use control regulations.

ADULT ENTERTAINMENT ESTABLISHMENT: As defined in the City of Midway, City of Versailles and/or Woodford County Fiscal Court Code of Ordinances.

AGRICULTURAL MARKETING CENTER: A regulated regional development designed exclusively for the purpose of buying, selling and showing agricultural products, livestock and related farm supplies and equipment. Agricultural Marketing Centers provide a common commercial area for promoting the products produced through the sciences of aquaculture, horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bees, and any and all other forms of farm products cultivated, grown or produced by the agrarian community. Centers may include banks, restaurants, gift shops, livestock pavilions and show rings, veterinarian clinics and farm equipment sales. Other established components include commonly recognized commercial vendors whose commodities are traded through facilities known as farmer's markets; feed, seed and fertilizer sales; and livestock sales facilities, all of which are conducted, operated or managed for profit or non-profit as public markets for agricultural producers, market agencies and buyers.

AGRICULTURAL USE (KRS 100.111): Shall mean the use of:

- a. A tract of at least five contiguous acres for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants, including provision for dwellings for persons and their families who are engaged in the above agriculture use on the tract, but not including residential building development for sale or lease to the public. For purposes of this subsection, "livestock" means cattle, sheep, swine, goats, horses, alpacas, llamas, buffaloes, and any other animals of the bovine, ovine, porcine, caprine, equine, or camelid species;
- b. Regardless of the size of the tract of land used, small farm wineries licensed under KRS 243.155.
- c. A tract of at least five (5) contiguous acres used for the following activities involving horses: Riding lessons; Rides; Training; Projects for educational purposes; Boarding and related care; or Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving seventy (70) or less participants. Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by

KRS Chapter 230, involving more than seventy (70) participants shall be subject to local applicable zoning regulations; or

- d. A tract of land used for the following activities involving horses: Riding lessons; Rides; Training; Projects for educational purposes; Boarding and related care; or Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving seventy (70) or less participants. Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving more than seventy (70) participants shall be subject to local applicable zoning regulations. This paragraph (d) shall only apply to acreage that was being used for these activities before July 13, 2004.

AGRITOURISM (KRS 247.801): Agritourism means the act of visiting: a farm or ranch; or any agricultural, horticultural, or agribusiness operation; for the purpose of enjoyment, education, or active involvement in the activities of the farm, ranch, or operation. Agritourism activity" means any activity that: is carried out on a farm, ranch, agricultural operation, horticultural operation, or agribusiness operation; and allows or invites participants to view or participate in activities for recreational, entertainment, or educational purposes. Qualifying activities may include farming, ranching, historic, cultural, civic, or ceremonial activities, including but not limited to weddings and ancillary events; harvest-your-own operations; farmers' markets; or natural resource-based activities. The activities may qualify as agritourism activities whether or not a participant pays to view or to participate in the activity. Agritourism building" means any building or structure or any portion thereof that is used for one or more agritourism activities.

ALLEY: Any public or private way set aside for public travel, less than twenty-five (25) feet in width.

ANIMAL HOSPITAL AND CLINIC: A medical facility that provides for the examination, care, and treatment of animals that does not include boarding of animals except for those requiring emergency or medical treatment, which may include the storage of medicinal supplies when accessory to the primary use.

ASSISTED LIVING FACILITY: A building, establishment, complex, or distinct part thereof which: (a) accepts primarily aged persons for domiciliary care, not nursing or medical care; and (b) provides on-site to its residents private lockable residential spaces; (c) provides on-site to its residents in addition to the residential unit, meal service in a community dining facility and non-medical personal care services appropriate to the resident's respective needs, (d) other than supervision of self-administered medication, medical services are not provided. The facility may provide space for an unrelated Home Health Service or a Medical Doctor's Office for ease of access to those services by the residents, (e) provides linkages with hospital, community services and makes transportation available, (f) provides timely assistance to residents for response to urgent or emergency needs.

ATHLETIC CLUB FACILITY: An establishment which provides for indoor and/or outdoor commercial or non-commercial services and facilities which purport to improve the user's physical condition or appearance through participation in sports activities, fitness training, exercise, or body building. The establishment may offer access to the following: gymnasiums, swimming pools, tracks, ball courts, weightlifting equipment, exercise equipment or facilities, saunas, steam baths or whirlpools.

AUTOMOBILE AND TRUCK REPAIR, MAJOR: Rebuilding or reconditioning of engines or transmissions, vehicles or trailers; repair and collision service, such as body, frame, or fender straightening; painting; upholstering; auto glass work and the like.

AUTOMOBILE AND TRUCK REPAIR, MINOR: Minor repairs including auto inspection lanes, engine tune-ups; adjusting lights and brakes; but not including any operation specified under "Automobile and Truck Repair, Major."

AUTOMOBILE SERVICE STATION (FILLING STATION): A building or structure used for minor automobile and truck repair, the retail sale and dispensing of fuel, lubricants, tires, batteries, accessories and supplies, including installation and minor services customarily incidental thereto; facilities for washing and for chassis and gear lubrication are permitted if enclosed in a building.

AUTOMOBILE SALVAGE YARD (INCLUDES JUNK YARDS AND AUTO WRECKING YARDS): Any place where three or more motor vehicles not in running condition, or other parts thereof, are stored in the open and are not being restored to operation; or any land, building or structure used for the wrecking or storing of such automobiles or the parts thereof.

BED AND BREAKFAST ESTABLISHMENT (KRS 219.011): A one-family dwelling unit, but which also has guest rooms or suites used, rented, or hired out for occupancy or which are occupied for sleeping purposes by persons not members of the single-family unit. The innkeeper shall reside on the premises or property adjacent to the premises during periods of occupancy. The building shall be known as either a bed and breakfast home or a bed and breakfast inn.

BED AND BREAKFAST HOME (KRS 219.011): A bed and breakfast establishment having five (5) or fewer guest rooms or suites for occupancy, in which breakfast and other meals may be served to guests and whose innkeeper resides on the premises or property adjacent to the premises during periods of occupancy.

BED AND BREAKFAST INN (KRS 219.011): A private inn or other unique residential facility having six (6) or more guest rooms or suites for occupancy, in which breakfast and other meals may be served to guests and whose innkeeper resides on the premises or property adjacent to the premises during periods of occupancy.

BED AND BREAKFAST, FARMSTAY (KRS 219.011): A bed and breakfast establishment at a farm location whose focus includes agritourism as defined in KRS 247.801.

BILLIARDS & POOL HALLS: Any establishment which has, as part of its operation three (3) or more pool or billiard tables on the premises.

BOARD (KRS 100.111): The Board of Adjustments unless the context indicated otherwise.

BREEZEWAY: Any open, unenclosed structure consisting of a roof and its support and used as a connecting roofline between a main residence or building and an accessory building, not a primary building.

BUFFER: An area of land, including landscaping, berm, walls, fences, and building setbacks, that is located between land uses of different character and is intended to mitigate negative impacts of the more intense use on the adjacent parcel or right-of-way.

BUILDING: A structure, but not a mobile home or trailer, built or constructed for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind and having a fixed base on, or fixed connection to the ground.

BUILDING CODE: State mandated regulations that govern building, design, construction and maintenance. (Kentucky Building Code - KBC)

BUILDING LINES: Lines and/or utility easements and rights-of-way beyond which no building or part thereof shall project, except as otherwise provided by this Ordinance.

BUILDING LINE, WIDTH: The distance between the side lot lines measured along the front building line of the lot as determined by the prescribed front yard requirement of the zone in which the lot is located or as designated by the final record plat, whichever is greater.

BUILDING, PRINCIPAL: A building, including covered porches, carports, and attached garages in which is conducted the principal use of the lot on which it is situated. In any residential district any dwelling shall be deemed to be the principal building on the lot on which the same is situated. The connection of two buildings by means of an open porch, breezeway, passageway, carport or other such open structure, with or without a roof, shall not be deemed to make them one building.

BUSINESS COLLEGE, TECHNICAL OR TRADE SCHOOL (WOODFORD CO & MIDWAY): An educational institution primarily owned and operated by an individual, partnership, or corporation offering training in business, trade, technical or related areas through residence, extension, or correspondence, for which tuition is charged. Such training shall not include any courses or instruction in which the field or occupation would not be a permitted use within the zoning category in which the institution is located.

BUSINESS COLLEGE, TECHNICAL OR TRADE SCHOOL (VERSAILLES): An educational institution primarily owned and operated by an individual, partnership, or corporation offering training in business, trade, technical or related areas through residence, extension, or correspondence, for which tuition is charged.

CAMP OR CAMPGROUND: Tracts of land of a design or character suitable for and used for seasonal, recreational, and other similar living purposes. The tracts may have located on them a structure of a seasonable, temporary or movable nature, such as a cabin, hunting shelter, recreational vehicle or tent. Any permanent structures, such as cabins, must comply with the appropriate requirements for dwellings in that district. The following Standards apply to Camp and Campground:

- a. Minimum Campground Area of Five (5) acres;
- b. Camp and Campgrounds shall only be located in a Conservation (CO-1) zoning district;
- c. Maximum Campsites and/ or cabins: Twenty-Five (25);

- d. All Camp and Campground uses shall conform to appropriate Woodford County Health Department Rules and Regulations; and
- e. All campsites, buildings and structures shall be at least 100 feet from any property line.

CERTIFICATE OF OCCUPANCY: A certificate issued by the Building Inspector and Zoning Administrator, after construction has taken place, which certifies that the building meets minimum standards for human occupancy.

CHURCH: (SEE RELIGIOUS INSTITUTION)

CLINIC, MEDICAL: A building or part thereof designed and used for the diagnosis and treatment of human patients that does not including overnight care facilities.

CLUB, PRIVATE: Buildings and facilities the purpose of which is to render a social, educational, or recreational service to members and their guests and not primarily to render a service customarily carried on as a business or to render a profit. Private clubs shall include country clubs.

COMMERCIAL GREENHOUSES: Establishments primarily engaged in propagating and growing plants in containers, in soil or in other growing medium for the purpose of being sold and transplanted. This definition shall include sale of the following items: Plants grown on the premises or tended in a controlled environment of the greenhouse or plant nursery; sale of fungicides, insecticides, chemicals, peat moss, humus, mulches, and fertilizer, all to be used in the soil or upon the live plant to preserve the life and health of the plants sold; landscape counseling, site planning contracting services when not the primary activity and when using plants grown or tended on the premises of the greenhouse or plant nursery.

COMMERCIAL RESORT: A resort furnishing lodging, meals, and such recreational facilities as swimming, boating, shuffleboard, horseback riding, and golf. The recreational facilities shall be incidental to the furnishing of lodging and meals.

COMMISSION (KRS 100.111): Versailles-Midway-Woodford County Planning Commission established pursuant to Chapter 100 of the Kentucky Revised Statues.

COMMUNITY CENTER: Buildings and facilities for a social, educational, or recreational purpose, operated by a non-profit organization, which are generally open to the public and which do not render a service customarily carried on as a business.

COMPOST (KRS 224.1-010): Solid waste which has undergone biological decomposition of organic matter, been disinfected using composting or similar technologies, been stabilized to a degree which is potentially beneficial to plant growth and which is approved for use or sale as a soil amendment, artificial topsoil, growing medium amendment, or other similar uses.

COMPOSTING (KRS 224.1-010): The process by which biological decomposition of organic solid waste is carried out under controlled aerobic conditions, and which stabilizes the organic fraction into a material which can easily and safely be stored, handled, and used in an environmentally acceptable manner: (a) "Composting" may include a process which creates an anaerobic zone within the composting material; (b) "Composting" does not include simple exposure of solid waste under uncontrolled conditions resulting in natural decay.

COMPREHENSIVE PLAN: The adopted plan for Versailles-Midway-Woodford County which serves as a guide for public and private actions and decisions to assure the development of

public and private property in the most appropriate relationships. Such plan shall include all elements whether expressed in words, graphics, or other forms.

CONDITIONAL USE (KRS 100.111): A use which is essential or would promote the public health, safety, or welfare in one or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance area imposed in addition to those imposed in the zoning regulation.

CONDITIONAL USE PERMIT (KRS 100.111): Legal authorization to undertake a conditional use, issued by the administrative official pursuant to authorization by the Board of Adjustment, consisting of two (2) parts: A statement of the factual determination by the Board of Adjustment which justifies the issuance of the permit and A statement of the specific conditions which must be met in order for the use to be permitted.

CONDOMINIUM: A form of ownership with the following characteristics:

- a. The unit (the interior and associated exterior areas designated for private use in the development plan) is owned or rented by the occupant; and
- b. All or a portion of the exterior open space and any community interior spaces are owned and maintained in accordance with the Kentucky Revised Statutes Chapter 381.805 and 381.9101 and in accordance with the provisions for open space, roads, or other development features as specified in this Ordinance and the Subdivision Regulations.

CONTROL MONUMENTS: Survey markers set in accordance with 201 KAR 18.150 used to locate boundaries and installed Improvements.

DAY CARE CENTER, ADULT: An adult care facility which provides part-time care, day or night, but less than 24 hours, to at least 4 adults not related to the operator or the facility by blood, marriage, or adoption.

DAY CARE CENTER, CHILD: Any childcare facility which provides full or part-time care, day or night, to at least seven children who are not the children, grandchildren, children in legal custody, nieces, or nephews of the operator.

DAY CARE CENTER, HOME: Any childcare facility which provides full or part-time care by a resident of the dwelling, day or night, to at least two, but not more six children who are not the children, grandchildren, children in legal custody, nieces, or nephews of the operator.

DEMOLITION: Any act that destroys in whole or in part an existing building or structure, physical feature, or other site improvement.

DENSITY: A measure of the intensity of the use of a piece of land expressed in dwelling units, families or housing structures per acre.

DEVELOPER: An individual, partnership, corporation, or other legal entity or agent thereof, which undertakes the activities covered by these regulations. In as much as, the subdivision plan drawings are merely a necessary means to the end of assuring development, the term Developer includes subdivider, owner, builder, etc. although the persons and their precise interests may vary at different project stages.

DEVELOPMENT: The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure;

any use or change in use of any buildings or land; any extension, landfill, or land disturbance, clearing, or other man induced movements of land.

DEVELOPMENT CONDITIONS: Specific items agreed to by the Planning Commission or Board of Adjustments and the developer or owner of real property which are imposed upon a property, development plan, zone change request, conditional use permit or variance application and which control the development and use of the property in question. The conditions may be in writing or by graphic representation.

DEVELOPMENT PLAN (KRS 100.111): Written and/or graphic material for the provision of a development, including any or all of the following: location and bulk of buildings and other structures, intensity of use, density of development, streets, ways, parking facilities, signs, drainage of surface water, access points, a plan for screening or buffering, utilities, existing man-made and natural conditions, and all other conditions agreed to by the applicant.

DRAINAGE PLAN: A detailed study and design of the storm water flow and control within a designated area that minimizes erosion, sedimentation, and flooding.

DRIVE-IN or DRIVE-THROUGH EATING AND DRINKING ESTABLISHMENT: A building or portion thereof where food and/or beverages are sold in a form ready for consumption and where a significant portion of the consumption takes place or is designed to take place outside the confines of the building. Such use often includes an intercom or speaker system, a menu board, and an outside service window. The terms "drive-in" and "drive-through" shall be considered interchangeable.

DORMITORY: A building containing sleeping rooms operated by a school for academic instruction, or by a business college, technical or trade school, for which admission to residency is limited exclusively to students of such an institution, school or college. Where kitchen facilities or provisions for such are provided, such rooms shall be deemed dwelling units.

DUMP: A lot or tract of land or part thereof used for the disposal by abandonment, dumping, burial, burning, or other means of trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind except garbage.

DWELLING: A permanent building used primarily for human habitation but not including mobile homes or facilities for the housing of transient residents, occupied exclusively for residential purposes.

- a. Dwelling, Single Family - A permanent building, separate and free standing, in itself providing living accommodations for one family.
- b. Dwelling, Two Family - A permanent building designed exclusively for occupancy by two families, commonly known as a duplex.
- c. Dwelling, Multiple Family - A permanent building or portion thereof providing separate living accommodations for three or more families.

DWELLING UNIT: A single unit, consisting of one room or rooms connected together, providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, kitchen facilities and sanitation.

FAMILY: A group of one or more persons occupying a premise and living as a single housekeeping unit, whether or not related to each other by birth, adoption or marriage, but

no unrelated group shall consist of more than five persons, as distinguished from a group occupying a boarding or lodging house or hotel.

FAMILY MEMBER (IMMEDIATE): One or more persons related to each other by birth, adoption or marriage. For purposes of in-family conveyances this would be parent-to-child, and grandparent to grandchild.

FENCE: An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

FILLING STATION (SEE AUTO SERVICE STATIONS)

FINAL ACTION: Any final adjudication of the application for any zoning map amendment, variance, conditional use permit, development plan, or appeal from any administrative official before the Board or Commission, or appeal from the decision of the Board or Commission to any legislative body, or the highest state or Federal court to which any appeals shall be taken.

FINISHED FLOOR ELEVATION (FFE): The minimum elevation that can be used for construction of an occupied level of a structure.

FLAG: Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols used as a symbol of a government, political subdivision, or other official designated symbol of any institution or business.

FLOODPLAIN: Any land area susceptible to be inundated by water from the base flood. The term refers to that area designated as subject to flooding from the base flood (100-year flood) on the "Flood Boundary and Floodway Map" prepared by the Federal Emergency Management Agency (FEMA), a copy of which is on file in the planning department.

FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface more than one foot. The term refers to that area designated as floodway on the "Flood Boundary and Floodway Map" prepared by the Federal Emergency Management Agency (FEMA), a copy of which is on file in the planning department.

FLOOR AREA: The total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage; without deduction for hallways, stairs, closets, thickness of walls, columns or other features; but, including finished attics, and finished basements.

FLOOR AREA RATIO: Floor area of buildings on a lot divided by ground area of the lot on which it is located.

FRONTAGE: The length of the front lot line measured at the street right-of-way line.

GARDEN CENTERS (OFFICE & SALES YARD): Establishments used primarily for the sale of live plants, including greenhouses and plant nurseries. When accessory to the sale of plants, the sale of the following items shall be allowed: Cut plants, cut trees, and wreaths, bulbs and seeds which may have been transported to the premises for the purpose of resale; ground covers; fungicides, chemicals, peat moss, humus, mulches and fertilizers; lawn statuary, furniture, bird baths, bird feeders, birdhouses and pottery; pots and containers for plants; artificial flowers; home lawn and garden equipment including manual and automatic grass cutting devices, grass seeding devices, mulchers, thatchers, tillers, but not including farm tractors and machinery; garden landscape devices including railroad ties, stepping

stones, fencing, edging, trellises, plastic and burlap; hand tools such as sprayers, shovels, dusters, rakes, hoes, and watering devices; firewood; landscape planning and contracting services incidental to the garden center to include contractual services for lawn and garden sprigging, maintenance, fertilizing, spraying and mowing.

GARAGE, PRIVATE: An accessory building (including a carport) housing not more than four (4) motor driven vehicles. The building owner may lease vehicle space but shall not provide repairing or servicing of motor vehicles for financial gain.

GARAGE, PUBLIC: Any building or premises, except those used as a private or storage garage, used for equipping, repairing, hiring, selling or storing motor driven vehicles.

GARBAGE: Any odorous, putrescible or combustible waste materials.

GREENHOUSES, COMMERCIAL (SEE COMMERCIAL GREENHOUSES)

GROUP LIVING: The residential occupancy of a structure by a group of people who do not meet the definition of Household or Family, but which share a common eating and living area. The residents may receive care, training or treatment, as long as the care givers also reside at the site.

GROUP OR ROW HOUSE: A group or row of not more than eight (8) semi-detached single-family dwellings not more than two (2) rooms deep with access to a street as herein defined.

HAZARDOUS MATERIALS: Any chemical, biological or radiological compound, gas, oil, gasoline, lubricant or other petroleum products, substances, solution or mixture which because of its quality, quantity, concentration, physical or infectious characteristics, or any combination thereof, when released into the environment, presents or may present harmful or potentially harmful effects to human health or welfare or the environment.

HEIGHT, BUILDING: The vertical distance from the grade to the top of the highest roof beam of a flat roof, or to the mean level of the highest gable or slope of a hip roof. When a building faces on more than one street, the height shall be measured from the average of the grades at the center of each street front.

HELIPORT: A facility used exclusively for helicopter operations including landing, takeoff, loading, discharging, fueling, maintenance, and/or transient storage of helicopters.

HELISTOP: A facility used exclusively for helicopter landing, take-off, loading, discharging, and/or transient storage of helicopters but not including facilities for maintenance, fueling or long-term storage of helicopters.

HISTORIC, STRUCTURE: Those structures listed or eligible for listing on the National Register.

HOME IMPROVEMENT STORE: A facility of more than 50,000 square feet gross floor area engaged in the retail sale of various basic hardware lines such as tools, builders' hardware and materials, paint and glass, house wares and household appliances, home decorating fixtures and accessories, lawn and nursery materials and supplies and other items generally used in the maintenance, repair or construction of buildings or other structures and property.

HOME OCCUPATION: A gainful occupation or profession carried on in a residence such as the studio of an artist or sculptor, dressmaking and tailoring, upholstery, handicrafts, tutoring, individual musical instruction (provided no instrument is amplified) and professional services, provided such home occupation is performed under the following conditions:

- (1) The use is clearly incidental and secondary to use for dwelling purposes and occupies no more than twenty-five percent (25%) or three hundred (300) square feet of the total floor area of the dwelling, whichever is less.
- (2) The use is carried on only by residents of the dwelling.
- (3) No mechanical equipment is installed or used except as is normally used for domestic or professional purposes.
- (4) No stock and trade are kept or commodities sold except such as are produced by the residents on the premises.
- (5) The use does not require external alteration of the dwelling.
- (6) The use does not adversely affect the uses permitted in the immediate neighborhood by excessive traffic generation or noise.
- (7) No outside signage of any kind shall be displayed on the property which identifies the home occupation.
- (8) No additional blacktop, concrete or gravel parking shall be permitted beyond that normally provided in comparable neighborhood homes.

HOME OFFICE: An office for record keeping and administration of work. Such office shall be subject to the following conditions:

- (1) The office shall be clearly incidental and secondary to the use for dwelling purposes with no more than twenty-five percent (25%) nor more than five hundred (500) square feet in any case of the dwelling devoted to the office use.
- (2) The office shall be operated by and shall employ only residents of the dwelling unit.
- (3) No sale of merchandise shall be conducted on the property.
- (4) No commodities or merchandise shall be stored on the property and no storage, as defined herein shall be permitted.
- (5) No signs of any kind shall be displayed on the property which identifies the home office use.
- (6) No visits to the home office by customers, clients, patrons and the general public are allowable.
- (7) The residence shall maintain its residential character and shall not be altered or remodeled so as to change the residential appearance of the building.

HORIZONTAL PROPERTY (KRS 381.805/ 381.9101): Property developed under the rules and regulations as defined by Kentucky Revised Statutes in Chapter 381.805 or KRS 381.9101 (Also referred to as Condominiums).

HOTEL (KRS 219.011): A building or structure kept, used, maintained, advertised, or held out to the public as a place where sleeping accommodations are furnished to the public, and includes motels, tourist homes, and similar establishments, but excludes boarding houses and rooming houses.

HOUSEHOLD: A single housekeeping unit with common access to and use of all living and eating areas within the dwelling unit.

HOUSEHOLD LIVING: Is the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered to be a form of overnight accommodation or lodging.

HOUSING, BUILDING REGULATION (KRS 100.111): Means the Kentucky Building Code, the Kentucky Plumbing Code, and any other building or structural code promulgated by the Commonwealth or by its political subdivisions.

HUD CODE: The Federal Manufactured Home Construction and Safety Standards for construction, design, and performance of manufactured housing as set forth in the Code of Federal Regulations, Title 24, Part 3280, 3282, 3283, and 42 USC 5401, and as administered by the United States Department of Housing and Urban Development.

IMPERVIOUS SURFACE: Surfaces through which rain or other water cannot permeate to the underlying soil strata (roofs, asphalt, concrete, etc.).

JUNK YARDS: A lot, land, building, or structure, or part thereof used primarily for the collecting, storage, and/or sale of wastepaper, rags, scrap metal, or discarded material or for the collecting, dismantling, storage, and salvaging of machinery or vehicles not in running condition and for the sale of parts there from.

KENNEL, COMMERCIAL: A commercial establishment where dogs or other domesticated animals are groomed, bred, boarded, trained or sold.

KENNEL, NON-COMMERCIAL: A non-commercial kennel at, in or adjoining a private residence where dogs or other domesticated animals are kept for the hobby of the householder (i.e. hunting, tracking or exhibiting) is permitted in agricultural and residential zoning districts. The occasional breeding of dogs or other domesticated animals (limited to one litter on the property at a time) by the keeper of a non-commercial kennel shall not change the character of the property and shall not constitute a nuisance to the neighborhood.

KRS 100: Kentucky Revised Statutes that enable cities and counties to enact local planning and land use regulations and specify how planning and zoning shall be administered.

KITCHEN FACILITIES: Equipment arranged in a room or some other space in a structure which facilitates the preparation of food including, but not limited to, a combination of two or more of the following--a range, microwave oven, dishwasher, kitchen sink, or refrigerator.

LANDMARK: Any site, building, structure, or natural feature that has visual, historic, or cultural significance.

LANDSCAPE, PLAN: A scaled drawing, including dimensions and distances, existing and proposed buildings, vehicle use areas, driveways, and the location, size, and description of all landscape materials.

LANDSCAPE, ARCHITECT: A qualified person currently licensed by the State Board of Examiners and Registration of Landscape Architects of Kentucky.

LANDSCAPE, LANDSCAPE BUFFER AREA (LBA): A strip of land to be set aside to separate incompatible land uses on which shall be placed trees, bushes, ground covers and barriers as necessary to reduce the deleterious effects of the activities.

LANDSCAPE, LANDSCAPING: The use of planting material, pavements, walls, fences and earth mounds to enhance the aesthetic and safety characteristics of new and existing development.

LANDSCAPE, EARTH MOUNDS: Ridges of piled earth constructed with proper slopes (not to exceed 3:1) and plant material to prevent erosion.

LANDSCAPE, FENCE: A barrier constructed of wood, metal, stone, brick or other weatherproof material for the purpose of restricting movement, or screening conflicting activities from sight. In the case of wood fences, slats are to be a minimum 1/2" in thickness

and are to be placed on the outside of the fence unless the design is two-sided (shadow-box, etc.). Chain link fencing may not be used to meet the requirements of this ordinance. The height of fences shall be governed as set forth in the Zoning Ordinance. Fences shall not be used for advertising purposes.

LANDSCAPE, HEDGE: A row of bushes planted at such interval as to create a continuous mass within two years after planting.

LANDSCAPE, INCOMPATIBLE LAND USES: Any facility or use on a property which is incompatible with the adjacent use. For example, parking areas and dumpsters would be incompatible uses, but drainage facilities most likely would not.

LANDSCAPE, INTERIOR LANDSCAPING AREAS: Planting areas such as islands or peninsulas within a vehicular use area as required by Section 1105.11 of this Ordinance.

LANDSCAPE, VEHICULAR USE AREA: Any open or unenclosed area containing more than 1,800 square feet of area and/or used by six or more of any type vehicle or mobile home including but not limited to parking lots, loading and unloading areas, sales and services area.

LANDSCAPE, GROUND COVER: Planting with a mature height of twelve inches (12") or less including but not limited to grass, certain junipers, and ivy. Within LBAs next to a public right-of-way, crushed rock, tree bark or process shale may also be used.

LANDSCAPE, LOW SHRUBS: Low lying deciduous or evergreen ground covers.

LANDSCAPE, SCREENING: A method of visually or audibly shielding or obscuring an adjacent or nearby structure or use from another by fencing, walls, berms or densely planted vegetation.

LANDSCAPE, SHRUBS: Planting materials with a functional mature height of two to twelve feet with foliage for its full height.

LANDSCAPE, TREES: Planting materials with a functional mature height of ten or more feet. When used in conjunction with interior landscaping areas, trees should have a minimum clear height of five feet from the ground to the lowest branch.

LODGING HOUSE (SEE BOARDING HOUSE)

LOT: A piece, parcel, tract or plot of land occupied or to be occupied by one principal building and its' accessory buildings and including the open spaces required under this regulation.

LOT OF RECORD: Any lot, the deed of which is on record at the office of the County Clerk of Woodford County at the time of enactment of this resolution.

LOT AREA, GROSS: The total area circumscribed by the boundaries of a lot, except when the boundary of the lot extends into a public street right-of-way, then the street right-of-way shall be used in computing the lot area.

LOT COVERAGE: The computed portion of ground area occupied by the outside walls of buildings and structures as defined by gross floor areas within a lot.

MAIL ORDER BUSINESS: A business engaged in the sale of manufactured products, goods, merchandise and finished products primarily through means of mail or telephone orders, including the administrative offices of such business.

MANUFACTURED HOME (KRS 219.320 MOBILE HOME PARK): A single-family residential dwelling constructed in accordance with the National Manufactured Housing Construction in Safety Standards Act, manufactured after June 15, 1976, and designed to be used as a single-family residential dwelling with or without a permanent foundation when connected to the required utilities, and including plumbing, heating, air conditioning, and electrical systems. A manufactured home may also be used as a place of business, profession, or trade by the owner, the lessee, or the assigns of the owner or lessee and may comprise an integral unit or condominium structure. Buildings, the construction of which are not preempted by the National Manufactured Housing Construction in Safety Standards Act, are subject to the building code requirements of KRS Chapter 198B.

MANUFACTURED HOME (KRS 100.348): A single-family residential dwelling constructed after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq., as amended, and designed to be used as a single-family residential dwelling with or without permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning, and electrical systems contained therein.

MANUFACTURED HOME, QUALIFIED (KRS 100.348): A Manufactured Home defined under KRS 100.348 that meets all of the following criteria of an off-site constructed HUD home:

- a. Is manufactured on a date not to exceed five (5) years prior to the date of installation and has all parts that operate only during transport removed;
- b. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570;
- c. Has a width of at least twenty (20) feet at its smallest width measurement or is two (2) stories in height and oriented on the lot or parcel so that its main entrance door faces the street;
- d. Has a minimum total living area of nine hundred (900) square feet; and
- e. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570;

MARINA: A dock providing secure moorings for boats that may include accessory retail facilities for boat owners, crews and their guests.

MEDICINAL CANNABIS FACILITY: (a) Means marijuana as defined in KRS 218B.010 when cultivated, harvested, processed, produced, transported, dispensed, distributed, sold, possessed, or used in accordance with KRS 218B; (b) Includes medicinal cannabis products and raw plant material; and (c) Does not include industrial hemp or industrial hemp products as defined in KRS 260.850.

MERCHANT ELECTRIC GENERATING FACILITY (KRS 278.700): A merchant electric generating facility is one that is capable of operating at an aggregate capacity of at least 10 megawatts, and which sells the electricity it produces in the wholesale market at rates not regulated by the Public Service Commission (PSC). This term shall include wind and solar electricity-generating facilities.

MICRO-BREWERY/CLASS B DISTILLER: A facility within a completely enclosed building which is intended for the production and packaging of up to 25,000 barrels per calendar year

of malt beverages, or 50,000 gallons of distilled spirits per calendar year, which may be associated with a restaurant or tasting room, under the terms and conditions specified by KRS 243.157, KRS 243.150, KRS 243.120, KRS 243.0305, and other applicable laws.

MOBILE HOME (KRS 219.320 MOBILE PARK): A structure manufactured prior to June 15, 1976, that was not required to be constructed in accordance with the National Manufactured Housing Construction in Safety Standards Act, that is transportable in one (1) or more sections, that, in the traveling mode is eight (8) body feet or more in width and forty (40) body feet or more in length, or when erected on site, four hundred (400) or more square feet, and that is built on a permanent chassis and designed to be used as a dwelling on a temporary or permanent foundation, when connected with the permanent required utilities, including plumbing, heating, air conditioning, and electrical systems and does not meet the definition of Manufactured Home. As used herein, mobile home shall not include camping trailer, travel trailer, recreational vehicle, pickup coach, bus, auto camper, or any unit with a seal which has been determined to be salvage only.

MOBILE OR MANUFACTURED HOME COMMUNITY (KRS 219.320 MOBILE HOME PARK): A parcel of land, under single or multiple ownership and developed specifically for the purpose of leasing two (2) or more residential spaces for the location of manufactured or mobile home dwellings and which contain common facilities and utilities located on the premises as licensed by the cabinet.

MOBILE OR MANUFACTURED HOME LOT (KRS 219.320 MOBILE HOME PARK): A parcel of land in a manufactured or mobile home community for the placement of a single manufactured or mobile home.

MODULAR HOME: A dwelling unit constructed on-site in accordance with the state code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

MONUMENTS: Survey markers set to 201 KAR 18.150 used to locate boundaries and installed Improvements. Intended to be located in an undisturbed area and used to establish reliable control for the area during construction and for future use.

MOTOR HOME: A self-propelled vehicle with a dwelling constructed as an integral part of the vehicle. (See more under Recreational Vehicle)

NONCONFORMING LOT: A lot of record existing at the effective date of the zoning ordinance (and not created for the purposes of evading the restrictions of this chapter) that does not meet the minimum area requirement of the district in which the lot is located.

NON-CONFORMING USE OR STRUCTURE: An activity or a building, sign, structure, or a portion thereof which lawfully existed before the adoption of the zoning ordinance, but which does not conform to all of the regulations contained in the zoning ordinance which pertain to the zone in which it is located.

NURSING HOME OR REST HOME: A home for the aged, chronically ill or incurable persons in which three (3) or more persons not of the immediate family are received, kept, or provided with food and shelter and care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnoses, treatment, or care of the sick or injured.

OPEN SPACE: Outdoor area of a lot or tract which is designated and used for outdoor living, recreation, pedestrian access or planting. Off-street parking and loading areas, driveways, and required front and side street side yard areas do not qualify as useable open space.

OWNER: Any person, corporation, partnership or other entity, or any combination thereof, in whom is vested the ownership, dominion or title of property necessary to convey title to such property.

PARKING AREA: Any public or private unobstructed land area that has access to a street and which is designed and used for parking motor vehicles. The term includes parking lots, structures, garages, travelways, and private driveways.

PARKING LOT: An off-street, ground level area, usually surfaced and improved, for the temporary storage of motor vehicles. This term does not include areas for demolished, wrecked, junked or for sale motor vehicles or where motor vehicle parts are located.

PARKING SPACE: The area for the parking of a motor vehicle within a public or private parking area. As used in this Ordinance it is a numerical designation used to determine the size of parking area.

PARKING, OFF-STREET: A storage area for a motor vehicle that is located within a parking area which is not located on a dedicated street right-of-way.

PARKING, ON-STREET: A temporary storage area for a motor vehicle which is located on a dedicated street right-of-way.

PEAK HOUR: The traffic count that represents the highest volume of traffic in a one-hour period.

PERMANENT FOUNDATION: A permanent masonry, concrete or other footing approved by the Building Official to which a building, structure, or manufactured home may be affixed.

PERMITS

- (1) Building Permit - A permit issued by the Building Inspector and Zoning Administrator authorizing the construction or alteration of a specific building on a specific lot, submitted and approved per the Kentucky Building Code (KBC) as adopted by jurisdiction.
- (2) Temporary Occupancy Permit - A temporary certificate issued by the Building Inspector for a building or structure, or part thereof, before the entire work covered by the permit has been completed, provided that such portion or portions will be occupied safely prior to full completion of the building or structure without endangering life or public welfare.
- (3) (Demolition Permit) - A permit issued by the Building Inspector before a building or structure, or major part thereof is razed.
- (4) Grading/Paving Permit - A permit issued by the Zoning Administrator before any grading, excavation, filling or removal of soil, or paving, on any lot or parcel of ground, which significantly affects the permanent drainage characteristics of a site.
- (5) Sign Permit - A permit issued by the Zoning Administrator before any sign is erected, moved, added to, or structurally altered.
- (6) Zoning Permit - A permit issued by the Zoning Administrator that authorizes the recipient to make use of property in accordance with the requirements of this zoning ordinance.

PERSONAL SERVICES OR PERSONAL SERVICE ESTABLISHMENTS: Commercial business providing services to individuals such as academic tutoring, music lessons, hair salon, nail salon, cosmetologist, massage therapy, barber shops, dressing making and tailoring.

PLANT NURSERY: An establishment engaged in the outdoor cultivation of only trees and shrubs for transplanting. A greenhouse may be an accessory structure when used to propagate and prepare the trees or plants for planting on the premises.

PRINCIPAL PERMITTED USE: A use which is permitted outright in a district for which a zoning certificate may be issued by the Zoning Administrator in accordance with the provisions of the Ordinance.

PRINCIPAL STRUCTURE: A building in which is conducted a principal or conditional use. In any residential zone, any structure containing a dwelling unit shall be deemed a principal structure on the lot on which the same is located. Where a non-conforming use is the primary use on the property, the building in which it is located shall be deemed a principal structure.

PRINCIPAL USE OF STRUCTURE: The primary use of the land or the main structure on a lot which determines the primary activity that takes place on the land or in the structure.

PUBLIC FACILITY (KRS 100.111): The use of land whether publicly or privately owned for transportation, utilities, or communications, or for the benefit of the general public, including but not limited to libraries, streets, schools, fire or police stations, county buildings, municipal buildings, recreational centers including parks, and cemeteries.

RECORDING PLAT: Original Plat to be recorded in the Woodford County Clerk's office.

RECREATIONAL VEHICLE (KRS 186.650): Means a vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper, and motor home.

RECREATIONAL VEHICLE (RV) PARK: Tracts of land of a design or character suitable for and used for seasonal, recreational, and other similar living purposes. The tracts may have located on them a structure of a seasonable, temporary or movable nature, such as a cabin, recreational vehicle or tent. Any permanent structures, such as cabins, must comply with the appropriate requirements for dwellings in that district. The following Standards apply to all Recreational Vehicle (RV) Parks:

- a. An RV Park may be established and maintained in accordance with the applicable Zoning District outlined in Article VII and KRS 219;
- b. RV Parks shall only be located in a Highway Interchange Service (B-5) or Light Industry (I-1) zoning district;
- c. Minimum Park Area. Twenty (20) acres;
- d. Maximum RV Spaces, Campsites and/or Cabins: One Hundred (100);
- e. All RV Parks shall be connected to public sanitary sewer and shall conform to appropriate Commonwealth of Kentucky Plumbing Code and Woodford County Health Department Rules and Regulations; and
- f. All campsites, buildings and structures shall be at least 100 feet from any property line.

REHABILITATION HOME: A building or group of buildings providing a supervised residence for persons recovering from the effects of drug or alcohol abuse, psychiatric disorders, or as a condition of their parole or probation. Such homes may provide counseling in educational, vocational, or other areas by a paid or volunteer staff and generally have twenty-four (24) hour-a-day supervision.

RELIGIOUS INSTITUTION: A facility used primarily for religious worship services of an assembly nature that may secondarily provide social or community services such as counseling, childcare, senior services, and educational programs. For the purposes of this ordinance, synagogues, temples, and other places of religious assembly for worship, regardless of the terminology used by a specific faith or denomination, are considered Religious Institutions pursuant to this definition.

RESIDENTIAL CARE FACILITY (KRS 100.982): A residence operated and maintained by a sponsoring private, non-profit or governmental agency to provide services in a homelike setting for persons with disabilities.

RESTAURANT: An eating establishment where food is served and/or consumed primarily within the building and where consumption of food in motor vehicles on the premises is not encouraged.

RETENTION BASIN: A drainage storage structure that prevents surface runoff from passing to other surface structures or facilities.

RIGHT-OF-WAY: A strip of land dedicated to the public to accommodate access and/or utilities to lots or tracts. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way shown on a Final Plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

ROADWAY: That portion of a street intended for vehicular traffic.

ROOF LINE: The edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.

ROUTINE MAINTENANCE: To repair or refurbish a sign, structure, or building, or any part of each but not including expansion or total replacement.

RURAL RESIDENTIAL DISTRICT: The Rural Residential District is a zoning district classification applicable to residential subdivisions of property located outside existing urban service boundaries of Woodford County.

SCHOOLS FOR ACADEMIC INSTRUCTION: All schools offering primarily classroom instruction with participation of teachers and students, limited to elementary, junior and middle high schools, high schools, junior colleges, colleges, theological seminaries, bible colleges, and universities; but not including business colleges, technical or trade schools.

SETBACK: The required distance between every structure and the lot lines of the lot on which it is located, measured perpendicular to the building (at the eave overhang) and related front, side, or rear property line, exclusive of patio, steps, and HVAC equipment.

SHORT TERM RENTAL: A dwelling unit or portion of a dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than 30 consecutive days. This term does not include hotel or motel rooms, extended stay lodging facilities, or bed and breakfast establishments. This may include renting a portion of a dwelling or accessory structure while

the resident is present. Short term rentals include the following arrangements: Hosted Home Sharing, where the primary occupant(s) of the residence remains in the dwelling with the guests; and Dedicated Short Term Rentals, where there is not a primary occupant of the dwelling and it is only used by guests. The term Short Term Rental may include home sharing arrangements described as Boarding, Rooming, Vacation or Tourist House/Home.

SIGN: Shall mean and include any outdoor announcement, declaration, device, demonstration or insignia used for direction, information, activity, services or any interests.

- a. Banner Sign - Any sign of lightweight fabric or similar material that is permanently mounted to a pole or building by a permanent frame at one or more edges. National flags, state or municipal flags or official flags of any institution or business shall not be considered banners.
- b. Business Sign - A (on-premise) sign which identifies a building or directs attention to a business, product, activity or service manufactured, sold, offered or stored upon the premises as the primary use(s) where such sign is located.
- c. Pennant or Streamer - Any lightweight fabric or similar material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.
- d. Political Signs - A temporary on-premise sign supporting the candidacy for office or urging action on any other matter on the ballot of a state, local or national election or referendum.
- e. Projecting Sign - A sign suspended from or supported by a building or similar structure and projecting outwards.
- f. Sign Structure - The entire area within a single continuous perimeter enclosing all elements of the sign which form an integral part of the display.
- g. Wall Signs - A sign which is attached directly to a building wall and which does not extend more than fifteen (15) inches therefrom nor higher than the roof line of the building, with the exposed face of the sign in place parallel to the building wall.
- h. Free Standing Sign – A permanent sign erected on a framework not attached to any building, and attached to the ground, on one or more uprights or braces in the ground, whose purpose is to identify the name of a single user located on the lot with user.
- i. Monument sign – A permanent Freestanding Sign which is completely self-supporting, has its sign face or base no more than six (6) inches above the ground.
- j. Shopping Center Complex or Industrial Park Sign – A freestanding pylon or monument sign within a commercial or industrial development whose purpose is to identify the name of the development, its tenants and its major vehicular access points.
- k. Project Entrance Sign – A freestanding monument sign within a residential, commercial, or industrial development whose purpose is to identify the name of the development (no tenants) and its major vehicular access points.
- l. On-premise Sign – Any on site sign on a permanent structure located on the premises to which sign pertains.
- m. Off-premise Sign – Any off-site sign, available for rent, on a permanent structure on which the copy is periodically changed and which is not located on the premises which such advertising copy pertains.

STORAGE: The keeping, either indoors or outdoors, of equipment, vehicles, or supplies used in the conduct of a trade, business, or profession. Storage does not include the overnight parking in residential zones of a single vehicle weighing no more than two and one-half (2½) tons gross vehicle weight which, although used primarily for business, trade or

professional purposes, also provides daily transportation to and from work. (Amended December 2005)

STORY: That portion of a building, other than a cellar or mezzanine, included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and ceiling next above it.

STREET: Any public or private right-of-way, twenty-five (25) feet or more in width, dedicated to vehicular and pedestrian movement, and which may also provide space for the location of under or above ground utilities. The word "street" shall include the words "road", "highway", and "thoroughfare."

STRUCTURE: Anything constructed or made, the use of which requires permanent location in or on the ground or attachment to something having a permanent location in or on the ground, including buildings, signs, and pools (in ground).

SUBDIVISION (KRS 100.111): The division of a parcel of land into three (3) or more lots or parcels except in a county containing a city with a population equal to or greater than eight thousand (8,000) based upon the most recent federal decennial census or in an urban-county government or consolidated local government where a subdivision means the division of a parcel of land into two (2) or more lots or parcels; for the purpose, whether immediate or future, of sale, lease, or building development, or if a new street is involved, any division of a parcel of land; provided that a division of land for agricultural use and not involving a new street shall not be deemed a subdivision. The term includes resubdivision and when appropriate to the context, shall relate to the process of subdivision or to the land subdivided; any division or redivision of land into parcels of less than one (1) acre occurring within twelve (12) months following a division of the same land shall be deemed a subdivision.

SUBDIVISION, MAJOR: (See Subdivision Regulations)

SUBDIVISION, MINOR: (See Subdivision Regulations)

TEMPORARY EMERGENCY, CONSTRUCTION OR REPAIR RESIDENCE: A residence (which may be a mobile home) that is: (a) located on the same lot as a residence made uninhabitable by fire, flood, or other natural disaster and occupied by the persons displaced by such disaster, or (b) located on a nonresidential construction site and occupied by persons having construction. (Any such use must be approved by the Board of Adjustment).

TEMPORARY CONSTRUCTION UNIT: Any transportable facility built on its own chassis used for offices or storage and which is located on a construction site. No temporary construction unit shall be used for sleeping or residential purposes in whole or in part.

TENANT HOME: An accessory residence located in an agricultural zone occupied by a person, other than the owner's family or the farm manager, employed in an agricultural use on the property.

TOWNHOUSE: A group or row of attached single family dwellings in which each unit has its own front, rear, or side access to the outside and each unit is separated from any other unit by one or more common fire-resistant walls and is capable of being subdivided into separate units.

TRACT: A lot. The term tract is used interchangeably with the term lot, particularly in the context of subdivision, where one "tract" is subdivided into several "lots." (See Lot)

TRAFFIC IMPACT STUDY: The collection, processing and report of data showing current and future conditions of vehicular movement.

TRUCK STOP - A facility with direct access from a major transport route, that provides a range of rest, service and fueling facilities for the drivers of heavy duty and long-haul vehicles and trucks, but does not include Overnight Accommodations or Overnight Parking Facilities.

USE: The purpose or activity for which a building, structure, or land is occupied or maintained.

USE, PERMITTED: Any use allowed in a zoning district and subject to the restrictions applicable to the zoning district.

USE, TEMPORARY: A use of land that is designed, operated and occupies a site for a specified period of time, with the intent to discontinue such use upon the expiration of such time and does not involve the construction or alteration of any permanent structure.

UTILITY FACILITIES: Any above-ground structures or facilities (other than buildings, unless such buildings are used as storage incidental to the operation of such structures or facilities) owned by a governmental entity, a nonprofit organization, a corporation, or an entity defined as a public utility for any purpose (by the appropriate provision of state law) and used in connection with the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals.

VARIANCE (KRS 100.111): A departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

VEHICLE USE AREA: Any area occupied in whole or in part by motorized vehicles, including, but not limited to, parking lots, parking stalls, driveways, service areas, and roadways.

WOODLOT, COMMERCIAL: Premises, or portions thereof, used for seasoning and storage of firewood and for cutting and splitting of timber to produce firewood for later resale.

YARD: That portion of a lot that is unobstructed by buildings or structures, from the ground to the sky.

YARD, FRONT: A space extending the full width of the lot between any building and the front lot and measured perpendicular to the building at the closest point to the front lot line. In case of corner or through lots, front yards shall be provided on all frontages.

YARD, REAR: A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.

YARD, SIDE: A yard extending along the side lot line from the front yard to the rear yard and lying between the side lot line and the nearest portion of the principal building. In the case of through lots, side yards shall extend from the rear lot lines to the front lot line.

ZERO LOT LINE: The location of a building on a lot in such a manner that one of the building's sides rest directly on a property line.

ZONING DISTRICT: A classification of areas or parcels of land to which specific land use regulations apply.

ZONING ORDINANCE: The Zoning Ordinance of Woodford County and the cities of Versailles and Midway.

Introduced and given first reading at a regular meeting of the Woodford County Fiscal Court on January 13, 2026, and fully adopted after the second reading at the regular meeting of the Woodford County Fiscal Court on February 10, 2026. This Ordinance shall take effect and be in full force when passed, published and recorded according to law.

DATED: _____

JAMES KAY
WOODFORD CO. JUDGE/EXECUTIVE

ATTEST: _____
CLERK, WOODFORD COUNTY FISCAL COURT

FIRST READING _____
PUBLICATION _____
SECOND READING _____
FINAL PUBLICATION _____

COMMONWEALTH OF KENTUCKY
WOODFORD COUNTY FISCAL COURT

ORDINANCE NO. 2026-02

**AN ORDINANCE AMENDING
ARTICLE VII, ZONING DISTRICTS, OF THE
VERSAILLES-MIDWAY-WOODFORD COUNTY ZONING ORDINANCE**

WHEREAS, the Versailles-Midway-Woodford County Planning Commission has, after public hearing, and otherwise according to law, recommended that Article VII of the Versailles-Midway-Woodford County Zoning Ordinance, be amended;

NOW, THEREFORE, BE IT ORDAINED by the Fiscal Court of the County of Woodford, that Article VII, Zoning Districts, of the Versailles-Midway-Woodford County Zoning Ordinance be amended to now read in its entirety as follows:

ARTICLE VII

ZONING DISTRICTS

700 Zoning District Regulations Schedule of Zones

Section	Zone	District Title
701	A-1	Agricultural
702	CO-1	Conservation District
703	RR / RF	Rural Residential / Residual Farmland
704	SC	Small Community
705	R-1A	Low Density Single Family Residential
706	R-1B	Low Density Single Family Residential
707	R-1C	Low Density Single Family Residential
708	R-2	Two Family Residential
709	R-3	Medium Density Residential
710	R-4	High Density Residential
711	M-1	Mobile/Manufactured Home District
712	P-1	Professional Office
713	B-1	Neighborhood Business District
714	B-2	Central Business District
716	B-4	Highway Business District
717	B-5	Highway Interchange Service
718	I-1	Light Industrial
719	I-2	Heavy Industrial
720	HD	Historic Overlay District

700.1 To facilitate public understanding of this ordinance and for the better administration thereof the regulations limiting the use, buildings and arrangement of buildings are for the most part set forth in the following schedule for each of the districts established by Section 500 of this ordinance. Such schedule is hereby adopted and declared to be a part of this ordinance hereinafter referred to as the schedule and may be amended in the same manner as any other part of this ordinance. Wherever in such schedule there appear the words "same as in (symbol of district) above:" such words shall be construed to include the specific limitations set forth in the same column for the district thus referred to. Otherwise, all limitations as to uses permitted, permissible height, required yard, and minimum sizes thereof and other requirements shall be those set forth in such schedule. The following applies to all Zoning Districts:

- A. All area regulations are subject to the Supplemental District provisions of Article V, Section 504.
- B. All area regulations are subject to the provisions of Article V, Section 503.4 where public sewer system is not accessible.
- C. Minimum Front Yard Dimension is from the street right-of-way line.

700.2 Transitional Provisions - District Conversion Table

The District names and standards in effect immediately prior to the effective date of this Article are hereby converted as follows:

OLD	BASE DISTRICT	NEW	PAGE
A-2	Agriculture District	A-1	7-11
A-4	Small Community District	SC	7-28

701 AGRICULTURAL (A-1)

701.1 Purpose and Intent - The Agricultural District is intended to:

- A. Maintain, preserve and enhance the prime agriculture lands of Woodford County;
- B. Preserve the natural beauty and open space character of the rural countryside.
- C. Protect the decreasing supply of prime agriculture lands in Woodford County in order to maintain one of the county's principal economic resources; the agriculture economy of the county;
- D. Discourage urban growth on land best suited for agriculture purposes;
- E. Minimize urban-type development in rural areas by discouraging all forms of urban development except for a limited amount of conditional uses;
- F. Right to Farm Policy - In addition to the purposes and intent set out above, there is hereby established a "Right-to-Farm" policy.

1. Any agricultural operation or practice that is historical, traditional, legitimate and reasonable shall be protected. Any new or expanded agricultural operation or practice that is legitimate and reasonable shall be encouraged.
2. Agriculture, as a way of life, benefits all residents of Woodford County. It is an important part of the economy and adds intrinsic value to life in Woodford County. Agriculture, as a business, brings with it noise, odors, dust, mud, smoke and other inconveniences such as equipment and livestock on public roads, odors from manure and feeds, lights and noises at all hours of the day and night, and on-farm processing and marketing of crops and livestock. To maintain this way of life, Woodford County intends to protect agricultural operators from unnecessary, intrusive litigation. Therefore, no inconvenience shall be considered a nuisance as long as it occurs as a part of non-negligent and legal agricultural practice.

701.2 Principal Uses

- A. Agriculture Uses (KRS 100.111 & Article II, Section 201);
- B. Riding Stables, and Fishing Lakes;
- C. Parks, Playgrounds, Golf Courses, Forests and Conservation Areas;
- D. Single Family Detached Dwellings;
- E. Greenhouses and Nurseries;
- F. Safety Services;
- G. Basic Utilities and Telecommunication Facilities.

701.3 Accessory Uses and Structures - Accessory uses, buildings and structures shall be subject to the following regulations:

- A. Accessory uses and structures customarily incidental to any principal use located on the same lot.
- B. Accessory uses, buildings and structures include the following: farm/tenant homes, accessory dwellings, private garages, private stables or parking areas, not including any business, trade or industry.
- C. Home Offices and Home Occupations are permitted as Accessory Uses in the Agricultural District (See Article II - Definitions).
- D. Office of a resident physician, farm manager or equine trainer are permitted as an Accessory Use in the Agricultural District.
- E. Roadside Stand offering for sale agricultural products produced in Woodford County.
- F. On-Farm Markets in existing or new on-farm buildings offering for sale agricultural products produced in Woodford County or value-added products

made from agricultural or other natural resource products primarily from Kentucky.

- G. Accessory buildings/structures shall be permanently affixed to the ground and shall not include mobile home, bus, travel trailer, RV, trailer, cooler or vehicle.
- H. Fences. For the purpose of determining yard setback, the accessory structure setback shall not apply to fences.
- I. Swimming Pools. All swimming pools shall require a Building or Zoning Permit. The swimming pool area shall be enclosed by a fence or other suitable barrier with a minimum height of not less than 4 feet. Openings in the fence shall be small enough to prevent a child from entering the enclosure other than through the gate.
- J. Solar Panels. A ground-mounted solar panel system is not permitted as the principal use of a property in the Agricultural District on tracts greater than 10 acres in size.

701.4 Conditional Uses

- A. Agritourism Uses (KRS 247.801)**;
- B. Bed and Breakfast Home, Bed and Breakfast Inn, and Bed and Breakfast Farmstay Establishment**;
- C. Short Term Rental Establishment: Hosted Home-Sharing and Dedicated Short Term Rental Establishments;
- D. Religious Institution Facility;
- E. Schools for Academic Instruction (All structures less than 20,000sf);
- F. Sportsmen Farm;
- G. Commercial Kennel;
- H. Private Airstrips;
- I. Cemetery;
- J. Mine, Quarry or Borrow Pit;
- K. Plant Nursery, Sod and Tree Farms**;
- L. Animal Hospital & Veterinary Clinic (All structures less than 10,000sf);
- M. Agricultural Related Research Facility**.
- N. In-Family Conveyance Lots (less than 30 acres in size), see Special Provision 701.9.D (below).

** Agricultural Advisory Review Committee Application required to be submitted and reviewed prior to Board of Adjustments Conditional Use Permit Review.

701.5 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

701.6 Permitted Residential Unit Types - The following residential unit types shall be permitted in this District:

- A. Single-Family Detached;
- B. Modular Home;
- C. Manufactured Home, Qualified;
- D. Manufactured Home;
- E. Farm Dwelling/Tenant Home (See Special Provision 701.9.B); and
- F. Accessory Dwelling (See Special Provision 701.9.C)

701.7 Property Development Standards

- A. Dimensional standards for this District are found in the following table.
- B. Only one principal Single Family Detached Dwelling shall be permitted per platted lot.

Agricultural District (A-1)

Lot Area (minimum)	30 Acres
Lot Width (minimum at 75-foot front setback line)	200 ft
Lot Frontage (minimum)	150 ft
Lot Coverage (maximum)	25%
Setback (minimum)	
Front Yard	75 ft
Side Yard	25 ft
Rear Yard	50 ft
Accessory Structure	
Front	25 ft
Rear	10 ft
Side	10 ft
Height (max Principal Structure)	42 ft
Off-Street Parking Spaces	2

701.8 Signs - Signage is allowed within Agricultural District on a limited basis and in accordance with the following table. Non-residential uses and properly permitted conditional uses in the Agriculture District may have a maximum of one freestanding sign (monument) and limited wall signage. No sign shall be internally illuminated.

	A-1
Freestanding Signs Allowed?	Yes
Maximum Number	1
Maximum Face Area	24 sf
Maximum Height	8 ft
Structure Type	Monument
Wall Signs Allowed?	Yes
Maximum Face Area	12 sf

- A. Temporary On-Premise Signs shall not require a permit. These signs are allowed provided they otherwise comply with the following standards:
 - 1. No sign shall be erected to obstruct free and clear vision of an intersection and/or traffic signals. No sign may be placed in or extended over a public right-of-way or utility easement without the express written consent of the controlling jurisdiction or utility.
 - 2. The maximum sign face per Temporary Sign shall be 4 square feet in total. Maximum height shall be 4 feet.
- B. All permitted signs in the Agricultural District shall also comply with all the General Sign Development Standards in Article V.

701.9 Special Provisions

- A. All other non-agricultural uses shall be a distance at least one hundred (100) feet from any lot in any residential district or any lot adjacent to a dwelling, school, church, or institution for human care.
- B. Farm Dwellings/Tenant Homes: Other Accessory Farm Dwellings to be occupied by farm owners, employees of the farm or members of the immediate family of the farm owner are permitted in the Agricultural A-1 District. Parcels containing Accessory Farm Dwellings are permitted on conforming tracts of at least thirty (30) acres in size shall not exceed a density of one accessory dwelling for each ten (10) acres. All Accessory Farm Dwellings shall have access to an existing public road through an existing driveway or through a platted and recorded access easement.

- C. Accessory Dwellings in the Agriculture District: An Accessory Dwelling is permitted in the Agricultural A-1 District. An Accessory Dwelling may be attached or detached from the principal residence. The floor area of the Accessory Dwelling may not exceed 50 percent of the floor area of the principal structure. Accessory Dwellings are allowed on lots of record that do not meet the minimum lot area or width standards for the zoning district, but all yard dimensions and other development standards must conform to the district regulations.

- D. In-Family Conveyance Lots (in the Woodford County unincorporated area only): The minimum lot area for A-1 district may be reduced to less than 30 acres only after obtaining a Conditional Use Permit from the Board of Adjustments. The following standards shall be required to create an In-Family Conveyance Lot from an existing parcel which has existed in the same configuration since January 1, 2026:
 - 1. The applicant for an In-Family Conveyance lot must be a Woodford County Resident.
 - 2. An Agricultural Use Affidavit shall be submitted as part of an In-Family Conveyance Plat Application.
 - 3. All In-Family Conveyance Lots shall be at least one (1) acre in size.
 - 4. One (1) In-Family Conveyance Lot may be created for existing parcels 31-49 acres in size; Two (2) In-Family Conveyance Lots may be created for existing parcels 50 acres and greater in size. The remaining parcel for an In-Family Conveyance shall be a minimum of thirty (30) acres. If the remaining parcel is less than thirty (30) acres, it shall be added by plat to an adjoining tract of land where the resulting acreage of the adjacent parcel is thirty (30) acres or greater.
 - 5. In-Family Conveyance Lots are required to meet all other District Dimensional Standards (Lot Frontage, Lot Width, Lot Setbacks and Lot Coverage).
 - 6. The primary parcel shall be held for at least 5 years and the conveyed parcel shall be held for at least 10 years after recordation of the deed conveying the In-Family Conveyance Lot. Exception to this restriction shall be a transfer between the parties of the original In-Family Conveyance Plat Application pursuant to Court Order or arising from substantial hardship.
 - 7. In-Family Conveyance Lots shall only be conveyed from parent to child (natural or legally adopted), or grandparent to grandchild. Properties in LLCs, Trusts or Estates are prohibited from creating In-Family Conveyance Lots.
 - 8. The In-Family Conveyance Lots restrictions in paragraph number 5 above, along with a note of ineligibility for further in-family conveyance, shall be recorded on the Plat and set forth in the Deed. The 5-year and 10-year requirement commences upon recordation of the Deed.

701.10 Agricultural Related Definitions

- A. Natural Resource Products - Commodities or products derived from the natural environment including, but not limited to: wood, water, wild plants, and non-domesticated animals.

- B. On-Farm Markets - Refers to the sale of agricultural or natural resource products or value-added agricultural or natural resource products, directly to the consumer from a site on a working farm or any agricultural, horticultural, or agribusiness operation.
- C. Roadside Stands - Also known as farm stands, refers to any activity where the farmer sells agricultural and value-added products directly to consumers at a stand or kiosk located on or near the farm.
- D. Value-Added - Any activity or process that allows farmers to retain ownership and that alters the original agricultural or natural resource products or commodity for the purpose of gaining a marketing advantage. Value-Added may include bagging, packaging, bundling, pre-cutting, cooking, chilling, etc.

702 CONSERVATION DISTRICT (CO-1)

702.1 Purpose and Intent

The Conservation District (CO-1) is intended to promote and protect significant natural features, wooded areas, water courses, existing and potential lake sites, other recreation and conservation resources, wildlife habitat, present and future water supplies, and to minimize erosion of soil, siltation and pollution of streams and lakes.

702.2 Permitted Uses

Within any CO-1 Conservation District, no building or premises shall be used or arranged or designed to be used except for one or more of the following uses which shall be subject to all regulations and requirements for permit of this ordinance.

- A. Lakes (artificial).
- B. Public or private picnic grounds, beaches, bridle and bicycle paths.
- C. Public parks and forest preserves.
- D. Agriculture and agricultural buildings.
- E. Single family dwellings.

702.3 Accessory Uses and Structures - Accessory uses, buildings and structures shall be subject to the following regulations:

- A. Accessory uses and structures customarily incidental to any principal use located on the same lot.
- B. Accessory uses, buildings and structures include the following: accessory dwellings, private garages, private stables or parking areas, not including any business, trade or industry.
- C. Home Offices and Home Occupations are permitted as Accessory Uses in the Conservation District (See Article II - Definitions).

- D. Accessory buildings/structures shall be permanently affixed to the ground and shall not include mobile home, bus, travel trailer, RV, trailer, cooler or vehicle.
- E. Fences. For the purpose of determining yard setback, the accessory structure setback shall not apply to fences.
- F. Swimming Pools. All swimming pools shall require a Building or Zoning Permit. The swimming pool area shall be enclosed by a fence or other suitable barrier with a minimum height of not less than 4 feet. Openings in the fence shall be small enough to prevent a child from entering the enclosure other than through the gate.
- G. Solar Panels. A ground-mounted solar panel system is not permitted as the primary use of a property in the Conservation District on tracts less than 10 acres in size.
- H. Accessory Dwelling: An Accessory Dwelling may be attached or detached from the principal residence. The floor area of the Accessory Dwelling may not exceed 25 percent of the floor area of the principal structure. Accessory Dwellings are allowed on lots of record that do not meet the minimum lot area or width standards for the zoning district, but all yard dimensions and other development standards must conform to the district regulations. If attached to the principal residence, any entrance into the Accessory Dwelling shall be located on the side or rear facade(s) of the building. The Accessory Dwelling must not alter the character of the residence or the development pattern of the neighborhood. A minimum of 1 parking space (in addition to the parking required for the primary residence) shall be provided for Accessory Dwelling. The number of bedrooms located within Accessory Dwelling shall not exceed two (2).

702.4 Conditional Uses

The following uses may be permitted as conditional uses in the CO-1 District by the Board of Adjustment after public hearing. Such conditional uses shall be subject to any requirements the Board of Adjustment feels necessary to further the purpose of the Conservation District as stated in the preamble.

- A. Public utility substations, booster stations, radio and television relay towers, repeater stations, etc., but not including power generation or gas manufacturing plants.
- B. Camp/ Campground (See Special Provision 702.7.D)
- C. Bed and Breakfast Home, Bed and Breakfast Inn, and Bed and Breakfast Farmstay Establishments.
- D. Short Term Rental Establishments: Hosted Home-Sharing and Dedicated Short Term Rental Establishments.
- E. Marinas.

702.5 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal accessory or conditional uses shall be prohibited.

702.6 Lot, Yard, and Height Requirements

Minimum Lot Size	30 Acres
Minimum ROW Frontage	150 feet
Minimum Width at Building Line (minimum at 75-foot front setback line)	200 feet
Minimum Front Yard	75 feet
Minimum Each Side Yard	25 feet
Minimum Rear Yard	50 feet
Maximum Height of Building	42 feet

Permitted Residential Unit Types

The following residential unit types marked “YES” shall be permitted in this District:

	CO-1
Single-Family Detached	YES
Modular Home	YES
Manufactured Home, Qualified	YES
Manufactured Home	YES
Mobile Home	NO
Accessory Dwelling	YES

702.7 Special Provisions

- A. No building shall be erected within fifty (50) feet of the right-of-way of any public street, road or highway, nor within fifteen (15) feet, or one foot for each foot of building height, whichever is the greater, of any lot line.
- B. Any building to be located in possible floodplain shall be so placed as to offer the minimum obstruction to flow of waters and shall be firmly anchored to prevent the building from being moved or destroyed by the flow of water (See Article X).
- C. A Rural Residential shall only be allowed in a CO-1 zone provided rezoning application has been made to, and approved by, the Versailles-Midway-Woodford County Planning and Zoning Commission. (See Section 703).
- D. The following Standards apply to Camp and Campground:
 - 1. Minimum Campground Area of Five (5) acres;
 - 2. Camp and Campgrounds shall only be located in a Conservation (CO-1) zoning district;

3. Maximum Campsites and/ or cabins: Twenty-Five (25);
4. All Camp and Campground uses shall conform to appropriate Woodford County Health Department Rules and Regulations; and
5. All campsites, buildings and structures shall be at least 100 feet from any property line.

703 RURAL RESIDENTIAL RR / RESIDUAL FARMLAND (RF) DISTRICT

703.1 Purpose and Intent

The purpose and intent of the Rural Residential / Residual Farmland District is to provide for the preservation of prime farmland, greenspace and watersheds; to allow residential developments; to preserve sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat; to conserve scenic views and view sheds of open spaces.

703.2 Principal Uses

Single Family Dwellings.

703.3 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

703.4 Accessory Uses

- A. Accessory uses and structures customarily incidental to any principal use located on the same lot.
- B. Accessory uses, buildings and structures include the following: accessory structures, private garages, or parking areas.
- C. Accessory buildings/structures shall be permanently affixed to the ground and shall not include mobile home, bus, travel trailer, RV, trailer, cooler or vehicle.
- D. Private swimming pools not to exceed eight and one half (8) feet in height and located no closer than eight (8) feet from the side and/or rear lot lines, when they meet yard requirements for principal buildings and when adequately fenced to prevent the free access of small children.
- E. Home Office
- F. Solar Panels. Roof-mounted and ground-mounted solar panel systems shall comply with the following:
 1. Solar panel systems shall be permitted on the roof of a building provided that the panels located on a front or side roof slope facing any public street do not cause glare or light trespass onto adjoining residential properties.

2. Solar panel systems shall have a top edge that is parallel to the roof ridge and shall conform to the slope of the roof. Solar panel systems shall be positioned on the roof so as not to extend above or beyond the edge of any ridge, hip, valley, or eave.
3. A ground-mounted solar panel system is not permitted as the primary use of a property.
4. Ground-mounted solar panel systems shall comply with the maximum square footage and minimum setback requirements for residential accessory buildings and structures.
5. Ground-mounted solar panel systems shall not be located between a property line abutting a street and the building.
6. The maximum height of ground mounted solar panel systems should not exceed the height of eight (8) feet.
7. Supporting equipment for solar panel systems, including power conditioning equipment such as batteries for electricity storage and stand-by generators shall be screened by an opaque screening device, except that wall-mounted inverters may be located next to the electric meter. Long lengths of conduit and wiring associated with the system's connection to the primary electrical panel shall be placed underground.

703.5 Conditional Uses

Home Occupation

703.6 Property Development Standards

Dimensional standards for residential lots in this District are found in the following table.

Rural Residential District (RR)

Lot Area (minimum)	1 Acre
Lot Width (minimum at 50-foot front setback line)	100 ft
Lot Frontage (minimum)	100 ft
Lot Coverage (maximum)	35%
Setback (minimum) Front Yard Side Yard Rear Yard	50 ft 25 ft 25 ft
Accessory Structure Front Rear Side	25 ft 10 ft 10 ft
Height (maximum)	42 ft
Off-Street Parking Spaces	2

Permitted Residential Unit Types

The following residential unit types marked “YES” shall be permitted in this District:

	RR
Single-Family Detached	YES
Modular Home	YES
Manufactured Home, Qualified	YES
Manufactured/ Mobile Home	NO
Accessory Dwelling	NO

703.7 Plats

All plats for lots in the Rural Residential District shall state whether the lot fronts on a public or private road.

703.8 Locational Standards

- A. Rural Residential District classification may be granted for parcels containing floodplains, slopes in excess of twelve percent (12%), high concentrations of sink holes, sinkhole drainage areas, areas of Karst topography and aquifers or aquifer recharge areas, lakes, wooded lands, stone (rock) fences or designated historic structures if these features are specifically designated to be a part of the non-dwelling unit portion of the subject property.
- B. Public water shall be available to the subject site, with the providing utility verifying in writing of its ability to provide sufficient water service and water pressure to ensure an adequate supply for private use.
- C. Complete individual onsite sewage treatment systems must be appropriate for the subject site, with the Woodford County Health Department verifying in writing the suitability of the site for such systems, while retaining final approval of the proposed sewage treatment system.
- D. Permitted development of rural residential should be in conformance with the Versailles-Midway-Woodford County Comprehensive Plan.

703.9 Design Standards

In addition to the requirements contained in the Versailles-Midway-Woodford County Subdivision Regulations, the following minimum standards shall be met in order to grant the designation of a Rural Residential District and approve the conceptual Development Plan. In cases of conflict between this ordinance and the Subdivision Regulations, this ordinance will take precedence.

- A. Privately owned streets may be permitted only with the dedication of a minimum right-of-way easement of thirty (30) feet. Any future streets prior to acceptance by the County must be upgraded to county standards at the expense of the homeowners or homeowners' association and any plat showing a street right-of-way of less than fifty (50) feet shall contain a note that the street is not suitable for acceptance into the Woodford County Road System.
- B. Street (whether private or publicly dedicated) access onto a publicly maintained road shall be spaced a minimum distance of five hundred (500) feet from center to center of access, or as approved by the Woodford County Engineer or Kentucky Department of Transportation.
- C. Lots should be laid out to the greatest extent feasible to achieve the following objectives:
 - 1. On the most suitable soils for onsite sewage treatment systems (in unsewered areas only);
 - 2. On the least fertile soils for agricultural uses, and in a manner which maximizes the usable area remaining for such agricultural use;
 - 3. Within any woodland contained in the parcel, or along the far edges of the open fields adjacent to any woodland (to reduce impact upon agriculture, to provide summer shade and shelter from winter wind, and to enable new construction to be visually absorbed by natural landscape features);
 - 4. In locations least likely to block or interrupt scenic vistas, as seen from the public roadway (s);
- D. Sidewalks need not be constructed.
- E. Property perimeter screening/buffering shall be provided between residential and agricultural uses. This screening/buffering requirement recognizes that agricultural and residential zones may not be visually or functionally compatible. Thus, this screening/buffering requirement is intended to meet the following three objectives:
 - 1. Screening/buffering shall provide for visual screening of the dwelling units from the public thoroughfares and adjacent properties.
 - 2. Screening/buffering serves to reduce the transfer of farm chemicals, lawn chemicals, pesticides, fertilizers and similar potentially dangerous substances from the adjoining agricultural land to the residential land or transfer from the residential land to the adjoining agricultural land.
 - 3. Screening/buffering greatly reduces other hazards and conflicts which are likely to occur when a residential zone abuts an agricultural zone. (For example, either zone may produce unpleasant odors, sound, and lighting which would likely have a negative impact on the adjoining zone).

The screening/buffering shall occur in a platted landscape buffer area. The landscape screening/buffer area shall be located on each lot. The landscape screening/buffer area shall be a minimum of fifty (50) feet wide where any

proposed lot adjoins any property that is not zoned R.R. (Rural Residential). When a R.R. (Rural Residential) property owner purchases an adjoining, non-R.R. tract prior to the required installation of the screening/buffering on the earlier-acquired tract, the Planning Director may allow for deviation from the normal standards, so that the screening/buffering meets the three objectives with regard to public thoroughfares and neighboring properties yet allows for unfettered access by the owner across the contiguous tracts. When the acquisition of additional non-R.R. property occurs after the screening/buffering requirement has been met, the Planning Director may allow for partial removal or changes to the existing screening/buffering to allow access between the two contiguous tracts.

Alternative Native Screening/Buffering

When screening/buffering is required, the requirements of the design standards for screening/buffering will be considered to have been met by any conceptual development plan for a Rural Residential District so long as the conceptual development plan satisfies all three screening/buffering objectives listed above, and the following special conditions:

Condition 1. All species planted must be native to Kentucky and need not be only trees. (Eastern Red-cedar, black locust, and blackberry briars have been proven effective on a wide variety of soils.) No one species shall be utilized for more than 25% of the proposed landscaping.

Condition 2. The alternative screening/buffering must exist, and continue to exist, on a platted screening/buffering area, minimum width 50 feet, though not necessarily on each individual lot. The only required maintenance is whatever maintenance may be necessary to allow the planted species to survive and mature and achieve the objectives listed above.

A one hundred fifty (150) foot building setback on the R.R. (Rural Residential) lot shall be required in any case where any proposed lot adjoins a property owner other than the applicant and that adjoining property owner's land is zoned either A-1, A-2, CO-1 or Rural Residential/Residual Farmland; or in any case where any portion of a proposed lot is within one hundred fifty (150) feet of a property owner other than the applicant and that adjoining property owners land is zoned either A-1, A-2, CO-1 or R.R./Residual Farmland. Otherwise, the minimum yard requirements for lots in the R.R. (Rural Residential) District shall be the same as set forth in Section 703.7. The required fifty (50) foot landscape buffer area can be within any required building setback area. These screening and setback requirements may be waived or modified by the Commission, upon good cause shown by the applicant or subsequent property owner. In evaluating good cause, the Commission shall consider such factors as pre-existing, vegetative buffering; natural topography; the history of past plantings; and poor soil conditions in general locations where buffers would otherwise be required to be placed. Any waiver or modification granted may thereafter be rescinded by the Commission upon a showing by the Planning Director that the pre-existing conditions have changed, and the requisite natural buffering no longer exists or is no longer adequate. In the event of such a finding by the Commission, the screening and setback requirements of this provision shall be deemed to control. No principal or accessory structures may be constructed within any designated landscape buffer area.

Property Perimeter Screens refer to plantings placed in the required landscape buffer areas and are used to minimize the impact between conflicting land uses. Acceptable plants shall meet opacity requirements and height requirements as defined herein. Potential plants shall be either large or medium evergreen shrubs; large evergreen trees; and may be combined with native grasses and seedlings or medium or large deciduous trees. The plants shall have a minimum opacity of 70% during the summer and 50% during other times of the year.

1. **Plant Size and Spacing:** All plants shall equal or exceed the minimum acceptable size as required. Plant height shall be measured before pruning with branches in normal position. All measurements will be taken at the time of planting. All deciduous trees shall have a minimum height of five (5) feet or a minimum caliper of 1". Evergreen trees shall be a minimum of 5 feet in height with a minimum 1" caliper. Species which are native to Kentucky and designated as such on the Commission's species list (see item #6 below), may be planted as seedlings. No trees shall be planted within 30 feet of an adjoining property owner, other than the applicant. No one species shall be utilized for more than 25% of the proposed landscaping. Deciduous trees shall be spaced a maximum of 40 feet on center plus a continuous 6-foot-high planting, hedge, fence, or wall, or evergreen trees shall be spaced a maximum of 15 feet on center or fraction thereof and shall be deemed to meet the requirements for the above referenced trees and continuous planting.
2. **Quality:** All plant material shall be living plants and shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
3. **Maintenance and Installation:** All landscaping materials required under this section shall be installed in a sound, workmanship like manner, and according to accepted, good construction and planting procedures. Any landscape material which fails to meet the minimum requirements of this Section at the time of installation shall be removed and replaced with acceptable materials. Landscape materials must be installed within six (6) months of occupancy. This time frame will allow the owner to choose the most appropriate time to plant trees and other landscaping to ensure the survival of the plants. The person in charge of or in control of the property whether as owner, lessee, tenant, occupant, or otherwise shall be responsible for the continued proper maintenance of all landscaping materials and shall keep them in a proper, neat, and orderly appearance, free from refuse and debris, at all times. All unhealthy or dead plant material shall be replaced within one year, or by the next planting period, whichever comes first; while other defective landscape material shall be replaced or repaired within three (3) months. Topping trees or the severe cutting of limbs to stubs larger than three (3) inches in diameter within the tree crown to such a degree as to remove the normal canopy shall not be considered proper or permitted for the maintenance of trees. Violation of these installation and maintenance provisions shall be grounds for the Planning Director to require replacement of landscape material or institute legal proceedings to enforce the provisions of this Ordinance as set forth in Article III, Section 304.

4. **Plan Submission and Approval:** Whenever any property is affected by these landscape requirements, the property owner or developer shall submit a landscape plan to the Planning Commission at the time the Zone Change Application is filed. For any property, the landscape plan shall be prepared and sealed by a landscape architect licensed to practice in the State of Kentucky. The landscape architect shall certify the following statement by notation on the sealed plat: "The selected species are appropriate for the site as pertaining to the soil depth, soil fertility, and other relevant site evaluation factors." The requirements of this Ordinance shall be followed in approving or disapproving any landscape plan required by this Ordinance.

Plan Content - The contents of the plan shall include the following: (a) plot plan, drawn to an easily readable scale, showing and labeling by name and dimensions, all existing and proposed property lines, easements, buildings, and other structures, water outlets and landscape material (including botanical name and common name, installation size, on center planting dimensions where applicable, and quantities for all plants used) including at least one alternate species for each species selected; (b) title block with the pertinent names and addresses (property owner, person drawing plan, and person installing landscape material), scale, date north arrow (generally orient plan so that north is to top of plan), and zone.

5. **Temporary Certificate of Occupancy and Certificate of Occupancy:** A Temporary Certificate of Occupancy may be issued allowing the person responsible to install the required plant material during the next optimum planting period after initial occupancy. The period is to be determined by the Planning Director and shall not exceed six (6) months from the date of issuance of the Temporary Certificate of Occupancy. Where landscaping is required, no Certificate of Occupancy shall be issued until the required landscaping is completed as certified by an on-site inspection by the landscape contractor in the presences of the Planning Director.
6. **Plant Material List:** A list of acceptable species of plants to be utilized in the landscape and buffer area shall be located in the Planning and Zoning office for public inspection. Consideration should be given to the adjoining property use since some species can be toxic to livestock. Other species than those listed may be selected, but prior approval must be obtained from the Planning Director.

703.10 Permitted Development - The following Standards apply to all Rural Residential / Residual Farmland Developments:

- A. An existing property must consist of a minimum one-hundred (100) acres in order to utilize the Rural Residential Subdivision Development Standards.
- B. Maximum number Residential Lots per Development - Ten (10)
- C. All Residential Lots shall be served by an internal street network.
 1. At the time a zoning map amendment is requested, for every proposed Rural Residential Lot, Rural Residential / Residual

Farmland shall be reserved in accordance with a ratio of eighty percent (80% residual farmland) to twenty percent (20%) (residential lot) and the residual farmland so designated shall also be rezoned to Rural Residential; for example, for every one (1) acre contemplated to be developed as a residential lot, four (4) acres must also be rezoned to Rural Residential (Residual Farmland, RF) and designated on the plat to be recorded as Rural Residential / Residual Farmland which cannot be further designated on the plat to be recorded as Rural Residential / Residual Farmland and which cannot be further developed for Rural Residential purposes. The Rural Residential / Residual Farmland may be sold or transferred provided that the use restrictions for Residual Farmland continues to apply. Rural Residential / Residual Farmland shall be clustered whenever possible to maximize its agricultural use.

2. Property zoned and designated as Rural Residential / Residual Farmland may be utilized in any manner consistent with Agriculture Uses (KRS 100.111 & Article II, Section 201) excluding residential uses.

704 SMALL COMMUNITY DISTRICT (SC)

704.1 Purpose and Intent

The purpose of the Small Community District is to provide for limited rural scale development in rural settlements recognized by the Comprehensive Plan. The communities of Millville, Mortonsville, and Nonesuch, have through their residents, stated their desire to have the benefit of the Small Community Regulations to provide houses in those communities and in order to maintain a continued vitality, property values, and community spirit in those places.

704.2 Small Community Districts

The Small Community District shall consist of all property located within the Small Community Land Use District Map as shown in the Woodford County Comprehensive Plan.

704.3 Principal Uses

- A. Single-Family Dwelling;
- B. Home Office/Home Occupation
- C. Religious Institution Facility
- D. Parks

704.4 Accessory Uses and Structures - Accessory uses, buildings and structures shall be subject to the following regulations:

- A. Accessory uses and structures customarily incidental to any principal use located on the same lot.

- B. Accessory uses, buildings and structures include the following: one accessory dwelling, private garage, or parking area.
- C. Accessory buildings/structures shall be permanently affixed to the ground and shall not include mobile home, bus, travel trailer, RV, trailer, cooler or vehicle.
- D. Fences. For the purpose of determining yard setback, the accessory structure setback shall not apply to fences.
- E. Swimming Pools. All swimming pools shall require a Building or Zoning Permit. The swimming pool area shall be enclosed by a fence or other suitable barrier with a minimum height of not less than 4 feet. Openings in the fence shall be small enough to prevent a child from entering the enclosure other than through the gate.
- F. Accessory Dwelling: An Accessory Dwelling may be attached or detached from the principal residence. The floor area of the Accessory Dwelling may not exceed 25 percent of the floor area of the principal structure. An Accessory Dwelling is allowed on lots of record that do not meet the minimum lot area or width standards for the zoning district, but all yard dimensions and other development standards must conform to the district regulations. If attached to the principal residence, any entrance into the Accessory Dwelling shall be located on the side or rear facade(s) of the building. The Accessory Dwelling must not alter the character of the residence or the development pattern of the neighborhood. A minimum of 1 parking space (in addition to the parking required for the primary residence) shall be provided for Accessory Dwelling. The number of bedrooms located within Accessory Dwelling shall not exceed two (2).
- G. Solar Panels. Roof-mounted and ground-mounted solar panel systems shall comply with the following:
 - 1. Solar panel systems shall be permitted on the roof of a building provided that the panels located on a front or side roof slope facing any public street do not cause glare or light trespass onto adjoining residential properties.
 - 2. Solar panel systems shall have a top edge that is parallel to the roof ridge and shall conform to the slope of the roof. Solar panel systems shall be positioned on the roof so as not to extend above or beyond the edge of any ridge, hip, valley, or eave.
 - 3. A ground-mounted solar panel system is not permitted as the primary use of a property.
 - 4. Ground-mounted solar panel systems shall comply with the maximum square footage and minimum setback requirements for residential accessory buildings and structures.
 - 5. Ground-mounted solar panel systems shall not be located between a property line abutting a street and the building.
 - 6. The maximum height of ground mounted solar panel systems should not exceed the height of eight (8) feet.
 - 7. Supporting equipment for solar panel systems, including power conditioning equipment such as batteries for electricity storage and stand-by generators shall be screened by an opaque screening device, except that wall-mounted inverters may be located next to the electric

meter. Long lengths of conduit and wiring associated with the system's connection to the primary electrical panel shall be placed underground.

704.5 Conditional Uses

- A. Bed and Breakfast Home, Bed and Breakfast Inn, and Bed and Breakfast Farmstay Establishments.
- B. Short Term Rental Establishments: Hosted Home-Sharing and Dedicated Short Term Rental Establishments.
- C. Convenience type stores provided that the primary items sold or rented are gasoline, household items, or food products for human consumption provided that the stores gross square footage floor area does not exceed four thousand (2500) square feet.
- D. Health Care Facility, Dental Offices and Clinic provided that the stores gross square footage floor area does not exceed four thousand (2500) square feet.
- E. Schools for Academic Instruction
- F. Private Clubs and Lodges.
- G. Eating Establishment (No Drive-Through) provided that the stores gross square footage floor area does not exceed four thousand (2500) square feet.
- H. Day Care Center, Child
- I. Day Care Center, Adult

704.6 Property Development Standards

Dimensional standards for this District are found in the following table.

Small Community District (SC)

Lot Area (minimum Residential)	1 Acre
Lot Area (minimum Non-Residential)	3 Acres
Lot Width (minimum at 50-foot front setback line)	150 ft
Lot Frontage (minimum)	150 ft
Lot Coverage (maximum)	35%

Setback (minimum)	
Front Yard	50 ft
Side Yard	25 ft
Rear Yard	25 ft
Accessory Structure	
Front	25 ft
Rear	10 ft
Side	10 ft
Height (maximum)	42 ft
Off-Street Parking Spaces	2

Permitted Residential Unit Types

The following residential unit types marked “YES” shall be permitted in this District:

	SC
Single-Family Detached	YES
Modular Home	YES
Manufactured Home, Qualified	YES
Manufactured/ Mobile Home	NO
Accessory Dwelling	YES

704.7 Special Provisions

- A. Approval of the Small Community Zoning District shall be contingent upon, but not limited to the following:
 - 1. If utilizing a public water source, certification by the Water District of its ability to provide sufficient water service and pressure to ensure an adequate supply for private use and fill-up for fire trucks; or; If utilizing a private water source, certification approving the water supply by the Woodford County Health Department in accordance with Woodford County Board of Health regulations;
 - 2. Certification that a site evaluation for each of the lots has been completed by the Woodford County Health Department in accordance with Woodford County Board of Health regulations to ensure that individual on-site sewage treatment systems can be installed and used safely and efficiently for wastewater treatment.
- B. Each lot occurring within the Small Community zone shall be required to have frontage on county or state roads which exist as of the effective date of this amendment.

- C. Approved encroachment permit(s) for each lot proposed shall be required prior to the approval of the zoning district to ensure that entrances can be installed and used safely and efficiently for vehicular ingress and egress.

705 LOW DENSITY-SINGLE FAMILY RESIDENTIAL (R-1A)

705.1 Intent

These zones are established to provide for single family detached residences and supporting uses. The zones should be located in areas of the community where services and facilities will be adequate to serve the anticipated population.

705.2 Principal Uses

- A. Single family detached dwellings.
- B. Customary general horticulture uses and buildings including non-commercial greenhouses.

705.3 Accessory Uses

- A. Accessory uses and structures customarily incidental to any permitted principal uses located on the same lot therewith.
- B. Private garages and parking areas.
- C. Living quarters without cooking facilities and not rented, for employees of the premises.
- D. Private swimming pools not to exceed eight and one half (8) feet in height and located no closer than eight (8) feet from the side and/or rear lot lines, when they meet yard requirements for principal buildings and when adequately fenced to prevent the free access of small children.
- E. Agricultural structures.
- F. Home Office.

705.4 Conditional Uses

- A. Home Occupation.
- B. Churches and Sunday school buildings.
- C. Parks, playgrounds, and golf courses.
- D. Schools for Academic Instruction.
- E. Cemeteries.
- F. Family Child Care

705.5 Prohibited Uses

All uses, other than those listed as principal, accessory, or conditional uses or substantially similar to principal accessory, or conditional uses shall be prohibited.

705.6 Lot, Yard, and Height Requirements

Minimum Lot Size	15,000 square feet
Minimum ROW Frontage	50 feet
Minimum Width at Building Line	100 feet
Minimum Front Yard	35 feet
Minimum Side Yard	8 feet
Minimum Sum of Side Yards	20 feet
Minimum Rear Yard	50 feet
Maximum Height of Building	35 feet
Maximum Density	Not to exceed four (4) units per gross acre

705.7 Other Requirements

Parking - See Article VI.

Signs - See Article V, Section 508.

706 SINGLE FAMILY RESIDENTIAL (R-1B)

706.1 Intent

Same as for R-1A (See 705.1)

706.2 Principal Uses

Same as for R-1A (See 705.2)

706.3 Accessory Uses

Same as for R-1A (See 705.2)

706.4 Conditional Uses

Same as for R-1A (See 705.4)

706.5 Prohibited Uses

All uses, other than those listed as principal, accessory, or conditional uses or substantially similar to principal accessory, or conditional uses shall be prohibited.

706.6 Lot, Yard, and Height Requirements

Minimum Lot Size	10,000 square feet
Minimum ROW Frontage	50 feet
Minimum Width at Building Line	80 feet
Minimum Front Yard	30 feet
Minimum Side Yard	8 feet

Minimum Sum of Side Yards	20 feet
Minimum Rear Yard	35 feet
Maximum Height of Building	35 feet
Maximum Density	Not to exceed four (4) units per gross acre.

706.7 Other Requirements

Parking - See Article VI.

Signs - See Article V, Section 508.

707 SINGLE -FAMILY RESIDENTIAL (R-1C)

707.1 Intent

Same as for R-1A (See 705.1)

707.2 Principal Uses

Same as for R-1A (See 705.2)

707.3 Accessory Uses

Same as for R-1A (See 705.2)

707.4 Conditional Uses

Same as for R-1A (See 705.4)

707.5 Prohibited Uses

All uses, other than those listed as principal, accessory, or conditional uses or substantially similar to principal accessory, or conditional uses shall be prohibited.

707.6 Lot, Yard and Height Requirements

Minimum Lot Size	7,500 square feet
Minimum ROW Frontage	50 feet
Minimum Width at Building Line	60 feet
Minimum Front Yard	25 feet
Minimum Side Yard	8 feet
Minimum Sum of Side Yards	18 feet
Minimum Rear Yard	35 feet
Maximum Height of Building	35 feet
Maximum Density	Not to exceed four (4) units per gross acre.

707.7 Other Requirements

Parking - See Article VI.

Signs - See Article V, Section 508.

708 TWO FAMILY RESIDENTIAL (R-2)

708.1 Intent

This zone is primarily for low density multiple family dwellings. This zone should be in locations where necessary services and facilities will be adequate to serve the anticipated population.

708.2 Principal Uses

- A. Single family dwellings.
- B. Two family dwellings having a common wall and no more than two dwelling units shall be attached. Only one two-family dwelling shall be permitted on each lot.

708.3 Accessory Uses

- A. Accessory uses and structures customarily incidental to any permitted principal uses located on the same lot therewith.
- B. Private garages and parking areas.
- C. Private swimming pools not to exceed eight and one half (8) feet in height and located no closer than eight (8) feet from the side and/or rear lot lines, when they meet yard requirements for principal buildings and when adequately fenced to prevent the free access of small children.

708.4 Conditional Uses

- A. The permitted conditional uses in the R-1A zone. (See 705.4)
- B. Private clubs, lodges, social, charitable, and recreational buildings.
- C. Family Child Care.
- D. Commercial Sewing Business.
- E. Funeral Homes when adjoining a business zone.
- F. Bed and Breakfast Home and Bed and Breakfast Inn (Versailles Only).

708.5 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

708.6 Lot, Yard and Height Requirements

Minimum Lot Size	8,000 square feet (Single family dwelling) 12,000 square feet (Two family dwelling)
Minimum ROW Frontage	50 feet
Minimum Width at Building Line	70 feet
Minimum Front Yard	25 feet
Minimum Each Side Yard	8 feet

Minimum Sum of Sides	18 feet
Minimum Rear Yard	35 feet
Maximum Height of Building	Two (2) stories or 35 feet
Maximum Density	Not to exceed eight (8) units per gross acre

708.7 Other Requirements

Parking - See Article VI

Signs - See Article V, Section 508.

709 MEDIUM DENSITY RESIDENTIAL (R-3)

709.1 Intent

This zone is primarily for multi-family dwellings and other residential uses. This zone should be in locations where necessary services and facilities will be adequate to serve the anticipated population.

709.2 Principal Uses

- A. Single Family Dwellings
- B. Townhouses. (See Special Provisions, 709.7)
- C. Dormitories adjoining schools for academic instruction owned thereby and operated in connection therewith.
- D. Child Care Centers
- E. Multiple Family Dwellings
- F. Duplex, Twinhome

709.3 Accessory Uses

- A. Accessory uses and structures customarily incidental to any permitted principal uses located on the same lot therewith.
- B. Private garages and parking areas.
- C. Private swimming pools not to exceed eight and one half (8) feet in height and located no closer than eight (8) feet from the side and/or rear lot lines, when they meet yard requirements for principal buildings and when adequately fenced to prevent the free access of small children.

709.4 Conditional Uses

- A. The permitted conditional uses in the R-2 zone. (See 708.4)
- B. Offices of civic committees or charitable organizations.
- C. Fraternity and sorority houses.

- D. Assisted Living Facilities. (See 509 & 709.7)
- E. Bed and Breakfast Home and Bed and Breakfast Inn (Versailles & Midway Only).
- F. Short Term Rental Establishments: Hosted Home-Sharing and Dedicated Short Term Rental Establishments (Versailles & Midway Only).

709.5 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

709.6 Lot, Yard, and Height Requirements

Minimum Lot Size	6,000 square feet
Minimum ROW Frontage	50 feet
Minimum Width at Building Line	60 feet
Minimum Front Yard	25 feet
Minimum Each Side Yard	1-1.5 stories = 5 feet 2-2.5 stories = 6 feet 3 stories = 8 feet
Minimum Sum of Sides	1-1.5 stories = 12 feet 2-2.5 stories = 14 feet 3 stories = 18 feet
Minimum Rear Yard	1.5 stories = 30 feet 2-2.5 stories = 35 feet 3 stories = 40 feet
Maximum Height of Building	3 stories or 40 feet
Minimum Usable Open Space	20%
Maximum Lot Coverage	25% and a floor area ratio of 0.5
Maximum Density	Not to exceed eight (8) units per gross acre.

709.7 Special Provisions

- A. Lot, yard, and height requirements for Townhouses shall be as required in Article V, Section 502, Townhouse Requirements.
- B. Lot, yard, and height requirements for Two Family Dwellings shall be as required by R-2. (See 708.6)
- C. Lot, yard, and height requirements for Assisted Living Facilities shall be as required in Article V, Section 509.

709.8 Other Requirements

Parking - See Article VI.

Signs - See Article V, Section 508.

710 HIGH DENSITY RESIDENTIAL (R-4)

710.1 Intent

This zone is primarily for multi-family dwellings but at a higher density than the R-3 zone. The R-4 zone should be at locations in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

710.2 Principal Uses

The principal permitted uses in the R-3 zone. (See 709.2)

710.3 Accessory Uses

The permitted accessory uses in the R-3 zone. (See 709.3)

710.4 Conditional Uses

The permitted conditional uses in the R-3 zone (See 709.4)

710.5 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

710.6 Lot, Yard, and Height Requirements

Minimum Lot Size	6,000 sq. ft.
Minimum ROW Frontage	50 feet
Minimum Width at Building Line	50 feet
Minimum Front Yard	20 feet
Minimum Side Yard	Building height 30 feet = 5 feet Building height 35 feet = 10 feet Building height 40 feet = 15 feet Building height 45 feet = 20 feet Building height 50 feet = 25 feet
Minimum Sum of Sides	Building Height 30 feet = 10 feet Building Height 35 feet = 22 feet Building Height 40 feet = 34 feet Building Height 45 feet = 44 feet Building Height 50 feet = 50 feet
Minimum Rear Yard	Equal to the height of the building built not less than 30 feet or more than 80 feet. Add 5 feet to side yard requirements for each additional story.
Maximum Height of Building	Equal to the distance from the center line of the street.
Minimum Usable Open Space	20%
Maximum Lot Coverage	30% and a floor area ratio of 0.7.
Maximum Density	Not to exceed sixteen (16) units per gross acre.

710.7 Special Provisions

- A. Lot, yard, and height requirements for Townhouses shall be as required in Article V, Section 502, Townhouse Requirements.
- B. Lot, yard, and height requirements for two-family dwellings shall be as required by R-2. (Section 708.6)
- C. Lot, yard and height requirements for assisted living facilities shall be as required in Article V, Section 509.

710.8 Other Requirements

Parking - See Article VI.

Signs - See Article V, Section 508.

711 MOBILE HOME DISTRICT (M-1)

711.1 Intent

The Intent of the Mobile Home District is to permit the establishment of mobile home parks in areas providing a residential setting and convenient to major traffic arterials. In attempting to preserve the residential quality of this district, recognition is given to the change in character of the mobile home in terms of size, design, and function and to the present trend in mobile home living as a semi-permanent place of residence. Residents in these districts need the same amenities, services and protection generally associated with and provided for residential dwelling districts, including proximity to elementary schools, churches, and shopping centers in an area relatively free from the noise and congestion of commercial and industrial use. Because of their unusual characteristics, Mobile Home Parks pose special problems in the application of land use control techniques and require special consideration as to their proper location and character in relation to adjacent uses and to the development of the area and as to the circumstances and conditions under which each such use may be permitted. The standards contained in this provision represent an attempt to provide adequate protection for, and consideration of, both the community and the mobile home dweller.

711.2 Scope

No mobile home or trailer shall be parked or maintained and used as a dwelling unit on any lot or tract of land other than one located in an "M-1" district and approved as a mobile home park by the Planning Commission except that in any "I" district not more than one (1) mobile home or trailer for each establishment may be occupied as sleeping quarters for a caretaker or watchman, and in any A-1 district any number of mobile homes or trailers may be occupied as a residence provided that they meet the following requirements.

- A. That one or more of the occupants thereof are employed in agricultural activity on the farm on which such mobile home or trailer is located; or that the occupants thereof are the immediate family members of the farm owner.
- B. That any such mobile home shall meet the same yard requirements as required for a dwelling.

- C. That water supply and sewage disposal system has been approved by the County Health Officer.
- D. That it is placed on a solid foundation and is underpinned.
- E. That all density requirements are met in all aspects of the definitions of "Agricultural Uses" and "Mobile Homes in Agricultural Districts" as stated in Article II, Section 203.
- F. That such mobile home shall be owned by the farm owner or, in the event the mobile home is occupied by an immediate family member(s), that such mobile home be owned by one or more of the immediate family members(s) occupying same. In the event that the immediate family member(s) who owns the mobile home ceases to occupy the mobile home, then that mobile home must, within thirty (30) days from the date it is vacated, either be removed from the farm property or ownership of the mobile home must be placed in the farm owner's name.
- G. That the farm owner shall receive nothing of value for rent, other than labor services which are provided by the occupant (s) of said mobile home or trailer.
- H. That the farm owner shall sign and file with the Planning Commission Office an affidavit upon application of a Building Permit and each year thereafter that said owner is in compliance with (A) through (G) above as well as all aspects of Article II, Section 203 Definitions "Agricultural Uses" and "Mobile Homes in Agricultural Districts".

711.3 Principal Uses

- A. Mobile home parks, provided that they conform to the requirements of this section.
- B. Two-family dwellings, provided that they conform to the height, area and yard requirements of the "R-2" Residence District. (See 708.6)

711.4 Accessory Uses

Those accessory uses and structures customarily accessory and incidental to any permitted principal use.

711.5 Conditional Uses

- A. Incidental accessory retail uses such as barber and beauty shops, news and novelty stands, snack bars and commissaries conducted solely for the convenience of the residents of any mobile home park containing one hundred fifty (150) or more mobile homes when located wholly within a main building with access only to an interior arcade or open court and having no exterior display space or identification sign visible from any adjacent public right-of-way, and provided that such uses do not exceed a total of twenty five hundred (2500) square feet in area as may be permitted by the Board of Adjustment.
- B. Day Nurseries, Nursery Schools and Child Care Centers, when located within a main building and conducted solely for the convenience of the resident of the mobile home park and provided that there is established and maintained in connection therewith, a suitable fenced and screened play lot meeting the requirements of the ordinance.

- C. Swimming pools, when accessory to a mobile home park and intended solely for the use of the residents thereof.
- D. Meetings Rooms and Community Centers when located within the main building and intended solely for the use of the residents for the mobile home park in which located.

711.6 Procedure

Before any mobile home park is established and before any buildings for mobile home park use are erected, the applicant for such use shall submit a site or development plan to the Planning Commission which shows thereon the area and dimensions of the proposed mobile home park, the location of all points of ingress and egress, the width and location of all driveways, the location of all mobile home spaces, drying areas, recreational areas, required setbacks, and other building lines, the location and type of landscaping proposed, and such mobile home park shall be required to conform to the following standards.

A. Development Standards

1. A mobile home park shall have a minimum of two hundred (200) feet of frontage on a street designated on the official Major Thoroughfare Plan as an arterial or collector street and shall have its principal access to and from said street.
2. The principal access to and from a mobile home park shall be at a location where traffic congestion does not exist at the present on the street or streets to be utilized for access to the proposed mobile home park, and the possibility of such congestion in the future shall be minimized by provision in the required site or development plan for proper entrances and exits and by internal provisions for traffic circulation and parking.
3. Each proposed mobile home park site shall be free from objectionable smoke, odors and noise, shall be well drained and properly graded to ensure rapid drainage, shall have available an adjacent public water supply and public sanitary sewer service, and shall be located so as to provide for the availability of community facilities and services such as schools, parks, shopping facilities, and police and fire protection.

B. Design Standards

1. All new mobile home parks shall have a minimum site area of ten (10) acres. There shall be no area limitation on additions to existing parks containing fifty (50) or more mobile home spaces.
2. There shall be a minimum of five thousand (5000) square feet for each mobile home space and a maximum overall density of eight (8) units per gross acre.
3. Each mobile home space shall have a minimum of twenty (20) feet of frontage on an improved access road or driveway and the average width of all spaces shall not be less than forty (40) feet.

4. Each mobile home shall be located at least ten (10) feet from any access road or driveway and at least twenty (20) feet from any other mobile home, except that the end-to-end clearance between mobile homes may be twenty (20) but not less than fifteen (15) feet. This end-to-end clearance shall not be required for units which are staggered or off set and which meet the minimum side yard requirements.
5. Each mobile home shall be located at least twenty (20) feet from any service building or area within the mobile home park, at least ten (10) feet from any property line, and at least twenty (20) feet from any street or dedicated right-of-way.
6. All access roads and driveways within a mobile home park shall be paved to a width of not less than twenty-six (26) feet and shall be improved in accordance with the requirements of the Administrative Official and the City or County Engineer.
7. There shall be provided along one (1) side of each access road or driveway a sidewalk not less than three (3) feet in width to provide for pedestrian circulation throughout the mobile home park.
8. A greenbelt planting strip at least ten (10) feet in width shall be provided along all boundaries of the mobile home park. Such greenbelt shall be landscaped with deciduous and/or evergreen trees and shrubs in a manner approved by the Planning Commission.
9. No mobile home shall be located closer to any other district than the rear yard required for such district, and in no case less than twenty-five (25) feet from such district.
10. All areas not used for mobile home spaces, access, parking circulation or service buildings and recreation areas shall be completely and permanently landscaped, and the entire site shall be maintained in good condition.
11. There shall be provided on the same space with the mobile home, or on a lot contiguous thereto, at least two (2) parking spaces.
12. No accessory building shall be constructed as a permanent part of a mobile home or trailer nor shall any other device be attached to a trailer other than a cloth or metal awning or similar temporary device.
13. Cabanas, ramadas and other similar permanent structures may be erected in conjunction with a trailer parking space and will not be closer to any other such structure or any mobile home, other than the one it is intended to serve, than the minimum distance required between mobile homes.
14. There shall be a minimum of fifty (50) spaces completed and ready for occupancy before a Certificate of Occupancy is issued by the Administrative Official to ensure completion of all improvements required for aforesaid fifty (50) spaces.
15. Each mobile home space shall have sanitary sewer service available before a Certificate of Occupancy is issued by the Building Inspector.

16. All provisions for water supply, laundry, sewage and fire protection to be provided on any mobile home park shall have been approved by the appropriate City, County or State officer or agency.
17. No vehicular entrance to or exit from any mobile home park shall be within two hundred (200) feet along streets from any school, public playground, church, hospital, library, or institution for dependents or for children, except where such building or property is in another block or fronts on a street on which such park will have no entrance or exit.
18. Maximum height permitted in this district is twenty-five (25) feet.

711.7 Non-conforming Mobile Homes and Mobile Home Parks

It is further provided that existing mobile home parks legally operating at the time of passage of this ordinance may continue to operate but shall be required to maintain a lot size of at least two thousand four hundred (2,400) square feet for all additions per existing mobile home and five thousand (5,000) square feet for all additions and comply with other provisions of this ordinance. Existing occupants will be allowed to remain, but as the occupants move out, no new residents will be permitted until a new resident can be located on a lot comprising of at least five thousand (5,000) square feet.

711.8 Other Requirements

Parking -See Article VI.

Sign -See Article V, Section 508.

711.9 Temporary Uses of Mobile Homes

- A. Permitting mobile homes for the purpose of construction trailers on premises.
 1. A temporary permit may be granted by the Board of Adjustment for one (1) or more mobile homes to be located on the tract of land subject to construction, to be used as a construction office for a period of one (1) year with extensions of six (6) months if the builder maintains active, continuous construction within the tract where such mobile structure is located; however, in no case shall more than two (2) such extensions be granted absent of showing an extreme hardship or need.
 2. Issuance of a permit under this provision prohibits the use of a mobile home for living quarters.
 3. The structures must be removed from the tract within thirty (30) days after completion of the project, voluntary suspension of work, revocation or expiration of building permit, or by order of the Building Inspector upon finding the structure hazardous to the public health, safety, and welfare.
 4. Structures may not be located closer than twenty-five (25) feet to a property line of any adjacent property.
 5. Mobile homes for the purpose of use as construction trailers may be allowed in all zones so long as a temporary permit is obtained.

- B. Permitting mobile homes in residential districts during construction of a permanent single-family dwelling.
1. A temporary permit may be granted by the Board of Adjustment for one (1) mobile home for the use as a temporary residence by the owner of the tract of land on which it is placed if the mobile home is to be occupied by the owner of the tract of land during the active construction of a permanent single-family residence on said tract of land.
 2. A temporary permit may be granted by the Administrative Official for one (1) mobile home to be used temporarily for emergency housing after fire, flood, or other natural disaster in which the existing single-family dwelling is inhabitable and only where such dwelling is to be rebuilt or repaired.
 3. A temporary permit may be issued for a period not to exceed six (6) months. Extensions of six (6) months may be granted so as no more than two (2) such extensions are granted and so long as progress of construction activity can be shown.
 4. Such use shall be allowed only on a lot where a single family detached dwelling is permitted by provision of this ordinance.
 5. Occupancy shall be allowed only if the applicant submits an adequate site plan, proposed water supply, proposed method of sewage treatment approved by the Health Department and meets requirements of any other agency having jurisdiction over the project.
 6. Occupancy shall terminate immediately upon completion or occupancy of the dwelling on the same lot. The mobile home shall be removed within thirty (30) days of occupancy of the dwelling.

712 PROFESSIONAL OFFICE (P-1)

712.1 Intent

This zone is primarily for offices and related uses. Retail sales are prohibited except where directly related to office functions.

712.2 Principal Uses

- A. Administrative, Executive, and editorial offices.
- B. Medical and dental offices and clinics.
- C. Hospitals.
- D. General business and professional offices provided that there be no merchandise sold or offered for sale on the premises.
- E. Real estate and insurance offices.
- F. Governmental office buildings, post offices, telephone exchanges, general research and medical laboratories not involving a manufacturer of fabrication

or sales or products; providing that also that such research is not obnoxious or offensive to nearby areas.

- G. Radio and television stations.
- H. Business College, Technical, or Trade Schools.
- I. Theatrical, studio, art galleries, museums, libraries.
- J. Funeral homes.
- K. Schools for Academic Instruction.
- L. Religious institutions, assembly halls, gymnasiums, and community centers.

712.3 Accessory Uses

- A. Those accessory uses and structures customarily accessory and incidental to any permitted principal use, including a helicopter medical ambulance service where operated as an accessory use to and on the same premises as a hospital provided that such service is limited to no more than one helicopter on the premises, that there are no on-site fueling nor other support facilities and that all necessary State and Federal approvals have been obtained.
- B. Residential (2nd story and above) - See 712.7 below.

712.4 Conditional Uses

- A. Incidental accessory retail uses such as prescription filling, barber and beauty shops, gift shops, flower shops and snack bars conducted for the convenience of the employees, patrons, patients, visitors, on the premises provided that such establishments are clearly accessory and incidental to the primary use of the property and do not attract business from other than the site on which it is located.
- B. Fraternities, sorority houses, dormitories, when adjoining public schools for academic instruction.
- C. Veterinarian and animal hospitals when all structures and/or areas intended for such use are located at least one hundred (100) feet from any residential district.
- D. Drive-thru banks and building and loan associations.
- E. Day nurseries, nursery schools, and childcare centers.
- F. Private clubs and lodges.
- G. Parking lot or garage.
- H. Bed and Breakfast Home and Bed and Breakfast Inn.
- I. Short Term Rental Establishments: Hosted Home-Sharing and Dedicated Short Term Rental Establishments.

712.5 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

712.6 Lot, Yard, and Height Requirements

Minimum Lot Size	5,000 square feet
Minimum ROW Frontage	50 feet
Minimum Width at Building Line	50 feet
Minimum Front Yard	30 feet
Minimum Side Yard	10 feet
Minimum Sum of Sides	22 feet
Minimum Rear Yard	20 feet or twenty percent (20%) of lot depth, whichever is greater.
Maximum Lot Coverage	Thirty five percent (35%) with a floor area ratio of 1.25.
Maximum Height of Building	3 stories or 40 feet

712.7 Special Provisions

Lot, yard and height requirements for residential shall be as required by R-4 (See 710.6).

712.8 Other Requirements

Parking - See Article VI.

Signs - See Article V, Section 508.

713 NEIGHBORHOOD BUSINESS (B-1)

713.1 Intent

This zone is intended to accommodate neighborhood shopping facilities to serve the needs of the surrounding residential area. Generally, they should be planned facilities and should be oriented to the residential neighborhood and should have a roadway system which will be adequate to accommodate the anticipated vehicular traffic.

713.2 Principal Uses

- A. Retail business and service establishments including grocery stores, self-laundries, laundry and dry-cleaning pick-up stations where no laundry or dry cleaning is done on the premises.
- B. Meat, fruit, and vegetable markets.
- C. Drug and hardware stores.
- D. Personal Service Establishments.
- E. Athletic Club Facility.
- F. Professional offices.

- G. Banks, building and loan associations.
- H. Indoor theaters.
- I. Micro-Brewery ONLY.
- J. Bed and Breakfast Home and Bed and Breakfast Inn.
- K. Short Term Rental Establishments: Hosted Home-Sharing and Dedicated Short Term Rental Establishments.

713.3 Accessory Uses

Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses.

713.4 Conditional Uses

- A. Automobile filling stations, restaurants, cafes, and soda fountains.
- B. Medium Density Residential. (See Special Provision 713.7)
- C. When abutting and accessible from State and Federal highways the following may be permitted: drive-in eating and drinking establishments, a restaurant or café, bowling alleys, billiards & pool halls, motels or hotels, and public garages for minor repairs only.

713.5 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal accessory, or conditional uses shall be prohibited.

713.6 Lot, Yard, and Height Requirements

Minimum Lot Size	No limitation
Minimum ROW Frontage	50 feet
Minimum Width at Building Line	No limitation
Minimum Front Yard	25 feet
Minimum Each Side Yard	No limitation except on lots adjacent to residential districts. In such a case, the B-1 parcel shall conform on the adjacent side yard to the requirements of the residential district.
Minimum Rear Yard	20 feet
Maximum Height of Building	2 2 stories or 25 feet
Minimum Useable Open Space	No limitation
Maximum Lot Coverage	No limitation

713.7 Special Provisions

Lot, Yard, and Height Requirements for Medium Density Residential shall be as required by R-3. (See 709.6)

713.8 Other Requirements

Parking - See Article VI.

Signs - See Article V, Section 508.

714 CENTRAL BUSINESS DISTRICT (B-2)

714.1 Intent

This zone is intended to accommodate existing and future development in the Central Business District.

714.2 Principal Uses

- A. Any use permitted in the B-1 zone, except as follows: filling stations, public garages, any business that consists primarily of a wholesale storage, warehousing, or manufacturing nature and any similar use which in the opinion of the Board of Adjustment would be detrimental to the orderly development of the Central Business District.
- B. High density residential in 2nd story and above
- C. Micro-Brewery/Class B Distiller
- D. Bed and Breakfast Home and Bed and Breakfast Inn.
- E. Short Term Rental Establishments: Hosted Home-Sharing and Dedicated Short Term Rental Establishments.

714.3 Accessory Uses

Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses.

A.4 Conditional Uses

- A. Parking garages and filling stations.
- B. 1st Floor residential.
- C. Hotels and Motels (See 714.7B Special Provisions)

714.5 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

714.6 Lot, Yard and Height Requirements

Minimum Lot Size	Not applicable
Minimum ROW Frontage	Not applicable
Minimum Width at Building Line	Not applicable
Minimum Front Yard	Not applicable
Minimum Each Side Yard	Not applicable
Minimum Rear Yard	Not applicable
Maximum Height of Building	60 feet

714.7 Special Provisions

- A. Lot, Yard, and Height Requirements for High Density Residential shall be as required by R-4. (See 710.6)
- B. Off-Street parking is required for Hotels and Motels at a ratio of one (1) space per suite, plus one (1) for each employee on maximum shift, with a minimum of five (5) spaces.

714.8 Other Requirements

Parking -See Article VI.

Signs - See Article V, Section 508.

716 HIGHWAY BUSINESS DISTRICT (B-4)

716.1 Intent

This zone is intended to provide for retail and other uses which are necessary to the economic vitality of the community but may be inappropriate in other zones. Special consideration should be given to the relationship of the uses in the zone to the surrounding land uses and to the adequacy of the street system to serve the traffic needs.

716.2 Principal Uses

- A. Those uses permitted in the B-1 District, including motels, filling stations, restaurants, building supplies, lumber yards, produce stands, new and used automobile sales, and public garages.
- B. Animal hospitals, veterinarian clinics and kennels.
- C. Commercial greenhouses, and plant nurseries, garden centers including offices and sales yards.
- D. Drive-thru eating and drinking establishments.
- E. Outdoor and indoor display and sales of farm implements, contractors' equipment, and mobile homes.
- F. Car-washing establishments provided that surface water from such use shall not drain onto adjacent property or over a public sidewalk, and that adequate on site storage lanes and parking facilities shall be provided so that no public way shall be used for such purposes.
- G. Any other uses which are determined by the Board of Adjustment to be of the same general character as the permitted principal uses which will not be detrimental to the district in which they are located or to neighboring districts.
- H. Micro-Brewery/Class B Distiller

- I. Bed and Breakfast Home, Bed and Breakfast Inn, and Bed and Breakfast Farmstay Establishments.
- J. Short Term Rental Establishments: Hosted Home-Sharing and Dedicated Short Term Rental Establishments.

716.3 Accessory Uses

Uses and structures which are customarily accessory to the principal uses permitted.

716.4 Conditional Uses

- A. Recreational activities such as:
 - 1. Billiards or pool halls
 - 2. Athletic club facilities
 - 3. Skating rinks
 - 4. Theaters
 - 5. bowling alleys
- B. Climate controlled personal indoor storage facilities, if in compliance with the following:
 - 1. Located in an existing structure consisting of greater than 80,000 square feet of space;
 - 2. Individual unit doors are not visible from any street or road; and
 - 3. Used for individual personal storage (not industrialized commercial storage.)

716.5 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

716.6 Lot, Yard, and Height Requirements

Minimum Lot Size	Not applicable
Minimum ROW Frontage	50 feet
Minimum Width at Building Line	40 feet
Minimum Front Yard	30 feet
Minimum Side Yard	Not applicable
Minimum Rear Yard	30 feet
Maximum Height of Building	50 feet
Minimum Usable Open Space	No limitation
Maximum Lot Coverage	No limitation

716.7 Other Requirements

Parking - See Article VI.

Signs - See Article V, Section 508.

717 HIGHWAY INTERCHANGE SERVICE BUSINESS (B-5)

717.1 Intent

The intent of the Interchange Service Business (B-5) zone is to permit the establishment of limited commercial facilities at limited access highway interchange areas so that the traveling public is conveniently provided with transient type services without endangering the movement along, as well as access to and from, the limited access highway. The standards contained in this article are intended to provide adequate protection for, and consideration of the traveling public.

717.2 Principal Uses

- A. Automobile service stations.
- B. Restaurants, cafes, and cafeterias.
- C. Hotels or Motels.
- D. Convenience type stores provided that the primary items sold or rented are gasoline, household items, or food products for human consumption provided that the stores gross square footage floor area does not exceed four thousand (4000) square feet.
- E. Candy store.
- F. As adopted by the City of Midway, drive through restaurants provided inside seating is also available.
- G. As adopted by the City of Midway, commercial facilities designed to attract consumers from outside the immediate service area such as an outlet mall, factory outlet store, single product, or single manufacture store, not primarily designed to offer services or retail products to the community, and further that any development in the B-5 zone shall require the proposal to be a planned development requiring a site plan with uses being reviewed and approved by the Planning Commission.
- H. Retail Business and Services Establishments.
- I. Business and Professional Offices. (See P-1)
- J. Government Offices.
- K. Artisanal Workshops, including retail sales, storage and gallery space on premises.
- L. Computer repair, manufacturing, training.
- M. Business College, Technical or Trade School, and Schools for Academic Instruction.
- N. Athletic Club Facility.
- O. Mail Order Business.

P. Micro-Brewery/Class B Distiller.

717.3 Accessory Uses

Swimming pools and meeting rooms when accessory to motels or hotels and other uses which are customarily accessory and incidental to any permitted principal use.

717.4 Conditional Uses

None

717.5 Prohibited Uses

All uses, other than those specifically named as permitted uses, shall be prohibited in the B-5 zone.

717.6 Lot, Yard and Height Requirements

Minimum Lot Size	No applicable
Minimum ROW Frontage	50 feet
Minimum Width at Building Line	40 feet
Minimum Front Yard	30 feet
Least Side	Not applicable
Minimum Sum of Sides	Not applicable
Minimum Rear Yard	30 feet
Maximum Building Height	Not applicable

717.7 Other Requirements

Parking -See Article VI.

Signs - See Article V, Section 508.

718 LIGHT INDUSTRIAL (I-1)

718.1 Intent

This zone is intended for manufacturing, industrial, and related uses not involving a potential nuisance in terms of smoke, noise, odor, vibration, heat, light, or industrial waste. The Comprehensive Plan should be used to determine the appropriate locations for this zone. Consideration should be given to the relationship of this zone to the surrounding land uses and to the adequacy of the street system to serve the anticipated traffic needs.

718.2 Principal Uses

- A. Wholesale Business.
- B. Warehouse.
- C. Laboratories.
- D. Assembly Plants.

- E. Machine Shops.
- F. Manufacturing Plants, including but not limited to plants or facilities principally utilized for the manufacture of compost, soil conditions and/or other products having economic value by the conversion of waste material to the same.
- G. Food Processing establishments.
- H. Other similar operations for making and preparing, canning, packing, and storing of items.
- I. Major automobile and truck repair.
- J. Professional offices, such as, Administrative, Executive and editorial offices, medical and dental offices and clinics, hospitals, general business and professional offices provided that there be no merchandise sold or offered for sale on the premises, real estate and insurance offices, governmental office buildings, post offices, telephone exchanges, utility companies, general research and medical laboratories not involving a manufacturer of fabrication or sales or products; providing also that such research is not obnoxious or offensive to nearby areas, radio and television stations, Business College, Technical, or Trade School, Schools for Academic Instruction, theatrical, studio, art galleries, museums, libraries, funeral homes, religious institutions, assembly halls, gymnasiums, and community centers.
- K. Computer Repair, manufacturing, training.
- L. Mail Order Business.
- M. Agricultural Marketing Center (See Article V, Section 510)
- N. Micro-Brewery/Class B Distiller
- O. Distilled Spirit Production, Storage and other Distillery Related Uses
- P. Merchant Electric Generating Facility (KRS 278.700)

718.3 Accessory Uses

Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses.

718.4 Conditional Uses

- A. Recreational activities such as: billiards or pool halls; athletic club facility, fitness, exercise and sports centers.
- B. Truck terminals and freight yards.
- C. Contractor equipment rental.
- D. Wrecker Service and Vehicle Storage if in compliance with the following:

1. That a fence be erected at least six (6) feet in height so that no vehicles stored on the premises shall be visible from the street or adjoining property.
 2. That individual vehicles shall not be present on the premises more than six months.
 3. There shall be no disassembly or salvaging of any of the vehicles.
 4. There shall be no sale of vehicles and/or automotive parts.
 5. Hazardous materials shall be contained in one area.
- E. Kennels and pet grooming.
- F. Restaurants with no drive through facilities.
- G. Child Care Centers.
- H. Helistop.
- I. Commercial Woodlot.
- J. Adult Entertainment Establishments.

718.5 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

718.6 Lot, Yard, and Height Requirements

Minimum Lot Size	No limitation
Minimum ROW Frontage	50 feet
Minimum Width at Building Line	No limitation
Minimum Front Yard	25 feet (City) 40 feet (County)
Minimum Each Side Yard	No limitation
Minimum Rear Yard	1 story 20 feet 2 stories 30 feet + 5 feet for each story over 3
Maximum Height of Building	50 feet except in cases where a variance has been approved by the Board of Adjustment
Minimum Useable Open Space	No limitation
Maximum Lot Coverage	No limitation

718.7 Special Provisions

- A. All uses shall be conducted in a complete privacy enclosed building, except for outdoor storage uses which shall be enclosed on all sides by a solid wall or fence not less than six (6) feet in height; except as provided for in Article V, Section 510.5 C for Agricultural Marketing Centers.
- B. All buildings and structures shall be at least 100' from any residential zone.

718.8 Other Requirements

Parking - See Article VI.

Signs - See Article V, Section 508.

719 HEAVY INDUSTRIAL (1-2)

719.1 Intent

This zone is intended for manufacturing, industrial, and related uses, that involve potential nuisance factors. Consideration should be given to the relationship of this zone, to the surrounding land uses, and to the adequacy of the street system to serve the anticipated traffic needs.

719.2 Principal Uses

- A. Those uses permitted in the I-1 District.
- B. Tourist Destination

719.3 Accessory Uses

Uses and structures which are customarily accessory, clearly incidental, and subordinate to permitted uses.

719.4 Conditional Uses

- A. Any industrial use not in conflict with other ordinances, including central mixing plants, foundries, etc.
- B. Shops of special trade including the manufacturing, compounding, assembling, processing, packaging, or similar treatment of such products as: bakery goods, candy, ceramics, pottery, china, weaving, painting, cooperage, woodworking, and other similar trades. Retail sales of products made on the premises are permitted.
- C. Heliport
- D. Tourist Destination Expanded

A unique, regionally recognized existing landmark or historic structure that is primarily known for its existing architectural significance and/or uniqueness, that promotes tourism and the overall economy, which naturally draws the general public as a destination that meets the criteria of a Tourist Destination as defined herein with the following special allowances:

1. Overnight accommodations to guests may be permitted by the Board of Adjustment, with the number of guest rooms exceeding 10 but as stipulated and approved by the Board of Adjustment.
2. A restaurant serving registered overnight guests and/or the public, with the number of seats for patrons exceeding 75 but as stipulated and approved by the Board of Adjustment.
3. Special events, including charitable events, receptions, parties, corporate picnics, weddings, or any other events/activities which are determined by the Agricultural Advisory Review Committee to be of the same general character as those listed herein, are allowed but the number of such events may exceed 7 per week or with more than 2 held on any one day as stipulated and approved by the Board of Adjustment.

719.5 Prohibited Uses

All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

719.6 Lot, Yard, and Height Requirements

Minimum Lot Size	No limitation
Minimum ROW Frontage	50 feet
Minimum width at Building Line	No limitation
Minimum Front Yard	25 feet (City) 40 feet (County)
Minimum Each Side Yard	No limitation
Minimum Rear Yard	1 story 30 feet 2 stories 35 feet 3 stories 40 feet + 5 feet for each story over 3
Maximum Height of Building	50 feet except in cases where a variance has been approved by the Board of Adjustment

719.7 Special Provisions

Same as I-1.

719.8 Other Requirements

Parking - See Article VI.

Sign - See Article V, Section 508.

720 ARCHITECTURAL REVIEW BOARD & HISTORIC OVERLAY DISTRICTS (HD)

720.1 Intent

Within zones now existing or hereafter created as shown on the zoning map atlas, it is intended to permit, by amendment to the zoning map atlas and establishment of suitable regulations, the creation of Historic Overlay Districts to give protection to certain areas or individual structures and premises designated as having substantial historic or architectural or cultural significance. Such districts and regulations are intended to protect against destruction, degradation, or encroachment upon the areas, structures and premises designated to be of substantial historic significance; to encourage the adaptation of existing buildings to current use; to encourage construction which will lead to their continuance, conservation, and improvement in a manner appropriate to the preservation of the historic heritage of Woodford County, and the Commonwealth of Kentucky. To promote the economy by maintaining tourist attractions; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and alterations to existing structures within Historic Overlay Districts will be in keeping with the character to be preserved and enhanced.

Historical preservation of old and historic districts superimposed over another zoning district wherein the restrictions of the zoning district are further enhanced by the regulations in keeping with the historical preservation of the district.

720.2 Purpose of Historic Overlay Districts

The districts described herein are an overlay of land use regulations and are supplemental to existing zoning ordinances, subdivision regulations and site plan requirements. These overlay districts and regulations are intended to address land or structures that have substantial historic value and are located within a specific geographic area. The special characteristics of the geographic area require regulations that would be different from any other geographic area within Woodford County.

720.3 Legislative Authority

The legislative authority for the creation and application of overlay districts is Kentucky Revised Statutes, Chapter 86. However, the method by which such districts may be created by ordinance shall be as specified in Kentucky Revised Statutes, Chapter 100.211.

720.4 Old and Historic Districts (HD)

- A. A new overlay district is hereby created to be called "Business Old and Historic-1."
- B. A new overlay district is hereby created to be called "Residential Old and Historic - 1."
- C. A new overlay district is hereby created to be called "Residential Old and Historic - 2."

720.5 Use Regulations

- A. A building or premises located in a Business Old and Historic-1 district may be used for any use permitted in the present B-2 District regulations.
- B. A building or premises located in the Residential Old and Historic-1 District shall be used only for uses permitted in the present Residential (R-1A) District regulations.
- C. A building or premises located in the Residential Old and Historic-2 District shall be used only for the following purposes:
 - 1. Any use permitted in the present Residential (R-1A) District regulations.
 - 2. For offices such as that of a physician, dentist, musician, engineer, or other professional person, government offices, banks, building and loan association, insurance offices, studios, tearooms, gifts, antique, book, and handicraft shops and other similar purposes, provided that no alterations other than those necessary to assure the safety of the structure shall be made to any buildings for the purpose of maintaining such accessory uses unless approved by the Board of Architectural Review hereinafter created. Where a non-residential use is permitted, the yard regulations in the P-1 District shall apply. (See Section 712.6)

720.6 Definitions

As used in Section 720, the following terms shall mean:

Addition - New construction attached to an existing structure.

Alteration - Any construction, replacement or change to the exterior of a building or structure. An alteration shall include a proposed sign or change to an existing sign.

Appropriate - Meaning especially suitable, compatible, or fitting. Changes to historic properties are evaluated for appropriateness during the design review process.

Architectural Feature - A prominent or significant part of a building, structure or site.

Board - The Versailles-Midway-Woodford County Board of Architectural Review (BOAR).

Building - Any structure designed or constructed for residential, commercial, industrial, agricultural or other use.

Certificate of Appropriateness - The permit, issued by the Board of Architectural Review, which gives its approval for work or demolition to be done in a historic district or on a landmark. The Certificate shall also delineate any conditions imposed by the Board in approving the request. In order to grant a Certificate, the Board shall consider all circumstances related to the proposal, and may grant the Certificate if it finds that the proposed changes are consistent with the guidelines adopted by the Board.

Character - The qualities and attributions of any structure, site, or district which separate and distinguish the individual from its context.

Characteristic - A quality or aspect of an element, component, structure, site, street, or district which distinguishes individual elements, structures, sites, streets, and districts from their context.

Commission - The Versailles-Midway-Woodford County Planning Commission.

Conservation - The protection and care that prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

Construction - The act of placing an addition on an existing structure or the erection of a new principal or accessory structure on a lot or property.

Demolition - Any act that destroys in whole or in part a landmark or building in a historic district.

Design Guideline - A standard of appropriate activity that will preserve the historic and architectural character of a structure or area.

Historic District - An area of architectural, historical, or cultural significance.

Infill - A type of construction which fills in vacancies found in sites, streets, and districts created by earlier demolition of historic buildings. Infill describes the insertion of new components and structures into vacancies.

Landmark - A building or structure of architectural, historical, or cultural significance.

Landscape - Site features including topography, transportation patterns, vegetation, etc. A landscape may be an important historic property for communication contexts.

New Construction - An addition to an existing building or structure or the construction of a new building or structure.

Ordinary Maintenance and Repairs - Any work, the purpose of which is to correct deterioration or to prevent deterioration of a designated historic property. The work shall restore the property to its appearance prior to deterioration or shall result in the protection of its present appearance. The work shall involve the use of the same building materials or available materials of that era as close as possible to the original. Work that changes the external appearance of a property shall be considered an alteration.

Preservation - Retaining, the historic integrity of a building, site or structure through reconstruction, restoration, rehabilitation, adaptive use or compatible design.

Reconstruction - Reproducing by new construction the exact form and detail of a vanished structure, or part thereof as it appeared at a specific period of time.

Rehabilitation - To restore a building or structure to a good condition for a new purpose. The activity involves the retention and repair of historic elements.

Restoration - To return a building, structure, or site to its original condition.

Removal - A relocation of a structure to another position on the same site or to another site.

Re-Use - Use again.

Setting - The time, period and physical environment reflected by historic elements, sites, structures, streets and districts.

Street - Any public or private right-of-way, twenty five (25) feet or more in width, dedicated to vehicular and pedestrian movement, and which may also provide space for the location of under or above ground utilities, the word street shall include the words road, highway, and thoroughfare. (Not to include Alleys).

720.7 Certificate of Appropriateness

- A. In order to promote the general welfare through the preservation of historical places and areas of historical interest, no building in a Historic Overlay District shall be constructed, reconstructed, altered, restored, or razed, and no building lot in said districts shall be altered or improved unless a Certificate of Appropriateness (in addition to the building permit required by other provisions) shall first have been issued by the Board of Architectural Review hereinafter created.
- B. Evidence of such required approval shall be a Certificate of Appropriateness issued by the Board of Architectural Review as created herein. Such certificate shall be a statement signed by the Chairman of the Board of Architectural Review stating that:
 1. The exterior architectural features of the proposed construction, reconstruction, alteration, restoration or use for which application has been made are approved by the Board of Architectural Review, or,

2. That the building proposed to be razed is structurally unsound beyond economic repair or of insufficient historical or architectural significance.

720.8 Board of Architectural Review

- A. A Board of Architectural Review is hereby established. Such Board shall consist of five members. Preferred experience for members is in the areas of historic preservation or a preservation related profession (architecture, history, archaeology, landscape architecture, architectural history, planning or related field). The Mayor of Versailles shall appoint two members, the Mayor of Midway shall appoint one member, and the Woodford County Judge-Executive shall appoint two members. All appointments shall be with the approval of the respective legislative bodies. The term of office of the members shall be for two (2) years, except the terms of two of the original appointments, one each from the City of Versailles and Woodford County, shall expire within one (1) year of the original appointment. Any appointment to fill a casual vacancy shall be only for the unexpired portion of the term.
- B. The Board of Architectural Review shall elect a Chairman and Secretary from its membership and shall keep minutes and records of all meetings and actions by the Board and shall establish and maintain bylaws and fees.
- C. Applications for a Certificate of Appropriateness should be turned into the Planning Director no later than 10 days prior to the scheduled meeting of the Board of Architectural Review, for their consideration.
- D. The Board of Architectural Review may from time to time utilize the services of experts in the fields of architecture, history, engineering, and similar fields to advise and direct the Board in its actions and serve as ex-officio members of the Board.
- E. All members shall be reimbursed for any necessary authorized expenses.
- F. It shall be the function and duty of the Board of Architectural Review to pass upon the appropriateness of exterior architectural features of buildings and structures and signs and other exterior fixtures hereafter constructed, reconstructed, altered, restored, or razed in the Historic Overlay District, wherever such exterior features are subject to public view from a public street right of way.
- G. Any person or entity claiming to be injured or aggrieved by any final action of the Board of Architectural Review shall appeal from the action to the circuit court of the county in which the property, which is the subject of the action of the Board of Architectural Review lies. Such appeal shall be taken within thirty (30) days after the final action of the Board of Architectural Review. All final actions which have not been appealed within thirty (30) days shall not be subject to judicial review. The Board of Architectural Review shall be a party in any such appeal filed in the circuit court.
- H. For failure to comply with any of the requirements set forth herein, the Penalties for Violation, Article III, Section 304, shall apply.

720.9 Review of Plans

- A. All plans (scaled drawings), elevations, site plans, photographs, materials list, and other information necessary to determine the appropriateness of the architectural or other features of proposed plans, to be passed upon, together with a copy of the application for a building permit, shall be made available to the Board of Architectural Review through the office of the Planning Commission.
- B. The Board of Architectural Review in passing upon cases shall consider, among other things, the general design, arrangement, texture, and material of the building or structure in question and the relation of such factors to similar features of buildings in the immediate surroundings. The Board of Architectural Review shall not consider detailed design; relative size of buildings in plan, interior arrangement; or building features not subject to public view; nor shall it make requirements except for the purpose of preventing development incongruous to the old historic aspects of the surroundings.
- C. In order to satisfy the intent of the Historic Overlay Districts, the Board of Architectural Review shall utilize the Secretary of the Interior's Standards for Rehabilitation, attached hereto as Appendix A, and the Design Guidelines attached hereto as Appendix B.
- D. In case of disapproval, the Board of Architectural Review shall state the reasons therefore in a written statement to the applicant and may advise the applicant and make recommendations thereto in regard to appropriateness of design, arrangement, texture, materials, and the like of the property involved.

720.10 Approval

Upon the approval of the plans, the Board of Architectural Review shall forthwith transmit a report to the Planning Director stating the basis upon which such approval was made and if applicable, cause a Certificate of Appropriateness to be issued to the applicant. If the Board of Architectural Review shall fail to take final action upon any case within forty-five (45) days from the date of application for permit, except where mutual agreement has been made for an extension of the time limit, the application for permit shall be considered approved. The property owner shall obtain permits, when required, and commence work on all work authorized by the Certificate of Appropriateness within one (1) year from the issuance of the Certificate.

APPENDIX A1 Secretary of the Interior's Standards

APPENDIX A2 Design Guidelines

(SEE APPENDIX SECTION OF ZONING ORDINANCE)

Introduced and given first reading at a regular meeting of the Woodford County Fiscal Court on January 13, 2026, and fully adopted after the second reading at the regular meeting of the Woodford County Fiscal Court on February 10, 2026. This Ordinance shall take effect and be in full force when passed, published and recorded according to law.

DATED: _____
JAMES KAY
WOODFORD CO. JUDGE/EXECUTIVE

ATTEST: _____
CLERK, WOODFORD COUNTY FISCAL COURT

FIRST READING _____
PUBLICATION _____
SECOND READING _____
FINAL PUBLICATION _____

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into by and between Woodford County Fiscal Court, a governmental body organized under the laws of the Commonwealth of Kentucky ("Lessor"), and Alex Cheak ("Lessee").

Effective Date: February 10, 2026

1. Premises

Lessor hereby leases to Lessee the real property located at 265 Lower Clifton Road, Versailles, Kentucky, Woodford County, Kentucky (the "Premises"), subject to the terms and conditions of this Agreement and the flood mitigation deed restrictions referenced herein.

2. Term

The term of this Lease shall commence on February 10, 2026, and shall continue for a term of one (1) year. The Lessee shall have an option to renew this lease at the expiration of the initial lease period for an additional one (1) year, month-to-month term under the same terms and conditions as contained in this Lease Agreement.

3. Use of Premises

The Lessee will be responsible for damage left or repairs necessitated by the Lessee on leased property. The Lessee shall be responsible for the upkeep of the leased property (mowing, weed-eating and general maintenance) in exchange for his rights and ability to park his work-related equipment on said property. Failure to comply with this care and upkeep of property requirement will result in termination of this Lease Agreement at Lessor's discretion. The Premises shall be used solely for lawful purposes and in a manner consistent with all applicable federal, state, and local laws, ordinances, and regulations, including all floodplain management requirements.

4. Flood Mitigation and Deed Restrictions

Lessee acknowledges that the Premises are subject to flood mitigation deed restrictions recorded in Deed Book 302, Page 387, and Deed Book 302, Page 396 Woodford County Clerk's Office.

In summary, Lessee agrees to the following restrictions, which are intended to comply with federal and state flood mitigation requirements:

- The Premises shall not be used for residential or habitable purposes.
- No structures may be constructed, placed, or maintained on the Premises except those permitted by applicable floodplain regulations.
- The Premises shall remain in a condition consistent with open space or flood-compatible use.
- Lessee shall not alter the grade, drainage, or natural flow of floodwaters on the Premises.

- Lessee shall comply with all FEMA, state, and local floodplain management regulations.
- Any violation of the flood mitigation restrictions shall constitute a material breach of this Lease.

The verbatim flood mitigation deed restrictions are attached hereto and incorporated by reference as Exhibit A.

5. Maintenance and Repairs

Lessee shall maintain the Premises in good condition and shall not permit any activity that would violate the flood mitigation restrictions or applicable laws.

6. Insurance and Indemnification

Lessee shall maintain liability insurance coverage in the event of any accidents which may result from equipment being parked on the leased property and shall indemnify and hold harmless the Lessor as provided under standard lease terms.

7. Default and Termination

Failure to comply with the flood mitigation deed restrictions shall constitute an immediate default under this Lease and may result in termination.

8. Assignment and Subleasing

The Premises are not subject to sublease or assignment. Lessee shall not assign this Lease or sublease any portion of the Premises under any circumstances. Any attempted assignment or sublease shall be void and shall constitute a material breach of this Agreement.

9. Lessor's Reserved Right of Use

Notwithstanding any provision of this Lease to the contrary, Lessor expressly reserves the right to enter upon and use the Premises at any time for County necessities, including but not limited to state-of-emergency response, disaster recovery, public safety operations, infrastructure work, maintenance, and County projects.

Such use by the Lessor shall not constitute a breach of this Lease, nor shall it entitle Lessee to rent abatement, damages, or termination of the Lease. Lessee agrees to cooperate with Lessor as reasonably necessary to facilitate such use, including temporarily relocating equipment if required.

10. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Kentucky.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the dates set forth below.

By: _____

Date: _____

Judge/Executive James Kay
Woodford County Fiscal Court, Lessor

By: _____

Date: _____

Alex Cheak, Lessee

EXHIBIT
Flood Mitigation Deed Restrictions

A

Flood Mitigation Assistance Model Deed Restriction

The deed conveying the property to the locality must reference and incorporate Exhibit A (or equivalent name). Exhibit A should be attached to the deed when recorded.

Exhibit A

In reference to the property or properties ("Property") conveyed by the Deed between [property owner] participating in the federally-assisted acquisition project ("the Grantor") and [the Village/City/County], its successors and assigns ("the Grantee"):

WHEREAS, the Flood Mitigation Assistance Program ("FMA"), as authorized in the National Flood Insurance Reform Act of 1994, Sections 1366 and 1367, (42 USC §§ 4104c; 4104d), identifies the use of FMA funds for planning and carrying out activities designed to reduce the risk of flood damage to structures insurable under the National Flood Insurance Program ("NFIP");

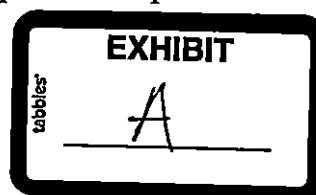
WHEREAS, the FMA requires State and community applicants to develop and maintain an approved Flood Mitigation Plan and provides a process for a local government, through the State, to apply for federal funds for flood mitigation assistance to acquire interests in property, including the purchase of structures in the floodplain, to demolish and/or remove the structures, and to maintain the use of the Property as open space in perpetuity;

WHEREAS, [State] has applied for and been awarded such funding from the Department of Homeland Security / Federal Emergency Management Agency ("FEMA"), and has entered into an FMA Project Grant Agreement dated [date] with FEMA and herein incorporated by reference;

WHEREAS, the Property is located in [Village/City/County], and [Village/City/County] participates in the National Flood Insurance Program ("NFIP") and is in good standing with NFIP as of the date of the Deed;

WHEREAS, the [Village/City/County], acting by and through the [Village/City/County] Board, has applied for and been awarded federal funds pursuant to an agreement with [State] dated [date] ("State-Local Agreement"), and herein incorporated by reference;

WHEREAS, the terms of the FMA regulations governed by 44 C.F.R. § 78, consistent with FEMA Hazard Mitigation program guidance involving acquisition for open space, the FEMA-State Grant Agreement, and the State-Local Agreement require that the Grantee agree to conditions which are intended to restrict the use of the land to open space in perpetuity in order to protect and preserve natural floodplain values;



NOW, therefore, the grant is made subject to the following terms and conditions:

1. **Terms.** Pursuant to the terms of the FMA, and governing regulations (44 C.F.R. § 78), as they read now and may be amended in the future, and any applicable FEMA-State Grant Agreement, and the State-Local Agreement, the following conditions and restrictions shall apply in perpetuity to the Property described in the attached deed and acquired by the Grantee pursuant to FMA regulations (44 C.F.R. § 78) providing for acquisition:

a. **Compatible uses.** The Property shall be used only for purposes compatible with open space, recreational, or wetlands management practices; in general, such uses include parks for outdoor recreational activities, nature reserves, unimproved permeable parking lots and other uses consistent with FEMA Flood Mitigation Grant Guidance for open space acquisition.

b. **Structures.** No new structures or improvements shall be erected on the Property other than:

i. A public facility that is open on all sides and functionally related to the open space use;

ii. A public rest room; or

iii. A structure that is compatible with the uses described in Paragraph 1(a), above, and approved by the Director in writing prior to the commencement of the construction of the structure.

Any structures built on the Property according to this paragraph shall be floodproofed or elevated to the Base Flood Elevation plus one foot of freeboard.

c. **Disaster Assistance.** No future disaster assistance from any Federal source for any purpose related to the Property may be sought, nor will such assistance be provided;

d. **Transfer.** The Grantee shall convey any interest in the Property only if the Regional Director of FEMA gives prior approval of the transferee in accordance with this paragraph. The Grantee may only convey an interest in the Property to another public entity or to an organization qualified under Section 170(h) of the Internal Revenue Code of 1954, as amended, and applicable regulations promulgated thereunder. However, the Grantee may convey a lease or an easement to a private individual or entity for purposes compatible with the uses described in Paragraph 1(a), above, with the prior approval of the Regional Director, and so long as the conveyance does not include authority to control and enforce these terms and conditions.

If title to the Property is transferred to a public entity that is not a qualified state or federal agency with a conservation mission, it must be conveyed subject to a Conservation Easement that shall be recorded with the deed and shall incorporate all

terms and conditions set forth herein, including the easement holder's responsibility to enforce the easement. This shall be accomplished by one of the following means:

i. The Grantee shall convey, in accordance with section (d), above, a conservation easement to an entity other than the title holder, or

ii. At the time of title transfer, the Grantee shall retain such conservation easement, and record it with the deed.

2. Inspection. FEMA, its representatives, and assigns, including [State], shall have the right to enter upon the Property, at reasonable times and with reasonable notice, for the purpose of inspecting the Property to ensure compliance with the terms of the grant.

3. Monitoring and Reporting. Every three years on [date], the Grantee, through [State], shall submit to the FEMA Regional Director a report certifying that the Grantee has inspected the subject Property within the month preceding the report, and that the Property continues to be maintained consistent with the provisions of the grant.

4. Enforcement. If the subject Property is not maintained according to the terms of the grant, the Grantee, [State], and FEMA, its representatives, and assigns are responsible for taking measures to bring the Property back into compliance.

a. The State will notify the Grantee in writing and advise the Grantee that it has 60 days to correct the violation.

b. If the Grantee fails to demonstrate a good faith effort to come into compliance with the terms of the grant within the 60-day period, the State shall enforce the terms of the grant by taking any measures it deems appropriate, including but not limited to bringing an action at law or in equity in a court of competent jurisdiction.

c. FEMA, its representatives and assigns may enforce the terms of the grant by taking any measures it deems appropriate, including but not limited to the following:

i. Requiring transfer of title in accordance with Paragraph 1(d). The Grantee shall bear the costs of bringing the Property back into compliance with the terms of the grant; or

ii. Bringing an action at law or in equity in a court of competent jurisdiction against the State or the Grantee.

5. Severability. Should any provision of this grant or the application thereof to any person or circumstance be found to be invalid or unenforceable, the rest and remainder of the provisions of this grant and their application shall not be affected and shall remain valid and enforceable.

Standard signature block:

[Signed by Grantor(s) and Grantee, witnesses and notarization in accordance with local law.]

Robert David Murphy
Robert David Murphy, a single person
~~Grantor's~~ Signature
Grantee's

8/31/2017
Date

Woodford County Fiscal Court
Name (printed or typed)

BY: John Coyle
John Coyle, Judge Executive
Grantee's Signature

8/31/2017
Date

Attested to by:
Melody Traugott
Melody Traugott, Fiscal Court Clerk
Name (printed or typed)

Grantee's Title

DOCUMENT NO: 41706
RECORDED: September 01, 2017 03:06:00 PM
TOTAL FEES: \$32.00 TRANSFER TAX: \$18.00
COUNTY CLERK: SANDRA JONES
DEPUTY CLERK: DARRA
COUNTY: WOODFORD COUNTY
BOOK: D302 PAGES: 396 - 403

03-7001-012-00 COLLINS

03-7002-012-00

03-7002-010-00 CHEAK
ALEXANDER SCOTT 288-338

03-7001-013-00
03-7001-014-00
03-7001-015-00

L & CHEAK COLLINS KATHY & CHEAK
H S & 346-173 KENNETH S & 346-173

LOWER CLIFTON RD

305

03-7001-011-00
SCHOTT III WALTER E
- TRUSTEE - 341-477

295

03-7001-012-00 COLLINS
KATHY L & CHEAK
KENNETH S & 346-173

03-7001-013-00
WOODFORD COUNTY
FISCAL COURT 302-387

265

03-7001-014-00
WOODFORD COUNTY
FISCAL COURT 302-387

03-7001-015-00
WOODFORD COUNTY
FISCAL COURT 302-396

245

03-7001-016-00
WIGLESWORTH
INC 29-140

03-7001-017-00
WIGLESWORTH
INC 29-140

03-7001-018-00
WIGLESWORTH INC

03-7001-019-00
WIGLESWORTH
INC 209-277

1 inch equals 39 feet



LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into by and between Woodford County Fiscal Court, a governmental body organized under the laws of the Commonwealth of Kentucky ("Lessor"), and Loren Lancaster ("Lessee").

Effective Date: February 10, 2026

1. Premises

Lessor hereby leases to Lessee the real property located at 6435 Clifton Road, Versailles, Kentucky, Woodford County, Kentucky (the "Premises"), subject to the terms and conditions of this Agreement and the flood mitigation deed restrictions referenced herein.

2. Term

The term of this Lease shall commence on February 10, 2026, and shall continue for a term of one (1) year. The Lessee shall have an option to renew this lease at the expiration of the initial lease period for an additional one (1) year, month-to-month term under the same terms and conditions as contained in this Lease Agreement.

3. Use of Premises

The Lessee will be responsible for damage left or repairs necessitated by the Lessee on leased property. The Lessee shall be responsible for the upkeep of the leased property (mowing, weed-eating and general maintenance) in exchange for his rights and ability to park his work-related equipment on said property. Failure to comply with this care and upkeep of property requirement will result in termination of this Lease Agreement at Lessor's discretion. The Premises shall be used solely for lawful purposes and in a manner consistent with all applicable federal, state, and local laws, ordinances, and regulations, including all floodplain management requirements.

4. Flood Mitigation and Deed Restrictions

Lessee acknowledges that the Premises are subject to flood mitigation deed restrictions recorded in Deed Book 300, Page 042, Woodford County Clerk's Office.

In summary, Lessee agrees to the following restrictions, which are intended to comply with federal and state flood mitigation requirements:

- The Premises shall not be used for residential or habitable purposes.
- No structures may be constructed, placed, or maintained on the Premises except those permitted by applicable floodplain regulations.
- The Premises shall remain in a condition consistent with open space or flood-compatible use.
- Lessee shall not alter the grade, drainage, or natural flow of floodwaters on the Premises.

- Lessee shall comply with all FEMA, state, and local floodplain management regulations.
- Any violation of the flood mitigation restrictions shall constitute a material breach of this Lease.

The verbatim flood mitigation deed restrictions are attached hereto and incorporated by reference as Exhibit A.

5. Maintenance and Repairs

Lessee shall maintain the Premises in good condition and shall not permit any activity that would violate the flood mitigation restrictions or applicable laws.

6. Insurance and Indemnification

Lessee shall maintain liability insurance coverage in the event of any accidents which may result from equipment being parked on the leased property and shall indemnify and hold harmless the Lessor as provided under standard lease terms.

7. Default and Termination

Failure to comply with the flood mitigation deed restrictions shall constitute an immediate default under this Lease and may result in termination.

8. Assignment and Subleasing

The Premises are not subject to sublease or assignment. Lessee shall not assign this Lease or sublease any portion of the Premises under any circumstances. Any attempted assignment or sublease shall be void and shall constitute a material breach of this Agreement.

9. Lessor's Reserved Right of Use

Notwithstanding any provision of this Lease to the contrary, Lessor expressly reserves the right to enter upon and use the Premises at any time for County necessities, including but not limited to state-of-emergency response, disaster recovery, public safety operations, infrastructure work, maintenance, and County projects.

Such use by the Lessor shall not constitute a breach of this Lease, nor shall it entitle Lessee to rent abatement, damages, or termination of the Lease. Lessee agrees to cooperate with Lessor as reasonably necessary to facilitate such use, including temporarily relocating equipment if required.

10. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Kentucky.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the dates set forth below.

By: _____

Date: _____

Judge/Executive James Kay
Woodford County Fiscal Court, Lessor

By: _____

Date: _____

Loren Lancaster, Lessee

EXHIBIT
Flood Mitigation Deed Restrictions

A

Flood Mitigation Assistance Model Deed Restriction

The deed conveying the property to the locality must reference and incorporate Exhibit A (or equivalent name). Exhibit A should be attached to the deed when recorded.

Exhibit A

In reference to the property or properties ("Property") conveyed by the Deed between [property owner] participating in the federally-assisted acquisition project ("the Grantor") and [the Village/City/County], its successors and assigns ("the Grantee"):

WHEREAS, the Flood Mitigation Assistance Program ("FMA"), as authorized in the National Flood Insurance Reform Act of 1994, Sections 1366 and 1367, (42 USC §§ 4104c, 4104d), identifies the use of FMA funds for planning and carrying out activities designed to reduce the risk of flood damage to structures insurable under the National Flood Insurance Program ("NFIP");

WHEREAS, the FMA requires State and community applicants to develop and maintain an approved Flood Mitigation Plan and provides a process for a local government, through the State, to apply for federal funds for flood mitigation assistance to acquire interests in property, including the purchase of structures in the floodplain, to demolish and/or remove the structures, and to maintain the use of the Property as open space in perpetuity;

WHEREAS, [State] has applied for and been awarded such funding from the Department of Homeland Security / Federal Emergency Management Agency ("FEMA"), and has entered into an FMA Project Grant Agreement dated [date] with FEMA and herein incorporated by reference;

WHEREAS, the Property is located in [Village/City/County], and [Village/City/County] participates in the National Flood Insurance Program ("NFIP") and is in good standing with NFIP as of the date of the Deed;

WHEREAS, the [Village/City/County], acting by and through the [Village/City/County] Board, has applied for and been awarded federal funds pursuant to an agreement with [State] dated [date] ("State-Local Agreement"), and herein incorporated by reference;

WHEREAS, the terms of the FMA regulations governed by 44 C.F.R. § 78, consistent with FEMA Hazard Mitigation program guidance involving acquisition for open space, the FEMA-State Grant Agreement, and the State-Local Agreement require that the Grantee agree to conditions which are intended to restrict the use of the land to open space in perpetuity in order to protect and preserve natural floodplain values;



NOW, therefore, the grant is made subject to the following terms and conditions:

1. Terms. Pursuant to the terms of the FMA, and governing regulations (44 C.F.R. § 78), as they read now and may be amended in the future, and any applicable FEMA-State Grant Agreement, and the State-Local Agreement, the following conditions and restrictions shall apply in perpetuity to the Property described in the attached deed and acquired by the Grantee pursuant to FMA regulations (44 C.F.R. § 78) providing for acquisition:

a. Compatible uses. The Property shall be used only for purposes compatible with open space, recreational, or wetlands management practices; in general, such uses include parks for outdoor recreational activities, nature reserves, unimproved permeable parking lots and other uses consistent with FEMA Flood Mitigation Grant Guidance for open space acquisition.

b. Structures. No new structures or improvements shall be erected on the Property other than:

i. A public facility that is open on all sides and functionally related to the open space use;

ii. A public rest room; or

iii. A structure that is compatible with the uses described in Paragraph 1(a), above, and approved by the Director in writing prior to the commencement of the construction of the structure.

Any structures built on the Property according to this paragraph shall be floodproofed or elevated to the Base Flood Elevation plus one foot of freeboard.

c. Disaster Assistance. No future disaster assistance from any Federal source for any purpose related to the Property may be sought, nor will such assistance be provided;

d. Transfer. The Grantee shall convey any interest in the Property only if the Regional Director of FEMA gives prior approval of the transferee in accordance with this paragraph. The Grantee may only convey an interest in the Property to another public entity or to an organization qualified under Section 170(h) of the Internal Revenue Code of 1954, as amended, and applicable regulations promulgated thereunder. However, the Grantee may convey a lease or an easement to a private individual or entity for purposes compatible with the uses described in Paragraph 1(a), above, with the prior approval of the Regional Director, and so long as the conveyance does not include authority to control and enforce these terms and conditions.

If title to the Property is transferred to a public entity that is not a qualified state or federal agency with a conservation mission, it must be conveyed subject to a Conservation Easement that shall be recorded with the deed and shall incorporate all

terms and conditions set forth herein, including the easement holder's responsibility to enforce the easement. This shall be accomplished by one of the following means:

i. The Grantee shall convey, in accordance with section (d), above, a conservation easement to an entity other than the title holder, or

ii. At the time of title transfer, the Grantee shall retain such conservation easement, and record it with the deed.

2. Inspection. FEMA, its representatives, and assigns, including [State], shall have the right to enter upon the Property, at reasonable times and with reasonable notice, for the purpose of inspecting the Property to ensure compliance with the terms of the grant.

3. Monitoring and Reporting. Every three years on [date], the Grantee, through [State], shall submit to the FEMA Regional Director a report certifying that the Grantee has inspected the subject Property within the month preceding the report, and that the Property continues to be maintained consistent with the provisions of the grant.

4. Enforcement. If the subject Property is not maintained according to the terms of the grant, the Grantee, [State], and FEMA, its representatives, and assigns are responsible for taking measures to bring the Property back into compliance.

a. The State will notify the Grantee in writing and advise the Grantee that it has 60 days to correct the violation.

b. If the Grantee fails to demonstrate a good faith effort to come into compliance with the terms of the grant within the 60-day period, the State shall enforce the terms of the grant by taking any measures it deems appropriate, including but not limited to bringing an action at law or in equity in a court of competent jurisdiction.

c. FEMA, its representatives and assigns may enforce the terms of the grant by taking any measures it deems appropriate, including but not limited to the following:

i. Requiring transfer of title in accordance with Paragraph 1(d). The Grantee shall bear the costs of bringing the Property back into compliance with the terms of the grant; or

ii. Bringing an action at law or in equity in a court of competent jurisdiction against the State or the Grantee.

5. Severability. Should any provision of this grant or the application thereof to any person or circumstance be found to be invalid or unenforceable, the rest and remainder of the provisions of this grant and their application shall not be affected and shall remain valid and enforceable.

The foregoing Flood Mitigation Assistance Model Deed Restrictions as attached to the foregoing Deed are hereby signed by the following in accordance with the laws of the Commonwealth of Kentucky.

GRANTORS:

Kenneth W. Parker
KENNETH W. PARKER

04/25/2017
DATE

Stacy L. Parker
STACY L. PARKER

4/25/17
DATE

GRANTEE:

WOODFORD COUNTY FISCAL COURT

BY: *John Coyle*
JOHN COYLE, JUDGE EXECUTIVE

04-25-2017
DATE

ATTESTED BY: *Melody Traugott*
MELODY TRAUOGOTT, FISCAL COURT CLERK

4/25/17
DATE

03-8001-003-00
03-8001-004-00

08-0000-004-06
VERSIGH FARMS
LLC 264-197

08-0000-004-00
DAVIDSON E
W 140-261

08-0000-004-03
WEBB DIANE T

CLIFTON RD

03-8001-002-00
LANCASTER
LOREN 355-184

6445

03-8001-003-00 6435
WOODFORD COUNTY
FISCAL COURT 300-042

03-8001-004-00
WOODFORD COUNTY
FISCAL COURT 300-042

03-8001-005-00
DUNNING TARA
331-493

6395

03-8001-001-00
ERWIN JEFFREY
WAYNE 173-396

03-8001-006-0
EDWARDS DAVID
M 62-1

1 inch equals 38 feet



To: Woodford County Fiscal Court

February 5, 2026

From: Penny Baker
Woodford County Coroner

Move Funds:

For purchase of a new Ferno – mini-maxx standard loading mortuary cot.
Attached is Estimate from Affordable funeral supply
The old cot will not stay secure when raised.

From Expenditure account 01-5020-3080 amount \$1000.00
From Expenditure account 01-5020-7250 amount \$1400.00
From Expenditure account 01-5020-5760 amount \$ 800.00

To expenditure account 01-5020-7170

Thank you
Penny Baker
Woodford County Coroner
80 Big Sink Pike
Versailles, KY 4038



Affordable Funeral Supply
PO Box 686
Valencia PA 16059
United States
877-446-0191

Estimate

Date 2/5/2026
Estimate # EST15801
Expires 3/7/2026
Disclaimer Transaction Body Field

Bill To
Woodford County Coroner
103 S Main St, Suite 101
Versailles KY 40383
United States

Ship To
Woodford County Coroner
103 S Main St, Suite 101
Versailles KY 40383
United States

Item	Description	Quantity	Rate	Amount
Ferno 24-Mini/Maxx Standard	Ferno 24-Mini/Maxx Standard	1	4,876.95	4,876.95

Subtotal 4,876.95
Shipping Cost (Ground) 372.35
Total \$5,249.30

From: [Deborah Tichenor](#)
To: [Jordan Molla-Coyle](#)
Subject: Back to School Family Fest
Date: Thursday, February 5, 2026 11:21:17 AM

You don't often get email from debbie.tichenor@gmail.com. [Learn why this is important](#)

Jordan, I can't remember if I have reserved the event barn for the 2026 Back to School Family Fest. See details below. Last year we used the event barn for the Lion's Club to do eye testing. I hope to have barbers cutting hair there also. The Date is Saturday, August 1st 8AM-4PM. If I have not reserved it, could you please put it in for request for the next Fiscal Court meeting?

This event is hosted by The Woodford County Salvation Army, Woodford County Public Schools, Versailles Fraternal Order of Firefighters, and Bluegrass Community Action. At this event we handout backpacks that are stuffed with school supplies. We expect the library, health department, hospital, first responders and more from BGCAP. There will also be food trucks.

We expect 300-400 people. They come at different times. So there won't be that many people there all at the same time.

Thank you,
Debbie Tichenor, Chair
Woodford County Salvation Army

Dear Members of Fiscal Court,

Planning for the 2026 Woodford County High School Project Graduation is underway! As you know, Project Graduation relies on community support, parents, organizations, and businesses to fund this special night of celebration.

Please allow this letter to serve as the official request for Project Graduation to use the Falling Springs Arts and Rec facility to host our senior class this year. The event will be held overnight from approximately 10pm - 6am on Saturday, May 30th, 2026.

We greatly appreciate your support and know this year's seniors will as well. If you have any questions regarding this request, please contact me at 859-338-3968.

Sincerely,
Beth Shewmaker
Co Chair 2026



**OFFICE OF THE GOVERNOR
DEPARTMENT FOR LOCAL GOVERNMENT**

Andy Beshear
GOVERNOR

100 Airport Road, Third Floor
Frankfort, Kentucky 40601
Phone: (502) 573-2382
Fax: (502) 227-8691

Matt Sawyers
COMMISSIONER

January 29, 2026

Ms. Michele Rankin
Woodford County Jailer
204 Beasley Dr
Versailles, KY 40383

Dear Ms. Rankin:

Congratulations on the completion of your 40 hour training unit for calendar year 2026. Pursuant to KRS 64.5275(6) you are required to be paid an annual incentive per calendar year for each training unit completed up to a maximum of four incentive payments. The value of an incentive payment for 2026 is \$1,361.32.

Our records show that you have successfully completed 4 unit(s) and are due 4 incentive payment(s) of \$1,361.32 for a total of \$5,445.28. Please make the disbursing officer aware that incentive payments are not exempt from state or federal withholding requirements.

You may view your training record on the website (dlg.ky.gov). If you have questions, please contact me at 502-564-0674.

Sincerely,

A handwritten signature in black ink that reads "Tanya Kearney".

Tanya Kearney
County Officials Training Coordinator

CC: State Auditor's Office
Woodford County Judge Executive
Woodford County Treasurer



**OFFICE OF THE GOVERNOR
DEPARTMENT FOR LOCAL GOVERNMENT**

Andy Beshear
GOVERNOR

100 Airport Road, Third Floor
Frankfort, Kentucky 40601
Phone: (502) 573-2382
Fax: (502) 227-8691

Matt Sawyers
COMMISSIONER

January 29, 2026

Mr. Larry Blackford
Woodford County Magistrate
103 S Main
Versailles, KY 40383

Dear Mr. Blackford:

Congratulations on the completion of your 40 hour training unit for calendar year 2026. Pursuant to KRS 64.5275(6) you are required to be paid an annual incentive per calendar year for each training unit completed up to a maximum of four incentive payments. The value of an incentive payment for 2026 is \$1,361.32.

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Tanya Kearney
County Officials Training Coordinator

CC: State Auditor's Office
Woodford County Judge Executive
Woodford County Treasurer



**OFFICE OF THE GOVERNOR
DEPARTMENT FOR LOCAL GOVERNMENT**

Andy Beshear
GOVERNOR

100 Airport Road, Third Floor
Frankfort, Kentucky 40601
Phone: (502) 573-2382
Fax: (502) 227-8691

Matt Sawyers
COMMISSIONER

January 29, 2026

Mr. Jackie Brown
Woodford County Magistrate
103 South Main Street
Versailles, KY 40383

Dear Mr. Brown:

Congratulations on the completion of your 40 hour training unit for calendar year 2026. Pursuant to KRS 64.5275(6) you are required to be paid an annual incentive per calendar year for each training unit completed up to a maximum of four incentive payments. The value of an incentive payment for 2026 is \$1,361.32.

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Tanya Kearney
County Officials Training Coordinator

CC: State Auditor's Office
Woodford County Judge Executive
Woodford County Treasurer



**OFFICE OF THE GOVERNOR
DEPARTMENT FOR LOCAL GOVERNMENT**

Andy Beshear
GOVERNOR

100 Airport Road, Third Floor
Frankfort, Kentucky 40601
Phone: (502) 573-2382
Fax: (502) 227-8691

Matt Sawyers
COMMISSIONER

January 29, 2026

Ms. Mary Gill
Woodford County Magistrate
103 South Main Street
Versailles, KY 40383

Dear Ms. Gill:

Congratulations on the completion of your 40 hour training unit for calendar year 2026. Pursuant to KRS 64.5275(6) you are required to be paid an annual incentive per calendar year for each training unit completed up to a maximum of four incentive payments. The value of an incentive payment for 2026 is \$1,361.32.

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Tanya Kearney
County Officials Training Coordinator

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Woodford County Judge Executive
Woodford County Treasurer