

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 _____