

BOONE COUNTY ZONING REGULATIONS

ARTICLE 5 PROVISIONS FOR BOONE COUNTY ZONING MAP

Contents:

- SECTION 500 Zoning Map**
- SECTION 510 Identification of the Zoning Map**
- SECTION 520 District Identification**
- SECTION 530 Interpretation of District Boundaries**
- SECTION 540 Action by Legislative Body**
- SECTION 550 Official Zoning Map**
- SECTION 560 Zoning Map Amendments**
- SECTION 570 Zoning District Declared Invalid**

SECTION 500 Zoning Map

The districts established in [ARTICLE 5](#) of this order are shown on the Boone County, Kentucky Zoning Map which, together with all explanatory matter thereon, are hereby adopted as part of this order.

SECTION 510 Identification of the Zoning Map

The Zoning Map shall be identified by the signature of the Chairman of the Boone County Planning Commission and Zoning Administrator of the legislative units accompanied by the most recent date of revision of the map.

SECTION 520 District Identification

For the purpose of the order, the Cities of Florence, Union, and Walton and Boone County, are hereby divided into the following categories of zoning districts:

- A-1 Agriculture
- A-2 Agricultural Estate
- R Recreation District
- CONS Conservation District
- RSE Rural Suburban Estates
- RS Rural Suburban
- SR-1 Suburban Residential One
- SR-2 Suburban Residential Two
- SR-3 Suburban Residential Three
- UR-1 Urban Residential One
- UR-2 Urban Residential Two

UR-3 Urban Residential Three
MHP Mobile Home Park
R1F Residential One Family
C-1 Commercial One
C-2 Commercial Two
C-3 Commercial Services
C-4 Commercial Four
O-1 Office One
O-2 Office Two
I-1 Industrial One
I-2 Industrial Two
I-3 Industrial Three, Surface Mining District
O-1A . . . Professional Office One
I-4 Industrial Four, Subsurface Mining District
PF Public Facilities District
A Airport District
SC Small Community Overlay District
H Historic Landmark/Historic District Overlay District
PD Planned Development Overlay District
EPD Employment Planned Development District
RPD Residential Planned Development District
HDO Houston-Donaldson Study Corridor Overlay District
PO Parkway Corridor Study Overlay District
TRO Land Use Study I-75/Turfway Road Interchange Overlay District
FMS Florence Main Street Zoning Study
WD Walton Downtown District
UTC Union Town Center
UC Union Commercial
UNO Union Neighborhood Office
UTO Union Town Overlay District
MR Mall Road Overlay District
GR-R . . . Graves Road Residential
GR-C . . . Graves Road Commercial

GR-BP . . . Graves Road Business Park

CD Signifies that a specific site or district is subject to a Concept Development Plan, supplemental conditions of approval, or variance and/or conditional use permit that was approved in conjunction with a Zoning Map Amendment.

SECTION 530 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the zoning districts defined above as shown on the Zoning Map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the center lines of thoroughfares or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries;
2. Where district boundaries are so indicated that they approximately follow the lot lines or property lines, such lines or property lines shall be construed to be said boundaries;
3. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Zoning Map;
4. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line;
5. Where the boundary of a district follows a stream or the shore of a body of water, that stream or shore line is the boundary of the district;
6. Where the boundary of a district follows the county line, including a concurrent state line, such county line shall be deemed to be boundary of the district.
7. Where the boundaries of a district are based on a legal description or property survey that was submitted in conjunction with a zoning map amendment application, the boundaries provided in said instrument(s) shall be construed as the district boundaries for the property in question, and may be used in determining district boundaries for adjoining properties.

SECTION 540 Action by Legislative Body

When amendments to the zoning map have been approved by the Fiscal Court or appropriate legislative body, the legislative unit shall inform the Zoning Administrator of the date which such action becomes effective. A log of all approved zoning map amendments shall be kept by the Zoning Administrator and, the official zoning map shall be updated within 30 days of the date upon which final action approving such amendments was taken. A certificate of Land Use Restriction shall be filed in accordance with [SECTION 280](#). Furthermore, the Resolution files maintained by the Planning Commission shall constitute the official record of all requests for zoning map amendments, including those which have not been approved by the appropriate legislative body.

SECTION 550 Official Zoning Map

The county-wide joint planning unit for Boone County consisting of the cities of Florence, Walton and Union, as well as the Boone County Fiscal Court and their respective territorial jurisdictions, this planning unit being served by the Boone County Planning Commission, is divided into zoning classifications or districts as listed in this [ARTICLE 5](#), these classifications, districts or zones being hereby declared to be part of the applicable zoning ordinance and regulations for the Boone County planning unit. The zoning map serves as the official record of the status for all zoning classifications, districts, or zones for land within the Boone County planning unit and shall be kept in electronic data bases that are maintained as part of Boone County's Geographic Information System (GIS) which is part of the Boone County Planning Commission. This electronic depiction of the zoning boundaries, along with additional reference data in the GIS, constitutes the official zoning map for the Boone County planning unit upon its proper adoption and enactment by the legislative bodies comprising the planning unit for Boone County. This zoning map shall be kept up-to-date to reflect the adopted mapping data and all of its amendments by the legislative bodies comprising the Boone County planning unit in accordance with Chapter 100 of the Kentucky Revised Statutes. This zoning map may be viewed by the general public at the offices of the Boone County Planning Commission and that Commission may certify a paper copy of a portion of this zoning map as true and accurate.

SECTION 560 Zoning Map Amendments

Once amendments to the Zoning Map changing the zoning status of an area, after the effective date of the ordinance enacting such an amendment, the zoning map shall be promptly changed as directed by the legislative bodies ordinance, this change being done by the Boone County Planning Commission through the office of GIS. Each amendment shall be identified within the zoning map(s) data file by a numerical or other designation referring to the Commission record of the amendment proceeding. No unauthorized person may alter or modify the zoning map.

SECTION 570 Zoning District Declared Invalid

Should any zoning district be declared by a court of competent jurisdiction to be unconstitutional or invalid, by either the construct of its text within this order or by its application or amendment to the Boone County Zoning Map, the zoning district that applied to the affected properties prior to the unconstitutional or invalid zoning district shall be in force.