

ZONING ORDINANCE

ARTICLE 7

APPLICATION OF REGULATIONS

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All existing and future structures and uses of premises within the City of West Liberty, shall conform with all applicable provisions of the Zoning Ordinance. Each zoning district is established to permit only those uses specifically listed as permitted uses or accessory uses, except as provided under the nonconforming or conditional use provisions, and is intended for the protection of those uses. No other uses are permitted except as specifically permitted elsewhere in this ordinance.

710 SPECIAL PROVISIONS FOR AGRICULTURAL AND FOREST AREAS

For the purposes of this Ordinance, land which is used solely for agricultural, farming, dairying, stock raising or similar purposes, shall have no regulations imposed as to building permits, height, yard, location or court requirements for agricultural buildings except that:

1. Setback lines and/or buffer zones shall be required for the protection of existing and proposed streets and highways. In connection therewith, all requirements of the Commonwealth of Kentucky Department of Transportation, Bureau of Highways Regulations as regarding distance, sight and drainage shall be complied with; and
2. All buildings or structures in a designated floodway or floodplain, or which tend to increase flood heights or obstruct the flow of flood waters may be fully regulated.
3. Forested areas should be harvested in compliance with Kentucky Division of Forestry's 'Best Management Practices'.

720 SUBDIVISION OF AGRICULTURAL AND FOREST LAND

Landowners or developers desiring to subdivide agricultural or forest land for any nonagricultural or forest use must meet the following requirements:

1. Obtain a zoning change to the appropriate zoning district unless the intended use is suitable in the agriculture district.
2. Conform with the City's Subdivision Regulations, including design and processing requirements.
3. Conform with the dimension requirements and other special requirements as may be imposed by the Commission.

730 COORDINATION WITH SUBDIVISION REGULATIONS

In all cases, the provisions of the Subdivision Regulations of West Liberty and amendments thereto shall apply in addition to the provision of the Zoning Ordinance.

740 CERTIFICATE OF LAND USE RESTRICTIONS

Whenever a legislative body approves a Zoning map amendment, whenever the Planning Commission approves a development plan or subdivision plat, and whenever the Board of Adjustments approves a variance or conditional use permit, a Certificate of Land Use Restriction as detailed on the following page shall be filed with the county clerk.