

ORDINANCE NO. 09-12

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY
UPDATING A SECTION OF THE LAND USE REGULATIONS, ORDINANCE NO. 07-16
OF THE MADISON COUNTY OFFICE OF PLANNING AND DEVELOPMENT.**

WHEREAS, the Madison County Planning Commission met in a Public Hearing on November 17, 2009 for the purpose of discussing and considering a recommendation to change and/or update the Land Use Regulations, amending Section 402.4 Land Use Districts to include the classification of KY Highway 52 (Lancaster Road) as a Rural Corridor extending from the current Urban Corridor Boundary to the intersection of KY Highway 595 (Happy Landing);

WHEREAS, the Madison County Planning Commission voted 5-yes; 1-No (Chandler Combs) and 1-Absent (Shannon Pennington) to recommend the extension of the Rural Corridor as outlined in the attached pages not be considered at this time;

WHEREAS, the Madison County Fiscal Court authorizes the Madison County Office of Planning and Development to amend Section 402.4 Land Use Districts to include the classification of KY Highway 52 (Lancaster Road) as a Rural Corridor extending from the current Urban Corridor Boundary to the Madison County Line at Garrard County and to make the necessary changes to the current Zoning Map reflecting the new Rural Corridor;

NOW, THEREFORE, be it ordained by the Fiscal Court of the County of Madison, Commonwealth of Kentucky, as follows:

Severability.

If any word, phrase, sentence, part, section, subsection, or other portion of this Ordinance or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection, or other portion, or the proscribed Application thereof, shall be severable, and the remaining provisions of this Ordinance, and all applications thereof, not having been declared void, unconstitutional, or invalid, shall remain in full force and effect.

SEE THE ATTACHED AS IT WILL READ IN THE REGULATIONS...

Section 8. Effective Date.

This Ordinance shall be effective immediately upon passage, pursuant to applicable legal and procedural requirements.

Section 9. Authority.

This Local Ordinance is enacted pursuant to applicable authority granted by the Commonwealth and federal government.

That the County Clerk cause this ordinance to be published in accordance with the appropriate Kentucky Revised Statues.

This Ordinance No. _____ shall become effective on the date of the second reading and adoption.

DATE OF FIRST READING: 12-15-09

MOTION BY: Magistrate Harold K. Botner

SECONDED BY: Magistrate Larry Combs

VOTE:

YES

NO

JUDGE, KENT CLARK
MAGISTRATE LARRY COMBS
MAGISTRATE ROGER BARGER
MAGISTRATE WILLIAM TUDOR
MAGISTRATE HAROLD K. BOTNER, Jr.

✓
✓
✓
✓
✓

DATE OF SECOND READING: 1-12-10

MOTION BY: Roger Barger

SECONDED BY: Harold K. Botner

VOTE:

YES

NO

JUDGE, KENT CLARK
MAGISTRATE LARRY COMBS
MAGISTRATE ROGER BARGER
MAGISTRATE WILLIAM TUDOR
MAGISTRATE HAROLD K. BOTNER, Jr.

✓
✓
✓
✓
✓



MADISON COUNTY JUDGE EXECUTIVE

Attest


MADISON COUNTY CLERK

402.4 Land Use Districts

Land Use Districts are large geographic areas that carry a general classification of the types of land use activities that should take place in the unincorporated portions of the county. Madison County has been divided into five (5) of these areas, excluding the cities of Richmond and Berea.

Urban Development Corridor (UC): This is a large district that parallels I-75 from the vicinity of Silver Creek on the south to the Kentucky River on the north. This is the area in which a majority of land use activities and development have taken place. It consists of a strip of land that is several miles in width, the limits of which (designated on the official map) follow natural and man-made features. This area contains the appropriate infrastructure for support of the more intensive levels of development, or is scheduled for public improvements that will support future development. The area is described as being in a state of urbanization, making the transition from predominantly rural to an urban character.

While much of the future growth and development in Madison County is expected to take place within the cities of Richmond and Berea, it is recognized that significant growth and development will take place within this corridor as well. This area will be the focus of the most intensive development (outside the cities), the widest range of land uses, and the highest degree of land use management.

The Urban Development Corridor is divided into seven sub-districts each of which allows specific uses:

a. Sub-Districts:

- UC-1 Urban Development Single-Family Residential**
- UC-1A Urban Development Single-Family Residential (MD)**
- UC-1B Urban Development Single-Family Residential (HD)**
- UC-2 Urban Development Multi-Family Residential (3 units+)**
- UC-2A Urban Development Duplex/Townhouse/Condominium**
- UC-3 Neighborhood Commercial**
- UC-4 General Commercial**
- UC-5 Light Industrial**
- UC-6 Urban Development Public & Semi-Public**
- UC-7 Urban Agricultural**
- UC-8 Urban Development Resource Extraction**
- UC-9 Urban Development Mobile Home Park**
- UC-10 Urban Development Hazardous Industries**
- UC-11 Planned Unit Development**

Rural Development Corridors (RC): There are four of these districts that parallel important federal or state highways. These narrow corridors have been the focus of considerable development primarily due their accessibility.

- **Highway 627**, from the Urban Corridor boundary to Fort Boonesborough State Park. This corridor is partially developed in residential subdivisions.
- **Union City Road**, from the Urban Corridor boundary to Union City. This is another corridor with a number of developing residential subdivisions.
- **Highway 52 East**, from the Urban Corridor boundary to just beyond Bybee. This corridor is more extensively developed, in a mixture of commercial and residential uses.
- **Highway 421 South**, from the Urban Corridor boundary south to the community of Big Hill. This corridor is presently being developed largely in residential subdivisions.
- **Highway 52 Lancaster Road**, from the Urban Corridor boundary to the Madison County Line at Garrard County. This corridor is anticipated to become a major development corridor due to the annexations of property into the City limits of Richmond, the new Interchange on I-75 and the proposed connector to Garrard County.

These four districts might be viewed as secondary development corridors. Here the intensity of development, the range of land uses, and the degree of land use management will be less than in the Urban Corridor.

a. Sub-Districts:

- RC-1 Urban Development Single-Family Residential**
- RC-1A Urban Development Single-Family Residential (MD)**
- RC-3 Neighborhood Commercial**
- RC-4 General Commercial**
- RC-5 Light Industrial**
- RC-6 Urban Development Public & Semi-Public**
- RC-7 Urban Agricultural**
- RC-8 Urban Development Resource Extraction**

Rural Communities (C): There are a number of small rural communities scattered throughout Madison County. A number of these places were pockets of activity during the late 1800s and earlier 1900s. Most have subsequently lost their vitality and have declined to the point of being points of historical interest. The comprehensive plan envisions the revitalization of some of these communities to the point of being mini-rural growth centers around which small clusters of development might

occur. Several already have some of the ingredients for revitalization; county crossroads, a small convenient type store, a church or two, a volunteer fire department, and strips of residences radiating out along the crossroads. These places offer a different lifestyle to their residents, and play a role in the cultural diversity of the county. The amount of development will be limited along with the variety of uses allowed and the degree of land use management.

a. Sub-Districts:

- C-1 Rural Community Single-Family Residential**
- C-3 Rural Community Neighborhood Commercial**
- C-4 Rural Community General Commercial**
- C-5 Rural Community Light Industrial**
- C-6 Rural Community Public and Semi-Public**
- C-7 Rural Community Agricultural**
- C-8 Rural Community Resource Extraction**

Rural Areas (R): These districts comprise the bulk of land used in Madison County. The primary uses are agricultural, dispersed residential, and resource extraction. A considerable amount of the area is idle, largely due to its lack of suitability for development. Overall population density is low, and public infrastructure is quite limited. These areas are viewed as being the least intensively developed, with a smaller range of allowable uses, and the lowest level of land use management required.

a. Sub-Districts:

- R-1 Rural Single-Family Residential**
- R-6 Rural Public and Semi-Public**
- R-7 Rural Agricultural**
- R-8 Rural Resource Extraction**

Special Areas (S): These districts include all state and federal land-holdings, along with other public lands, water bodies, and environmentally sensitive areas. The Fiscal Court does not have authority to manage development within other public lands, but is concerned with what takes place in the unincorporated areas that surround them. The primary issue in these areas is protection; protection of these areas from inharmonious land uses and otherwise negative impacts that might result from nearby development.

Note: All existing residential subdivisions of ten (10) acres or more in size will be classified as single-family residential sub-districts (UC-1, RC-1, or R-1) according to their location.

Madison County, KY

