

**AGENDA
CITY OF CAVE CITY
REGULAR COUNCIL MEETING
COUNCIL CHAMBERS-CITY HALL
JULY 12, 2021 5:00 PM**

CALL TO ORDER

- A. Pledge of Allegiance
- B. Invocation of prayer
- C. Welcome Guests

ROLL CALL

APPROVE JUNE MEETINGS MINUTES

FINANCIAL

A. Restaurant & Transient Room Tax Collection for June

- 1. Restaurant Tax \$53,219.24
- 2. Transient Room Tax \$28,369.75
- 3. Transferred to Tourism Commission \$81,588.99

B. Cash Analysis for June

- 1. Investments \$189,391
- 2. Fire Dept. Checking \$ 3,835
- 3. Fire Dept. Savings \$ 1,080
- 4. Police Dept. Savings \$ 3,422

SPEAKER

OLD BUSINESS

NEW BUSINESS

- 1. Resolution Community Development Block Grant
- 2. Amendment to Cave City Zoning Ordinance

DEPARTMENT REPORTS

- 1. Fire Dept – Chief Kevin Jandt –June Activity Report
- 2. Police Dept – Chief Darrell Butler –June Activity Report
- 3. Public Works – Robert Smith – Activity Report

OTHER REPORTS

- 1. Code Enforcement Board, Robert Smith
- 2. Board of Adjustments, Robert Smith
- 3. Economic Development, Robert Smith
- 4. New Businesses – June
- 5. City Council Committee Reports

MAYOR'S REPORT

ADJOURN

**CITY OF CAVE CITY
COUNCIL MEETING MINUTES
COUNCIL CHAMBERS
JUNE 14, 2021**

The pledge of allegiance was recited. Bobby Richardson led the invocation. Mayor welcomed all guests. The meeting was called to order by the Mayor at 5:00PM

Robert Smith called the roll. The following were present: Council members: Leticia Cline, Denny Doyle, Beverly Ford, Kevin Houchens, Mike Houchens and Steve Pedigo. City Clerk Jennifer Freeman and City Attorney Bobby Richardson were also present.

Motion made by Mike Houchens, second by Beverly Ford, to approve May meeting minutes. Motion carried by "I" votes.

Robert Smith gave the financial report for the motel & restaurant tax and the city's cash analysis

Dajana Crockett from BRADD spoke about the Barren County Steering Committee and reminded the council of the meeting on June 24th.

Motion made by Denny Doyle, second by Beverly Ford to amend noise ordinance to include regulating fireworks. Motion carried by 3-3 vote with Mayor breaking tie. Steve Pedigo, Mike Houchens and Kevin Houchens voted no.

Motion made by Mike Houchens, second by Leticia Cline to approve an ordinance authorizing permits for outdoor beverage and food service. Motion carried 6-0. Motion made by Denny Doyle, second by Beverly Ford to add a yearly fee of \$75.00 for permits. Motion carried by 6-0 vote

Motion made by Beverly Ford, second by Steve Pedigo to approve ordinance establishing a Code Enforcement-Nuisance Board. Motion carried by 6-0 vote.

Motion made by Steve Pedigo, second by Denny Doyle to approve the FYE 2021 Amended budget. Motion carried by 6-0 vote.

Motion made by Mike Houchens, second by Denny Doyle to approve the FYE 2022 budget. Motion carried by 6-0 vote.

Reports were not read, are included in packet and attached as part of the minutes.

Motion made by Leticia Cline to adjourn, second by Mike Houchens. Meeting was adjourned at 6:09PM.

Mayor Dwayne Hatcher

ATTEST:

Jennifer Freeman, City Clerk/Treasurer

**CITY OF CAVE CITY
COUNCIL SPECIAL CALLED MEETING MINUTES
COUNCIL CHAMBERS
JUNE 23, 2021**

The pledge of allegiance was recited. Bobby Richardson led the invocation. The Mayor welcomed all guests. The meeting was called to order by the Mayor at 4:00

Robert Smith called the roll. The following were present: Council members: Beverly Ford, Leticia Cline, Denny Doyle, Kevin Houchens, Mike Houchens and Steve Pedigo. City Clerk Jennifer Freeman and City Attorney Bobby Richardson were also present.

Motion made by Steve Pedigo, second Mike Houchens to approve FYE 2021 amended budget. Motion carried by 6-0 vote.

Motion made by Mike Houchens, second by Denny Doyle to approve FYE 2022 budget. Motion carried by 6-0 vote.

Motion made by Beverly Ford, second by Denny Doyle to amend ordinance to include amendment - "No fireworks shall be ignited, used or exploded within 200 feet of a structure or vehicle." Motion carried by 4-2 vote, with Mike Houchens and Kevin Houchens voting no. Motion made by Beverly Ford, second by Denny Doyle to adopt ordinance as amended. Motion carried by 4-2 vote with Mike Houchens and Kevin Houchens voting no.

**Motion made by Beverly Ford, second by Steve Pedigo to adopt ordinance authorizing permits for outdoor beverage and food service. Motion carried by 5-1 vote with Kevin Houchens voting no.
Motion made by Leticia Cline, second Denny Doyle to amend ordinance to add \$75.00 fee with application. Motion carried by 5-1 vote with Kevin Houchens voting no.**

Motion made by Denny Doyle, second by Leticia Cline to adopt an ordinance establishing a Code Enforcement-Nuisance board. Motion carried by 6-0 vote.

Motion made by Denny Doyle, second by Mike Houchens to go in close session-KRS 61.80 (b) Real Estate. Motion carried by "I" votes

Motion was made by Denny Doyle, second by Steve Pedigo to reconvene meeting. Motion carried by "I" votes.

Motion made by Steve Pedigo, second by Beverly Ford the Cave City Properties Corporation agree to transfer to Peoples Bank for no monetary consideration the lot .999 acres at the entrance of Chapatcha Drive on condition if a building is not built and completed within two years, the property reverts to City of Cave City. Motion carried by 6-0 vote.

Motion made by Beverly Ford, second by Steve Pedigo to adjourn. Meeting adjourned at 5:00PM

Mayor Dwayne Hatcher

ATTEST:

Jennifer Freeman, City Clerk/Treasurer

CITY OF CAVE CITY, KENTUCKY

**RESOLUTION
COMMUNITY DEVELOPMENT BLOCK GRANT**

WHEREAS, the City of Cave City is desirous of promoting community development and enhanced community facilities within its boundaries,

THEREFORE BE IT RESOLVED by the City of Cave City:

1. That the submission of an application for Community Development Block Grant funds not exceeding \$750,000 for activities, including the renovation of a building to serve the Boys & Girls Club in Cave City, KY. The application will be submitted under the 2021 Community Projects category of funding.
2. That the Mayor is authorized to sign the grant application, statement of assurances and other documents necessary for the execution of the application and development of the project.
3. That the Barren River Area Development District is authorized to prepare the application on behalf of the City and if funded, to assist in the administration of the project.

This resolution was adopted by a _____ vote of the City Council at a _____, 2021 meeting.

Mayor

Date

ATTEST:

City Clerk

Date

Joint City-County

JCCPC



Planning
Commission

Est. 1972

**JOINT CITY-COUNTY PLANNING COMMISSION
OF BARREN COUNTY, KENTUCKY**

Planning and Zoning
126 E Public Sq. – City Hall
Glasgow, KY 42141
Phone: (270) 659-0661
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Email: kmyatt@glasgow-ky.com

LETTER OF TRANSMITTAL

To: Jennifer Freeman – City Clerk

Date: June 30th, 2021

05-17-21 JCCPC Meeting Minutes

031521-01-C Proposed Text Amendment to the Cave City Zoning Ordinance

This Text Amendment is an update to the current Cave City Zoning Ordinance. Changes include several updates to the proposed uses in zoning classifications, conditional uses, RV/Manufactured uses and other nominal uses within certain districts.

REMARKS Member of City Council, attached are the approved minutes of the May Planning Commission meeting and the proposed Text Amendment. If you have any questions or need additional information, please do not hesitate to contact me. Thanks.

SIGNED: _____

Kevin Myatt, Director

**Joint City-County Planning Commission
of
Barren County, Kentucky**

May 17, 2021

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, May 17, 2021 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Chairman Gumm, Chairman called the meeting to order at 7:00 PM.

The roll was called with the following Commission Members present:

Eddie Atnip	Ricky Houchens
Joe Austin	Joan Norris
Lewis Bauer	David Rutherford
Rondal Brooks	Janis Turner
Tommy Gumm	Forrest Wise
David Jessie	

Brad Bailey, David Rutherford and Janis Turner were absent.

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the April 19, 2021 minutes. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The May 17, 2021 invoices were presented for payment.

A motion was made by Rondal Brooks and seconded by David Jessie to pay the May 17, 2021 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee Reports

Chairman Gumm appointed the following as the Nominating Committee – Lewis Bauer, Chairman; Joe Austin and Joan Norris.

Planning Director Kevin Myatt presented the proposed budget for July 1st, 2021 – June 30th, 2022 fiscal year. He stated there was an increase of \$3,000 from the previous year, but also there was an increase in income to offset that.

A motion was made by Eddie Atnip and seconded by Rondal Brooks to approve the proposed Budget for the 2021-22 Fiscal Year. Motion unanimously carried.

The approved budget is on file in the Planning Commission Office.

Agenda Item # 4 - Treasurer's Report

The bank balance as of April 30th, 2021 was \$51,045.86. Deposits in the amount of \$3,135.00 were received from Barren County and \$2,450.00 from the City of Glasgow in the month of April 2021. The Treasurer's Report was filed as presented.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, reported on the cost of a digital recorder to replace the old obsolete system. The cost is as follows:

Digital Recorder	- \$500.00
Digital Software	- 400.00
Installation	- 100.00
1-Year Annual Support/Maintenance	- <u>175.00</u>
Total	\$1,175.00

A motion was made by Lewis Bauer and seconded by Joan Norris to purchase a digital recording system at a cost of \$1,175.00 according to Kevin Myatt's recommendation. Motion unanimously carried.

Mr. Myatt reported on his findings in reference to the use of a debit/credit card for his office. He said the Square Program was not a good choice, but it was not secure in funds. The other option is costly and the requests to use a credit/debit card was not enough to warrant the cost. Mr. Myatt recommended no action be taken due to the excessive cost of the program.

Mr. Myatt said there might be surplus money in the current budget. He asked for approval to make purchases up to \$1,000.00 for an office chair and staff shirts.

A motion was made by Eddie Atnip and seconded by Forrest Wise to authorize Kevin to spend up to \$1,000.00 for an office chair and staff shirts. Motion unanimously carried.

II. SUBDIVISION:

- 1. 051721-01-B – Subdivision regulations Pre-Construction Variance Application – Kathy Judy Simmons, Owner/Applicant – Property located at 4329 Happy Hollow Road – Six (6') feet to the Ten (10') foot Side Yard Setback Regulation – article V(B)(3)(g) of the 1990 Barren County Subdivision Regulations – 1 Lot – Barren County**

Staff Findings:

1. The applicant has filed a Subdivision Regulations Pre-Construction Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
2. As indicated on the Application the applicant is requesting a Six (6') foot variance to the Ten (10') foot side yard setback requirement, Article V(B)(3)(g) of the 1990 Barren County Subdivision Regulations.
3. Attachment B is the large-scale general vicinity map at a four hundred (400') foot scale. Attachment C is at a two hundred (200') foot scale. The property is located at 4329 Happy Hollow Road, a County maintained roadway.
4. Attachment D is the Property Photo map, which shows subject property and the neighborhood characteristics.
5. Attachment E is an Aerial Map showing the subject property and surrounding neighborhood. As indicated on there was an existing manufactured home that was removed; the manufactured home shown in the Attachment D, Property Photos Map, is the manufactured home replacing the one previously on-site.
6. Attachment F is a survey prepared by Leftwich Surveying in 1994 showing when the parcel was severed from the parent tract.

A motion was made by Rondal Brooks and seconded by Lewis Bauer to approve the Variance Application for Kathy Judy Simmons, Applicant/Owner, for the property at 4329 Happy Hollow Road because the granting of the variance will not adversely affect the public health, safety or welfare and it will not alter the essential character of the general vicinity. Motion unanimously carried.

III. DEVELOPMENT PLAN

1. **051721-01-G – Preliminary Plan – *The Moran at Murphy Court – Glass Holdings, LLC, Applicant/Owner(s) – Property located at 105 Myrtle Street – 1 Tract 4.14 +/- Total Acres – Glasgow – Plans Prepared by American Engineers, Inc.***

Staff Findings:

1. Currently the subject property is located within a B-3 (Highway Service Business) District.

2. The existing tract of land contains approximately 4.14 total acres with 2.68 total acres being disturbed in this development.
3. As shown on Sheet C-3.0 the applicant is proposing two (2) 8-plex multi-family dwelling units and accommodating storage units. The storage units are for the inhabitants of the 8-plex dwellings only.
4. Section 158.400(1) of the Glasgow Zoning Ordinance require dwelling units to provide two (2) parking spaces per dwelling unit. The minimum required parking spaces is thirty-two (32); the Applicant is providing forty-seven (47) new spaces.
5. There is no direct access to Myrtle Street or West Cherry Street; access to the site is through the existing parking area.
6. Sheet C-4.0 shows the proposed grading of the subject property as well as drainage calculations for the increased impervious area. As indicated in Runoff Coefficient calculation table the additional impervious area will result in an increased runoff coefficient and thus additional retention will be required. The applicant intends to utilize an existing sinkhole as the means of water runoff leaving the site; the means of drainage to currently exit the development. The engineer proposes altering the existing basin around the sinkhole to accommodate the additional runoff. See note on Sheet C-4.0.
 - A) Two separate storm sewer systems are proposed for the development: both entering the aforementioned retention basin.
 - B) A retention wall is proposed in the north west corner of the development; twelve (12') foot tall at the center and tapering to one (1') foot tall at each end. A profile view of the wall is shown on Sheet C-4.1.
7. Sheet C-5.0 shows the required erosion control measures for the site. The applicant proposes a temporary construction entrance leading from the existing parking lot, inlet protection for the proposed drop boxes, and erosion control blankets in the sloping areas. The staff also requires rip-rap in accordance with KY Division of Water standards be installed at the outlet of the proposed headwalls.
8. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
9. The proposed utilities shown on Sheet C-6.0 and C-6.1 are for preliminary design purposes only. No utility has given approval as to the water, sewer, or electric shown on the plans. Final plan approval will not be given until said utility providers approval.

10. Section 158.028(2) of the Glasgow Zoning Ordinance requires any new development provide and maintain landscaped area equal to 10% of the Vehicle Usage Area. Final Development Plans need to provide a site summary table showing that this requirement is met. All other provision of Section 158.028 (Landscape and Buffer Area Minimum Requirements) shall also be met and depicted in the Final Plan Set.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary Development Plan subject to the following conditions: adequate soil erosion and sedimentation control measures, shown on the approved plans, be implemented during and after site construction in order to reduce soil erosion and to minimize water runoff to the surrounding developments. Also, updated plans to reflect the landscape requirements as well as the drainage updates and required erosion control measures will be required for Final Development Plan submittal.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the Preliminary Development Plan of the Moran at Murphy Court, because the proposed development plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance and subject to Staff Findings and Recommendations of approval of the proposed development with conditions of: Adequate soil erosion controls be implemented and no building development to occur on any other proposed Tract until a Final Plan has been submitted. Motion unanimously carried.

IV. PUBLIC HEARING:

1. **051721-01-P – Text Amendment – *Amendment to the Park City Zoning Ordinance.***

A public hearing was conducted.

Chairman Gumm served as the hearing officer.

Chairman Gumm swore in Kevin Myatt, Planning Director, who stated that all notifications had been made for the Text Amendment.

Kevin Myatt, Planning Director, presented the Text Amendment (available in the Planning Commission office).

Chairman Gumm asked if anyone present would like to speak in favor of the proposed Text Amendment.

No one present address the Commission.

Chairman Gumm asked if anyone present would like to speak in opposition of the proposed Text Amendment.

No on present addressed the Commission.

Chairman Gumm closed the hearing.

A motion was made by Lewis Bauer and seconded by Ricky Houchens to approve the Proposed Text Amendment for Park City. Motion unanimously carried.

IV. PUBLIC HEARING:

2. 051721-01-C – Text Amendment – *Amendment to the Cave City Zoning Ordinance.*

A public hearing was conducted.

Chairman Gumm served as the hearing officer.

Chairman Gumm swore in Kevin Myatt, Planning Director, who stated that all notifications had been made for the Text Amendment.

Kevin Myatt, Planning Director, presented the Text Amendment (available in the Planning Commission office).

Chairman Gumm asked if anyone present would like to speak in favor of the proposed Text Amendment.

No one present address the Commission.

Chairman Gumm asked if anyone present would like to speak in opposition of the proposed Text Amendment.

No on present addressed the Commission.

Chairman Gumm closed the hearing.

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the Proposed Text Amendment for Cave City. Motion unanimously carried.

There being no further business to come before the Commission, upon the motion of Candy Wethington, seconded by Joe Austin, and unanimously carried, the meeting was adjourned at 8:08 PM.

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May 17, 2021

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer

ARTICLE 1 GENERAL PROVISIONS

1.0 TITLE

This Ordinance shall be known and may be cited and referred to as the "Cave City Zoning Ordinance" and the zoning map herein referred to and herein incorporated is entitled "Zoning Map – Cave City, Kentucky".

1.1 AUTHORITY

Kentucky Revised Statutes (KRS) 100.201 gives legislative bodies the authority to enact permanent land use regulations, including zoning and growth management regulations.

1.2 EFFECTIVE DATE

This Ordinance shall be in full force and effect, after adoption by the Cave City Commission, on **November 12, 2013**.

1.3 PURPOSE

- A. The purpose of this Zoning Ordinance is to prescribe, regulate, restrict and limit for the purpose of promoting the public health, safety, morals, or general welfare, regulations of and restrictions upon the erection, construction, alteration, repair or use of buildings, structures or land, including regulations and restrictions of the height, number of stories, and size of buildings and other structures, the size of the yards, courts and other open spaces, the density of population, and the location and use of such buildings, structures and land for trade, industry, residence or other purposes.
- B. To facilitate orderly and harmonious development and to preserve the visual and/or historical character of the city and the intensity of land use.
- C. This Ordinance is also intended to provide a method of administration and enforcement and penalties for the violation of its provisions.

1.4 ZONING AFFECTS EVERY STRUCTURE OR USE

No structure or land shall hereafter be used and no structure or part thereof shall be erected, moved or altered, unless for a use expressly permitted by and in conformity with the regulations herein specified for the zoning district in which it is located, except that any structure damaged or destroyed may be restored if such structure does not involve a nonconforming use.

1.5 INTERPRETATION

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion of the public health, safety and general welfare.

ARTICLE 3 AGRICULTURAL DISTRICT (AG)

3.0 PURPOSE AND INTENT

The Agricultural District is intended to identify and protect the present and future viability and character of agricultural lands and other open space, primarily for non-urban uses.

3.1 PERMITTED USES AND STRUCTURES

- A. Land used exclusively for farming, dairying, stock raising, and other agricultural uses as defined in KRS 100.111(2).
- B. Single-family residential dwellings (detached).
- C. Commercial kennels, fishing lakes and riding and boarding stables.
- D. Public parks and playgrounds.
- E. Roadside stands provided such facility offers for sale only agricultural products produced on the premises, or on premises owned by the same person.
- F. Commercial greenhouses and plant nurseries.
- G. Distillery and Small Farm Winery pursuant to KRS 241.010 – 243.0305
- H. Recreational vehicle (RV) campground provided such living arrangements are of transient or seasonal use and such facility meets the requirements of KRS 219.310 through 219.410. Permits as required under KRS 219.310 through 219.410.
- I. Tiny Homes/Non-Traditional Dwellings.

3.2 CONDITIONAL USES

The following uses and their customary accessory buildings or uses subject to the approval of the Board of Adjustment, as set forth in Section 18.1.5 of this Ordinance:

- A. Churches and other places of religious assembly for worship.
- B. Cemeteries and other public burial areas.
- C. Public golf courses and driving ranges.
- D. Livestock auctions and stockyards.
- E. Mobile or Manufactured home parks.
- F. ~~Recreational vehicle (RV) campground provided such living arrangements are of transient or seasonal use and such facility meets the requirements of KRS 219.310 through 219.410. Permits as required under KRS 219.310 through 219.410.~~

- G. F.** Day care centers and nursery schools.
- H. G.** Taxidermy.
- I. H.** Public and parochial schools and colleges and private schools and colleges for academic instruction.
- J. I.** Veterinarian clinics.
- K. J.** Bed and breakfast establishments.
- L. K.** Sportsmen's Farms and Firearm Ranges.
- M. L.** Race Tracks (Private & Public)
- N. M.** Home occupations, subject to the restrictions and limitations established in Section 15.32 of this Ordinance.
- O. N.** Any other use that is determined by the Board of Adjustment to be of the same general character as the above.

3.3 ACCESSORY USES AND STRUCTURES

Accessory uses and structures customarily incidental to any aforesaid permitted principal use, located on the same lot therewith such as:

- A.** Accessory uses and structures in connection with farming, dairying, stock raising, and other agricultural uses as defined in KRS 100.111(2).
- B.** Tenant homes and employee quarters in separate structures, stables, and parking areas.
- C.** Roadside stands provided such facility offers for sale only agricultural products produced on the premises, or on premises owned by the same person.

3.4 PROHIBITED USES AND STRUCTURES

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

3.5 SPECIAL PROVISIONS FOR AGRICULTURAL USES

Pursuant to KRS 100.203(4), any land which is used solely for agricultural purposes (exclusive of land and building used for residences, except as herein provided) shall have no regulations except that:

- A.** Setback lines shall be required for the protection of existing and proposed streets and highways, as required for the zone in which the use is located.
- B.** All buildings or structures in a designated floodway or floodplain or which tend to increase flood heights or obstruct the flow of flood waters shall be in accordance with this Ordinance.
- C.** Dwellings may be permitted but shall have regulations imposed which are applicable, such as zoning, building, and certificates of occupancy.

ARTICLE 5 TWO-FAMILY RESIDENTIAL DISTRICT (R-2)

5.0 PURPOSE AND INTENT

The purpose of this district is intended to provide housing opportunities for single-family residential dwellings (detached) and two-family residential development (duplex).

5.1 PERMITTED USES AND STRUCTURES

- A. Single-family residential dwellings (detached).
- B. Two-family residential dwellings (duplex).

5.2 CONDITIONAL USES

The following uses and their customary accessory buildings or uses subject to the approval of the Board of Adjustment, as set forth in Section 18.1.5 of this Ordinance:

- A. Churches and other places of religious assembly for worship.
- C. Cemeteries and other public burial areas.
- D. Public, private and parochial schools, and libraries.
- E. Bed and breakfast establishments.
- F. Day care centers and nursery schools.
- G. Public parks, playgrounds, golf courses and non-commercial public recreational facilities.
- H. Nursing homes and assisted living facilities.
- I. Philanthropic institutions and clubs except which the chief activity is customarily carried on as business.
- J. Qualified manufactured homes, subject to the provisions established in Section 15.23 of this Ordinance.
- K. Home occupations, subject to the provisions established in Section 15.32 of this Ordinance.
- L. Any other use that is determined by the Board of Adjustment to be of the same general character as the above.
- M. Recreational vehicle (RV) campground provided such living arrangements are of transient or seasonal use and such facility meets the requirements of KRS 219.310 through 219.410. Permits as required under KRS 219.310 through 219.410.
- N. Tiny Homes/Non-Traditional Dwelling Unit.

ARTICLE 6 MULTI-FAMILY RESIDENTIAL DISTRICT (R-3)

6.0 PURPOSE AND INTENT

The purpose of this district is intended to provide housing opportunities for multi-family residential dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one or several dwelling types, ranging from single family to low rise multiple family dwellings and including two family dwellings, condominiums and townhouses. This district may function as a buffer or transition between major streets, or commercial developments and lower density residential areas.

6.1 PERMITTED USES AND STRUCTURES

- A. Single-family residential dwellings (detached).
- B. Two-family residential dwellings (duplex).
- C. Multi-family residential dwellings.

6.2 CONDITIONAL USES

The following uses and their customary accessory buildings or uses subject to the approval of the Board of Adjustment, as set forth in Section 18.1.5 of this Ordinance:

- A. Churches and other places of religious assembly for worship.
- B. Cemeteries and other public burial areas.
- C. Public, private and parochial schools, and libraries.
- D. Bed and breakfast establishments.
- E. Day care centers and nursery schools.
- F. Public parks, playgrounds, golf courses and non-commercial public recreational facilities.
- G. Nursing homes.
- H. Assisted living facilities.
- I. Mobile or manufactured home parks.
- J. Qualified manufactured homes, subject to the provisions established in Section 15.23 of this Ordinance.
- K. Tiny Homes/Non-Traditional Dwelling Unit.
- L. Home occupations, subject to the provisions established in Section 15.32 of this Ordinance.

- M. Philanthropic institutions and clubs except which the chief activity is customarily carried on as business.
- N. Recreational vehicle (RV) campground provided such living arrangements are of transient or seasonal use and such facility meets the requirements of KRS 219.310 through 219.410. Permits as required under KRS 219.310 through 219.410.
- O. Any other use that is determined by the Board of Adjustment to be of the same general character as the above.

6.3 ACCESSORY USES AND STRUCTURES

Accessory uses and structures shall be permitted as customarily incidental to the permitted use. No accessory structure may occupy a lot that does not have a principal structure located on the lot.

6.4 SPECIFIC USE STANDARDS

6.4.1 Two-family dwellings (duplex)

- A. Duplex dwellings shall have a shared driveway with the parking located behind the unit if practical.
- B. A common entrance shall be provided to the front of duplex buildings.
- C. The building shall have the appearance of one building rather than two (2) separate units. Therefore, separate materials and colors which designate one unit from another will not be permitted.

6.4.2 Multi-family dwellings

A common driveway entrance access shall be provided for multi-family dwellings. No access will be approved for parking or loading areas that require backing maneuvers in a public street right-of-way on local streets. Any parking facility must have full internal vehicular circulation and storage. Vehicular circulation must be located completely within the property. In addition, each portion of the development must have access to all other portions without using the adjacent street system.

6.5 INTENSITY

The intensity of use in a Multi-family Residential District shall not exceed twelve (12) dwelling units per acre.

6.6 PROHIBITED USES AND STRUCTURES

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

- N. Philanthropic institutions and clubs except which the chief activity is customarily carried on as business.
- O. Recreational vehicle (RV) campground provided such living arrangements are of transient or seasonal use and such facility meets the requirements of KRS 219.310 through 219.410. Permits as required under KRS 219.310 through 219.410.
- P. Any other use that is determined by the Board of Adjustment to be of the same general character as the above.

7.3 ACCESSORY USES AND STRUCTURES

Accessory uses and structures shall be permitted as customarily incidental to the permitted use. No accessory structure may occupy a lot that does not have a principal structure located on the lot.

7.4 SPECIFIC USE STANDARDS

7.4.1 Two-family dwellings (duplex)

- A. Duplex dwellings shall have a shared driveway with the parking located behind the unit if practical.
- B. A common entrance shall be provided to the front of duplex buildings.
- C. The building shall have the appearance of one building rather than two (2) separate units. Therefore, separate materials and colors which designate one unit from another will not be permitted.

7.4.2 Multi-family dwellings (Tri-Plex – Eight-Plex)

- A. A common driveway entrance access shall be provided for multi-family dwellings. No access will be approved for parking or loading areas that require backing maneuvers in a public street right-of-way on local streets. Any parking facility must have full internal vehicular circulation and storage. Vehicular circulation must be located completely within the property. In addition, each portion of the development must have access to all other portions without using the adjacent street system.
- B. The building(s) shall have the appearance of one building rather than separate units. Therefore, separate materials and colors which designate one unit from another will not be permitted.
- C. Minimum distance between principal structures shall not be less than ten (10') feet.

7.5 INTENSITY

The intensity of use in a High Density Residential District shall not exceed twenty (20) dwelling units per acre.

7.6 PROHIBITED USES AND STRUCTURES

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

ARTICLE 8 CENTRAL BUSINESS DISTRICT (B-1)

8.0 PURPOSE AND INTENT

The purpose of the B-1 Central Business zoning district is to accommodate the commercial, office, service, residential and public activities and uses commonly found in a central business area of an urban city.

8.1 PERMITTED USES AND STRUCTURES

- A. Retail stores, sales and display rooms and shops, such as department, variety, apparel and shoe stores, drug stores, food stores and flower shops; provided that, incidental manufacturing is permitted only for production of goods for sale at retail on the premises.
- B. Personal and business service establishments, such as barber or beauty shops, shoe repair shops, tailor shops, self-service laundries and laundry pick-up stations.
- C. Offices, studios, business schools and financial and lending institutions.
- D. Hotels, motels and eating and drinking establishments.
- E. Indoor amusement and recreation establishments and places of assembly such as theaters, poolrooms, bowling alleys, dance halls and auditoriums.
- F. Parking lots and parking garages.
- G. Public buildings and lands.
- H. Churches, parish houses, Sunday school buildings, hospitals, clinics, clubs, lodges and mortuaries.
- I. ~~Used car lots, automobile service stations and public garages for major or minor repair.~~
- J. Establishments providing repair and service for radio, television and appliances.
- K. Printing and publishing establishments.
- L. Multiple-family dwellings.
- M. Bed and Breakfast, Airbnb and VRBO.
- N. Other uses or buildings which are customarily accessory and clearly incidental to the above permitted uses.

8.2 CONDITIONAL USES

The following uses and their customary accessory buildings or uses subject to the approval of the Board of Adjustment, as set forth in Section 18.1.5 of this Ordinance:

- A. Nursing homes.

- B. Assisted Living facilities, halfway homes, and/or residential treatment facilities.
- C. Distillery pursuant to KRS 241.010-243.0305.
- D. Automotive sales/showrooms.
- E. Any other use that is determined by the Board of Adjustment to be of the same general character as the above.

8.3 ACCESSORY USES AND STRUCTURES

Accessory uses and structures shall be permitted as customarily incidental to the permitted use. No accessory structure may occupy a lot that does not have a principal structure located on the lot.

8.4 PROHIBITED USES AND STRUCTURES

- A. Manufacturing, except as provided under retailing.
- B. Mobile, manufactured and model home sales lot.
- C. Tiny Homes/Non-Traditional Dwelling Unit.
- D. Warehousing (except storage incidental to principal permitted uses) and transfer and storage establishments.
- E. Automobile service stations and public garages for major or minor repair.
- F. All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

8.5 PROPERTY DEVELOPMENT STANDARDS

Minimum dimensional standards for this district are found in the following table:

General Business District (B-1)	
Lot Area	7,500 sq.ft.
Lot Width (at building setback line)	50 feet
Lot Frontage Public Street	50 feet
Lot Coverage	75%
Setbacks Principal Structure Front Yard Side Yard Rear Yard	35 feet 5 feet (*) 25 feet
Height (maximum)	50 feet

ARTICLE 9 GENERAL BUSINESS DISTRICT (B-2)

9.0 PURPOSE AND INTENT

The purpose of the B-2 General Business District is primarily intended to serve the adjoining neighboring residential areas and to provide selected retail and service uses that may serve the entire community, but not those retail and service uses intended to serve the regional retail service area of Cave City.

9.1 PERMITTED USES AND STRUCTURES

- A. Motels and eating and drinking establishments.
- B. Commercial recreational establishments, such as swimming pools, roller rinks and bowling alleys.
- C. Automobile service stations and public garages for major or minor repair
- D. New or Used car lots.
- E. Retail stores, sales and display rooms; provided that, manufacturing is permitted only for production of goods for sale at retail on the premises.
- F. Offices, studios and financial or lending institutions.
- G. Farm implement establishments.
- H. Churches, parish houses, Sunday School buildings, club and lodge buildings.
- I. Personal and business service establishments, including those with processing on the premises, such as laundry and dry cleaning plants, rug cleaning plants and printing establishments for the general public, but not for the trade.
- J. Transportation and communication buildings and uses, such as bus and railroad passenger and freight stations and telephone exchanges and utility substations.
- K. Clinics and laboratories.
- L. Parking lots and garages.
- M. Single and multiple family dwellings and Tiny Homes.
- N. Assisted living facilities.
- O. Halfway houses and residential treatment programs
- P. Recreational vehicle (RV) campground provided such living arrangements are of transient or seasonal use and such facility meets the requirements of KRS 219.310 through 219.410. Permits as required under KRS 219.310 through 219.410.
- Q. Distillery pursuant to KRS 241.010-243.0305.
- R. Enclosed Flea Markets.

- S. Any uses or structures which are customarily accessory and clearly incidental to the above permitted uses.

9.2 CONDITIONAL USES

The following uses and their customary accessory buildings or uses subject to the approval of the Board of Adjustment, as set forth in Section 18.1.5 of this Ordinance:

- A. Commercial greenhouses and plant nurseries.
- B. Animal hospital, veterinary clinic or kennel.
- C. Utility substations.

9.3 ACCESSORY USES AND STRUCTURES

Accessory uses and structures shall be permitted as customarily incidental to the permitted use. No accessory structure may occupy a lot that does not have a principal structure located on the lot.

9.4 PROHIBITED USES AND STRUCTURES

- A. Hospitals, restoriums and schools.
- B. Manufacturing, except as provided under retailing.
- C. Truck terminals, storage warehouses (except storage incidental to principal permitted uses) and storage yards, wrecking or junk establishments or yards, used building materials and similar uses.
- D. Outdoor flea market.
- E. All uses and structures not of a nature specifically or provisionally permitted herein.

9.5 PROPERTY DEVELOPMENT STANDARDS

Minimum dimensional standards for this district are found in the following table:

General Business District (B-2)	
Lot Area	7,500 sq.ft.
Lot Width (at building setback line)	75 feet
Lot Frontage Public Street	50 feet
Lot Coverage	75%

ARTICLE 10 HIGHWAY SERVICE BUSINESS DISTRICT (B-3)

10.0 PURPOSE AND INTENT

The B-3 zoning district is intended to encourage the establishment of intensive commercial uses area designed to meet the needs of a community or regional market area and typically oriented to customers who travel by motor vehicle. These zones will have large space uses, such as department stores, fast food restaurants, service stations and specialty stores as examples. They will have direct access to arterial or collector roads.

10.1 PERMITTED USES AND STRUCTURES

- A. Motels and eating and drinking establishments.
- B. Commercial recreational establishments, such as golf driving ranges, miniature golf courses, swimming pools, roller rinks, bowling alleys, drive-in theaters and racquetball clubs.
- C. Automobile garages for major or minor repairs.
- D. New or used car lots and ~~house-trailer~~ manufactured/modular home sales lots.
- E. Retail stores, sales and display rooms provided that incidental manufacturing is permitted only for products of goods for sale at retail on the premises.
- F. Offices, studios and financial or lending institutions.
- G. Farm implement establishments.
- H. Churches, parish houses, Sunday school buildings, club and lodge buildings.
- I. Wholesale, supply and distribution, with or without warehousing and transfer and storage establishments.
- J. Personal and business service establishments, including those with processing on the premises, such as laundry and dry-cleaning plant, rug cleaning plants and printing establishments primarily for the general public and not for the trade.
- K. Transportation and communication buildings and uses and telephone exchanges and utility substations.
- L. Animal hospitals, veterinary clinics or kennels.
- M. Shops of general trade and supply house of these trades, such as carpenter, electrical, plumbing and heating, sheet metal, upholstering, sign painting and plant and decorating shops.
- N. Hospitals, medical clinics and laboratories.
- O. Parking lots and garages.
- P. Mortuaries.

- Q. Business schools, middle schools, high schools, and colleges or universities.
- R. Assisted living facilities.
- S. Halfway house and residential treatment programs.
- T. Distillery pursuant to KRS 241.010-243.0305.
- U. Enclosed Flea Markets.

10.2 CONDITIONAL USES

The following uses and their customary accessory buildings or uses subject to the approval of the Board of Adjustment, as set forth in Section 18.1.5 of this Ordinance:

- A. Commercial greenhouses and plant nurseries
- B. Mobile home parks with a minimum of 20 mobile home spaces, provided they meet the requirements as set forth in Article 14

10.3 ACCESSORY USES AND STRUCTURES

Accessory uses and structures shall be permitted as customarily incidental to the permitted use. No accessory structure may occupy a lot that does not have a principal structure located on the lot.

10.4 PROHIBITED USES AND STRUCTURES

- A. Manufacturing, except as provided under retailing
- B. Warehousing (except storage incidental to principal permitted uses), distribution centers, truck terminals, storage warehouses, wrecking or junk establishments or yards, used building materials and similar uses
- C. Outdoor flea markets.

10.5 PROPERTY DEVELOPMENT STANDARDS

Minimum dimensional standards for this district are found in the following table:

General Business District (B-3)	
Lot Area	7,500 sq.ft.
Lot Width (at building setback line)	75 feet
Lot Frontage Public Street	50 feet
Lot Coverage	75%

ARTICLE 11 LIGHT INDUSTRIAL DISTRICT (I-1)

11.0 PURPOSE AND INTENT

The purpose of this district is intended to provide locations for manufacturing, industrial, and related uses not involving a potential nuisance in terms of smoke, noise, odor, vibration, heat, light, or industrial waste. 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. This district may function as a buffer or transition between heavy industrial development and commercial development.

11.1 PERMITTED USES AND STRUCTURES

- A. Manufacturing, includes any manufacturing activity: assembly, fabrication, or processing. A new industry locating in an Industrial District must furnish to the Zoning Administrator, assurances that it will comply with all federal, state, and local regulations with regard to air pollution, noise pollution, and solid waste and hazardous waste disposal prior to the issuance of building and construction permits.
- B. Wholesale business and sales firms, such as, sales lots and display areas for the following types of commercial use are deemed to be suitable for Industrial Districts: automobiles; mobile, manufactured and model homes; farm implements; and, lumber and building materials; and packaged alcohol that is manufactured on-site.
- C. Public facilities, such as public water and sewage treatment plants, utility substations and other public facilities and utility plants are permitted in Industrial Districts.
- D. Warehousing, storage warehouses and mini storage units.
- E. Automobile rental agencies.
- F. Animal hospitals, veterinary clinics, and commercial kennels.
- G. Automobile, truck and motorcycle repair establishments.
- H. Laboratories.
- I. Machine shops.
- J. Food processing establishments.
- K. Other similar operations for making and preparing, canning, packing, and storing of items.
- L. Business and trade schools and colleges.
- M. Professional offices, such as, administrative, executive and editorial offices, 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, radio and television stations.

N. Distillery and Small Farm Winery pursuant to KRS 241.010-243.0305.

11.2 CONDITIONAL USES

The following uses and their customary accessory buildings or uses subject to the approval of the Board of Adjustment, as set forth in Section 18.1.5 of this Ordinance:

- A. Commercial recreational facilities
- B. Truck terminals and freight yards
- C. Eating and drinking establishments, including drive-ins
- D. Public parks, playgrounds and golf courses
- E. 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 (6) 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 there from.
- F. Any other use that is determined by the Board of Adjustment to be of the same general character as the above

11.3 ACCESSORY USES AND STRUCTURES

Accessory uses and structures shall be permitted as customarily incidental to the permitted use. No accessory structure may occupy a lot that does not have a principal structure located on the lot.

11.4 SPECIFIC USE STANDARDS

11.4.1 Industrial Uses Adjoining Residential Districts

All Industrial buildings shall be a minimum of thirty five (35') feet from any Residential District.

11.4.2 Enclosed Use

All uses shall be conducted in a complete privacy enclosed building, except for outdoor display and storage as outlined below.

11.4.3 Outdoor Display and Storage

Outdoor storage and display shall be allowed in any Industrial District in accordance with this Section. Any merchandise, material or equipment situated outdoors shall be subject to the requirements of this Section.

insure general conformity to the Comprehensive Plan, Subdivision Regulations and requirements of this Ordinance and to insure adequate maintenance of the development. All condominium development shall follow the specific use standards, Section 7.4.2, for Multi-family dwellings.

15.19 JUNKYARDS

Junkyards are not designated as permitted uses in any district and may be permitted only as a conditional use in the I-2, Heavy Industrial District. The Zoning Administrator shall insure that all existing junkyards maintain valid permits to operate issued by the Kentucky Department of Highways as required by KRS 177.905 through 177.990.

15.20 UNSIGHTLY OR UNSANITARY STORAGE

No rubbish, salvage materials, junk, or miscellaneous refuse shall be openly stored or kept in the open and no weeds shall not be allowed to go uncut within any zones when the same may be construed to be a menace to public health and safety, by the appropriate health department, or have a depressing influence upon property values in the neighborhood, in the opinion of the Zoning Administrator.

15.21 RESIDENTIAL DWELLING TYPES

The following table lists the residential dwelling types permitted within allowable zoning districts:

DWELLING TYPE	AG	R-1	R-2	R-3	R-4	B-1	B-2	B-3	P
Single Family (Detached)	P	P	P	P	P		P*		
Two Family (Duplex)			P	P*	P*				
Multi-Family				P*	P*	P	P*		
Bed and Breakfast Establishments	C	C	C	C	C	<u>P</u>			
Residential Care Facilities		P	P	P	C	C	P	P	C
Assisted Living Facilities		C	C	C	C	C	P	P	C
Nursing Homes		C	C	C	C	C	P	C	
Manufactured Homes	P*								
Mobile Home	P*								
Mobile Home Park	C*			C*	C*			C*	
Qualified Manufactured Home	P	C*	C*	C*	C*				
Recreational Vehicle Campground	<u>P</u>		<u>C</u>	<u>C</u>	<u>C</u>		<u>P</u>		
Tiny Homes/Non-Traditional Dwelling	<u>P</u>		<u>C</u>	<u>C</u>			<u>P</u>		

**P - PERMITTED C - CONDITIONAL USE
P* OR C* - USES SUBJECT TO SPECIFIC CONDITIONS OF ORDINANCE
ELSEWHERE NOT PERMITTED**

15.22 STANDARDS FOR MANUFACTURED HOMES AND MOBILE HOMES

Establishment, location and use of manufactured homes and mobile homes as site residences shall be permitted in mobile home parks and in the AG, Agricultural District, subject to the following requirements:

- A. The home is a new unit that meets or exceeds the HUD Code and has a HUD Label affixed, OR, is a used unit that has a "B1" seal affixed;
- B. The home is affixed to a foundation meeting state and manufacturer's specifications and will be connected to the appropriate facilities;
- C. Has a perimeter skirting of masonry, treated wood, plastic or other material that harmonizes with the architectural style of the home; and,
- D. Structural additions or alterations shall be subject to the same regulations and requirements and procedures including building permit that must be complied with to obtain such a permit for additions or alterations to a conventionally-built house.

15.23 COMPATIBILITY STANDARDS FOR QUALIFIED MANUFACTURED HOUSING

The purpose of this Section is to establish compatibility standards governing the placement of qualified manufactured homes in residential zoning classifications designed to ensure that when a qualified manufactured home is placed in a residential zone, it is compatible, in terms of assessed value, with existing housing located immediately adjacent to either side of the proposed site, adjacent to the front and rear, or within a one-eighth (1/8) mile radius or less from the proposed location of the qualified manufactured home.

Nothing in this Section shall be construed to affect, modify or abolish restrictions contained in previous deeds, covenants or a developers' subdivision restrictions recorded in the Barren County Clerks Office.

15.23.1 Applications

Applications for the placement of qualified manufactured homes must receive Board of Adjustment conditional use approval. The application shall demonstrate that the compatibility standards set forth in this Section, as well as all other regulations for the particular zoning classification the qualified manufactured home is proposed to be constructed, moved, installed or relocated has met the requirements of all provisions of this Ordinance.

15.23.2 Procedure

The procedure for the application of a qualified manufactured home shall be in the same manner as a Conditional Use Permit as required by Section 18.1.5 of this Ordinance.

- A. The Board of Adjustment shall review the conditional use application for compatibility with architectural appearances and similarity with:
 - 1. Adjacent and/or surrounding developments;
 - 2. Developments within the same zoning classification or the general area; and,

adjoining the property location. In the absence of such a structure, the exterior shall be the same quality or greater quality than fifty (50%) percent of the total number of residential structures within a one-eighth (1/8) mile radius from the center of the proposed location. Under no circumstance shall the qualified manufactured home have an exterior constructed of metal or aluminum.

- D. The foundation of a qualified manufactured home shall be placed on a permanent foundation, as defined in this Ordinance.

15.24 RECREATIONAL VEHICLE (RV) CAMPGROUND

A Recreational Vehicle (RV) Campground shall be permitted as referenced in Table 15.21 in a B-2, General Business District and shall be permitted as a Conditional Use in an AG, Agricultural District and subject to the general provisions of this Ordinance and the following regulations:

- A. All RV Campgrounds shall be established and maintained in accordance with the requirements of KRS 219.310 through 219.410.
- B. Minimum campground area of five (5) acres.
- C. All RV Campgrounds shall abut at least fifty (50) feet on a public street as to provide safe and convenient access for servicing, fire protection and required off-street parking. No entrance or exit from an RV Campground shall be permitted through a residential district, nor require movement of traffic from the campground through a residential district.
- D. Spaces in an RV Campground may be used by recreational vehicles, travel trailers, camping trailers, motorhomes, equivalent facilities constructed in or on automotive vehicles, tents, or other short-term housing or shelter arrangements or devices. No mobile homes or permanent dwellings shall be permitted except for a single unit for the purpose of security/maintenance of the campground.
- E. Spaces shall be rented by the day only, and the occupant of such space shall not remain in the same RV Campground more than ninety (90) days without an extension granted by the Board of Adjustment.
- F. Accessory uses such as management headquarters, recreational facilities, coin-operated laundry facilities and other uses and structures customarily incidental to operation of an RV Campground are permitted. In addition, stores, restaurants, beauty shops and other convenience establishments shall be permitted as accessory uses, subject to the following restrictions:
 - 1. Such establishments and the parking areas primarily related to their operations shall not occupy more than five (5) percent of the area of the campground.
 - 2. Such establishments shall be restricted in their use to occupants of the campground.
 - 3. Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the campground.
- G. In addition to yard requirements applying generally within districts, the following limitations shall apply with respect to an RV Campground. No space shall be so

ARTICLE 17 ADMINISTRATION AND ENFORCEMENT

17.0 DEVELOPMENT REVIEW PROCEDURES

17.0.1 Application Forms

Every application for development approval shall be in a form specified by the Zoning Administrator, Building Inspector, Board of Adjustment or Planning Commission.

17.0.2 Standard Application Submission Cycle

Applications that will be reviewed by the Zoning Administrator or Board of Adjustment shall be filed at least thirty (30) days in advance of the scheduled public hearing, in order to allow adequate time for staff review and preparation of a staff report. Applications to the Joint City-County Planning Commission for text and map amendments to the Zoning Ordinance shall be filed at least sixty (60) days in advance of a scheduled public hearing.

17.0.3 Application Fees

No application shall be accepted by the Zoning Administrator, Board of Adjustment or Planning Commission until the established fee has been paid. This nonrefundable fee may be adjusted periodically by the appropriate body to defray the actual cost of processing the application and providing public notice.

17.0.4 Completeness of Application

No application shall be processed until it has been deemed complete by the Zoning Administrator. The Zoning Administrator shall have five (5) working days following the submission of the application to determine its completeness. After that five (5) day review period, the applicant may request a list of any deficiencies in the applications in writing. The application shall not be scheduled for a public hearing until all deficiencies are corrected.

17.0.5 Public Notice

A. Public Notice shall be provided in accordance with the following table:

Procedure	Published	Mailed	Posted
Variance	✓		
Conditional Use Permit	✓	✓	✓
Map Amendment	✓	✓	✓
Text Amendment	✓		
Telecommunication Towers	✓	✓	✓

B. **Published Notice.** When required above, notice shall be published in a newspaper of general circulation in Cave City at least seven (7) and no

more than twenty-one (21) days before the public hearing in accordance with KRS 424.130. Any location map required for a published notice shall be furnished by the applicant. The notice itself shall be the responsibility of the Zoning Administrator, Board of Adjustment or Planning Commission where appropriate.

C. Mailed Notice.

1. Map Amendments, Variance, and Conditional Use Appeals

Notice of required public hearings shall be sent by mail to owners of real property that are adjacent to the land that is the subject of the application at least fourteen (14) days prior to a public hearing.

- a. Notice of required public meeting shall be sent by mail to owner and applicant of the property requesting the Variance at least seven (7) days prior to the public meeting.

2. Map Amendments Originating with the Planning Commission or Cave City Commission.

Per KRS 100.211(6), when an amendment originates with the Planning Commission or a member legislative body, notice of the public hearing shall be given at least thirty (30) days in advance of the hearing to an owner of every parcel of property for which the classification is proposed to be changed.

3. Telecommunication Towers.

Notice of required public hearings shall be sent by mail to owners of real property contiguous to the property upon which the construction is proposed and owners of real property within five hundred (500) feet of the proposed tower.

4. Owners of real property shall be identified by reference to the most recent tax records and shall be provided to the Zoning Administrator, Board of Adjustment or Planning Commission, where appropriate, by the applicant. Records maintained by the Property Valuation Administrator may be relied upon exclusively to determine the identity and address of said owner. In the event such property is in condominium or cooperative forms of ownership, then the person notified by mail shall be the president or chairperson of the owner group which administers property commonly owned by the condominium or cooperative owners.

5. Mailing of required notice shall be the responsibility of the Zoning Administrator, Board of Adjustment or Planning Commission, where appropriate. Proof of mailing shall include:

- a. A copy of the notice letter;
- b. The Property Valuation Administrator's list of affected owners; and,

line across the top of the areola at its highest point, the entire lower portion of the female breast, not including cleavage of the human female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel provided that the areola is not exposed in whole or in part; and (iv.) human male genitals in a discernible turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES: Including, but are not necessarily limited to, human genitals in a state of sexual stimulation, arousal or tumescence; acts of human masturbation, sexual intercourse or sodomy; fondling or other erotic touching of human genitals, pubic region or pubic hair, buttock or female breast(s); acts of human anilingus, bestiality, buggery, cunnilingus, coprophagy, coprophilia, fellation, flagellation, masochism, necrophilia, pederasty, pedophilia, sadism, sadomasochism; excretory functions as part of or in connection with any of the activities listed herein.

LICENSED MASSAGE THERAPIST: (licensed health care professional) Is any person who has graduated from a massage therapy school, accredited by a state licensure board or its equivalent and who possess a valid state license in massage therapy from any state which regulates the same by means of a written examination; or may include a physician, nurse, occupational therapist, physical therapist, podiatrist, or chiropractor.

AGRICULTURAL USE: Land used exclusively for farming, dairying, stock raising, and other agricultural uses as defined in KRS 100.111(2), but not including residential building development for sale or lease to the public.

ALCOHOL: Means ethyl alcohol, hydrated oxide of ethyl or spirit of wine, from whatever source or by whatever process it is produced.

ALLEY: Any public or private way permanently reserved as a secondary means of vehicular service access to abutting properties.

ASSISTED LIVING FACILITY: A housing unit which provides assisted living to two (2) or more adult persons and which provides supportive services, such as cleaning, shopping, meals, laundry, transportation, twenty-four (24) hour supervision, and organized activities, within the residence or on the grounds of the residence. Facilities may also include office and sleeping rooms for staff members. Assisted living facility does not include a nursing home or residential care facilities.

BASEMENT: Any portion of a building the average height of which is at least half below grade plane.

BED AND BREAKFAST (TOURIST HOME): An establishment in a private dwelling that supplies temporary accommodations to overnight guest.

BINDING ELEMENTS: Those conditions agreed to by the Planning Commission and the developer which are imposed upon a development plan and which control the development and use of the property in question. The conditions may be in writing or by graphic representation.

BREWERY: Any place or premises where malt beverages are manufactured for sale, and includes all offices, granaries, mash rooms, cooling rooms, vaults, yards, and storerooms connected with the premises; or where any part of the process of the manufacture of malt beverages is carries on; or where any apparatus connected with manufacture is kept or used; or where any of the products of brewing or fermentation are stored or kept.

DAY CARE CENTER, CHILD: An child care facility which provides full or part-time care, day or night, to at least seven (7) 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 any 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.

DEVELOPMENT: Refers to land being subdivided in accordance with the Subdivision Regulations; 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 PLAN: 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.

DISTILLERY: Any place or premises where distilled spirits are manufactured for sale, and which are registered in the office of any collector or internal revenue for the United States. It includes any United States government bonded warehouse.

DWELLING: A building or structure designed or used for permanent human habitation.

DWELLING, SINGLE FAMILY: A detached building designed for, or occupied exclusively by, one family.

DWELLING, TWO FAMILY (DUPLEX): A building containing two (2) dwelling units on a single lot with separate entrances.

DWELLING, MULTI-FAMILY: A dwelling unit within a building containing three (3) or more dwelling units.

DWELLING UNIT: One (1) or more rooms connected together, constituting a separate, independent housekeeping establishment with separate toilets and containing independent cooking and sleeping facilities for owner occupancy, rental or lease on a weekly, monthly or longer basis.

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

FACADE: That portion of an exterior elevation on the building extending from grade to top of the parapet.

FAMILY: One or more person occupying a premises and living as a single non-profit housekeeping unit sharing common living, sleeping, cooking and eating facilities.

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

FINAL ACTION: Any final adjudication of the application for any zoning map amendment,

variance, conditional use permit or appeal from any administrative official before the Board of Adjustment or Planning Commission, or appeal from the decision of the Board of Adjustment or Planning Commission to any legislative body, or the highest State or Federal court to which any appeals shall be taken.

FLEA MARKET: A type of market that provides space for vendors, usually (although not exclusively) transient in nature, to sell and/or trade merchandise that may be new, second hand and/or used.

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

HALFWAY HOME / HOUSE: A residence for former mental patients, convicts, or recovering drug users or alcoholics that serves as a transitional environment between confinement and the return to society.

HEDGE: A row of bushes planted at such interval as to create a continuous mass within two (2) years after planting.

HOME OCCUPATION: Any use customarily conducted within a dwelling, carried on by a member or members of a family residing on the premises, which is clearly incidental to the residential use and which does not alter the character thereof by reason of noise, odor, traffic generation, or otherwise change the character of the surrounding areas.

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, et. seq. and as mandated in the United States of America and as administered by the United States Department of Housing and Urban Development.

KENNEL, COMMERCIAL: An establishment where more than five (5) dogs or other domesticated animals more than one (1) year old are housed, groomed, bred, boarded, trained or sold.

LANDOWNER: The legal or beneficial owner or owners of all the land to be included in a development.

LANDSCAPE BUFFER AREA (LBA): An area of land, including landscaping, earth mounds, walls, and fences, that is located between land uses of different character and is intended to mitigate negative impacts and minimize conflict between the more intense use on adjacent properties.

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

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

LOADING SPACE, OFF STREET: Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off street parking spaces are filled.

LOT: A piece, parcel, or plot of land occupied by or to be occupied by a principal building and its accessory buildings and including the open spaces required by this Ordinance.

LOT COVERAGE: The portion of the lot that is covered by buildings, structures, travelways and parking.

LOT DEPTH: The distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

LOT, DOUBLE FRONTAGE: Any lot, other than a corner lot, which abuts on two streets.

LOT, FLAG: A lot with an access provided to the bulk of the lot by means of a narrow corridor or panhandle.

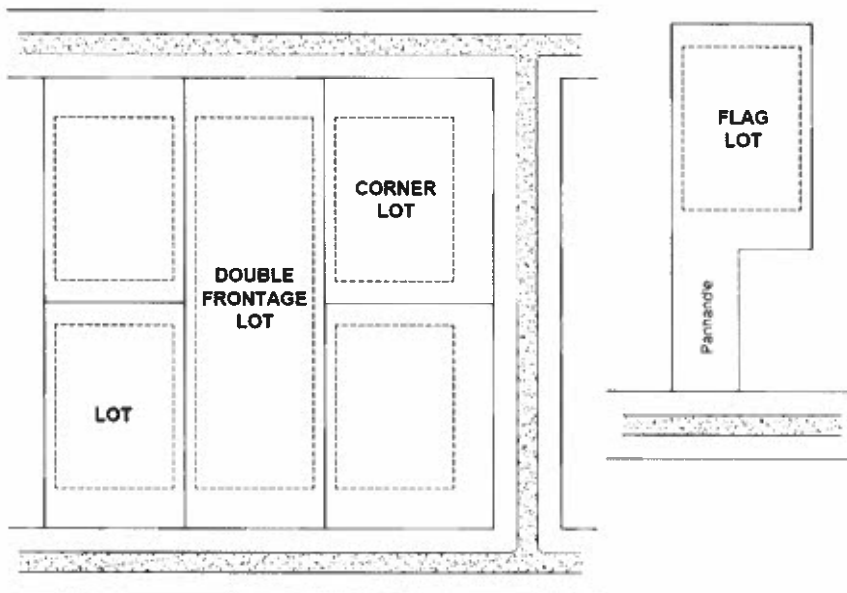
LOT FRONTAGE: The length of the front lot line measured at the street right-of-way line. A property line which abuts a fully controlled access street and which permanently has no access to that street shall not be deemed as frontage.

LOT INTERIOR: A lot other than a corner lot.

LOT LINE: A line dividing one lot from another or from a street or public way.

LOT, MINIMUM AREA or SIZE: The smallest lot area established by this Ordinance on which a use or structure may be located in a particular district.

LOT, WIDTH: A horizontal straight line distance between side property lines located at the front setback line.



LOT OF RECORD: A lot which is part of a subdivision recorded in the office of the County Clerk, or a lot or parcel described by metes and bounds, the description of which has been so recorded in the office of the County Clerk.

MALT BEVERAGE: Any fermented undistilled alcoholic beverage of any name or description, manufactured from malt wholly or in part, or from any substitute for malt, and

includes weak cider.

MANUFACTURED HOME: 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 a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein and installed in accordance with KRS 227.570 by a Kentucky certified installer.

MOBILE HOME: A structure manufactured prior to June 15, 1976, which was not required to be constructed in accordance with the federal act, which is transportable in one (1) or more sections, which, 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, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Mobile homes must be installed in accordance with KRS 227.570 by a Kentucky certified installer.

MOBILE HOME PARK: An area designed and used for the placement of two (2) or more occupied mobile homes and/or manufactured homes.

MODULAR HOME: A dwelling unit constructed on-site in accordance with the state or municipal code (with an affixed "M" seal) and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

NONCONFORMING LOT: A lot, the area, dimensions or location of which was lawful prior to and at the time of the adoption, revision or amendment of this Ordinance, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.

NONCONFORMING STRUCTURE: A building or structure (including signs) the size, dimensions and location of which was lawful prior to and at the time of the adoption, revision or amendment of this Ordinance, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.

NONCONFORMING USE: An established use of a structure or land lawful prior to and at the time of the adoption, revision or amendment of this Ordinance, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.

OPACITY: A plants imperviousness to the passage of light.

OPEN SPACE: That area of a lot open and unobstructed to the sky and which is accessible to and usable by all residents of the development. Open space may include, along with natural environmental elements, formal landscaped areas, wooded areas, water courses, swimming pools, tennis courts and playgrounds when the Planning Commission deems them appropriate. Open space shall not be deemed to include driveways, travelways, parking lots, storage areas for vehicles and material, or areas in permanent drainage easement.

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.

PANEL BUILT DWELLING: A dwelling that is constructed as separate pieces (walls, floors, roof) that is factory built and shipped to a site with finished walls/floor that are stacked on top of each other for transport.

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.

PERMANENT FOUNDATION: A system of supports that is:

- a. Capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure;
- b. Constructed of concrete; and,
- c. Placed at a depth below grade adequate to prevent frost damage.

PERSON: The word "person" includes individual, firm, association, organization, partnership, trust, company or corporation or other legal entity or combination thereof.

PLANNED UNIT DEVELOPMENT (PUD): A development of land under unified control which is planned and carried out as a whole, or programmed in a series of development stages and which adheres to a development plan approved by the Planning Commission. The development may include a mixture of land uses, clustering of residential units of varying types, and common recreational/open space and other site features and improvements through flexible regulations which encourage creative design and preserves the natural features and foliage of the site.

PREMISES: A general term meaning part or all of any lot or part or all of any building or structure or group of buildings or structures located thereon.

PRINCIPAL STRUCTURE: A structure in which is conducted the principal activity or use of the lot on which it is situated. In any district which permits residential uses, the dwelling unit shall be deemed to be the principal building on the lot.

PRINCIPAL USE: The primary or predominant use of any lot.

PROPERTY LINE: A line dividing one lot from another or from a street or public way.

PUBLIC RIGHT-OF-WAY: A publicly-owned strip of land occupied or intended to be occupied by a public street or road, and any associated utilities.

QUALIFIED MANUFACTURED HOME: A manufactured home that meets all of the following criteria:

- a. Is manufactured on or after July 15, 2002;
- 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;
- e. Is not located in a manufactured home land-lease community; and,
- f. Has met the requirements of Section 15.23 of this Ordinance.

RACE TRACK: The act or process of running in competition or a contest of speed in any way, as in running, riding, driving, skating, rowing, sailing; and involving automobiles and all livestock.

RECREATIONAL VEHICLE (RV): A recreational vehicle (RV) is either a motorized or pull behind, wheeled vehicle used for camping or other recreational activities including Class A, B, or C, fifth wheel or travel trailers.

RESIDENTIAL CARE FACILITY: 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, as defined in KRS 100.982.

RESTAURANT: An establishment whose principal business is the serving of food and beverages primarily to persons seated within the building.

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

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.

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 uncovered first floor porch, deck, steps, and HVAC equipment.

SHRUBS: Planting materials with a functional mature height of two (2) to twelve (12) feet with foliage for its full height.

SIGN: Any device, display or structure, other than a building or landscaping, which is readily visible from public property and is used primarily for visual communication for the purpose of, or having the effect of, bringing the subject matter on the device, display or structure, to the attention of persons off the premises on which the sign is displayed. The foregoing definition includes (but is not limited to) numerals, pictorial representations, emblems, trademarks, flags, banners, streamers, pennants, inscriptions and patterns and shall include a structure erected or used in connection with the display of any such device and all lighting or other attachments used in connection therewith.

SIGN, AREA OF: That area enclosed by one rectangle, the sides of which make contact

premises on which the sign is located or other sign erected by a company or individual for the purpose of selling advertising messages for lease or rent or otherwise for profit. The term outdoor advertising shall include billboard signs.

SIGN, POLE: Any sign that is mounted on a freestanding pole or other support so the bottom edge of the sign face is six feet or more above grade.

SIGN, PORTABLE: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported.

SIGN, PROJECTING: A sign, other than a flat wall sign, which projects from and is supported by a wall of a building or structure.

SIGN, PROJECTION: The distance by which a sign extends over public property or beyond the building line.

SIGN, ROOF: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure but not extending above the roof line.

SIGN, TEMPORARY: Any sign or advertising display intended to be displayed for a period of less than 90 days except that construction project signs may remain for the duration of construction.

SIGN, WALL OR BUILDING: A sign which is painted on the exterior wall of a building, or attached to/placed flat against, or no more than eighteen (18) inches from, an exterior wall of a building, but not extending above the roof line.

SINKHOLE: A closed drainage basin in areas of carbonate (limestone or dolomite) rocks. These concave depressions (as defined in 902. KAR 10:2(13)(i) may be bowl, funnel, or cylindrical. Sinkholes are formed from the solution of the underlying carbonate rock and, upon a landscape which does not have stream valleys, they direct surface runoff into cave streams in the underlying carbonate aquifer.

SITE PLAN: A plan, to scale, showing uses and structures proposed for a parcel of land as required by the regulations involved. Its purpose is to show how the intended use relates to the surrounding area.

SMALL FARM WINERY: A winery whose wine production is not less than two hundred fifty (250) gallons and not greater than five hundred thousand (500,000) gallon in a calendar year.

STREET: For the purpose of this Ordinance, a publicly maintained roadway other than an alley, constructed within the boundaries of an officially dedicated and accepted public right-of-way, which affords a primary means of access to abutting property. The term "street" shall include the word, road, highway, thoroughfare, avenue, drive, circle, parkway, place, court, or similar term.

STRUCTURE: Anything constructed, erected, or attached, the use of which requires location on the ground or in the ground as may be required for the purposes of carrying out this Ordinance. The term shall not include poles and appurtenances thereto used for the provision of public utilities. Structure includes any building or accessory building, mobile home, sign, tower, billboard, porch, swimming or other recreation or commercial pool, and retaining wall, gas or liquid storage tank, fence and other man-made facilities or infrastructures.

STRUCTURE, ACCESSORY: A detached, subordinate structure, the use of which is clearly incidental and related to that of the principal building or use of the land, and which is

located on the same lot as that of the principal building, 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.

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

TINY HOME/NON-TRADITIONAL AND/OR SMALL DWELLING: A Single Family Residential Dwelling equal to or greater than one hundred twenty (120) square feet but less than one thousand (1,000) square feet that is modular, panel built, mobile, manufactured, or a Tiny House On Wheels (THOW) that may be built on a permanent chassis that is delivered to a site or constructed on-site using traditional building methods with or without a permanent foundation.

TRAVELWAY: That portion of a street or parking lot intended for vehicle movement.

TREES: Planting materials with a functional mature height of ten (10) or more feet. When used in conjunction with VUA landscape islands, trees should have a minimum clear height of five (5) feet from the ground to the lowest branch.

UNIFORM APPLICATION: An application for a certificate of convenience and necessity issued under KRS 278.020 to construct an antenna tower for cellular telecommunications services or personal communications service.

USE: The purpose or activity for which a land or building or structure or combination thereof is designed, arranged, or intended, or for which it is occupied or maintained.

USE, ACCESSORY: 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.

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

VARIANCE: A departure from dimensional terms of the zoning regulation pertaining to the height, width, length, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.

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

VEHICULAR WAY: Any street, right-of-way, easement, etc. which is intended to give public access to and from a property.

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

WASTE DISPOSAL FACILITY: Any place where solid waste is managed, processed, or disposed of by incineration, landfilling, or any other method. A waste disposal facility does not include a container located on property where solid waste is generated and which is used solely for the purpose of collection and temporary storage of that solid waste prior to off-site disposal.

WASTE, SOLID: Any garbage, refuse, sludge, or other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, residential, agricultural operations, or community uses.

WASTES, SPECIAL: Wastes of high volume and low hazard which include but are not limited to mining wastes, utility wastes (fly ash, bottom ash, scrubber sludge), sludge from water treatment facilities and waste water treatment facilities, cement kiln dust, gas and oil drillings, mud and oil production brines. This definition includes the definition of special wastes in KRS 224.868 as amended.

WASTE TRANSFER STATION: Any facility including loading docks, parking areas, and other similar areas, where shipments of solid waste are held, sorted, or transferred during the normal course of transportation.

WEAK CIDER: Any fermented fruit-based beverage containing more than one percent (1%) but less than seven percent (7%) alcohol by volume.

WINE: The product of the normal alcoholic fermentation of the juices of fruits, with the usual processes of manufacture and normal additions, and includes champagne and sparkling and fortified wine of an alcoholic content not to exceed twenty-four percent (24%) by volume. It includes sake, cider, hard cider, and perry cider and also includes preparations of mixtures vended in retail containers if these preparations or mixtures contain not more than fifteen (15%) percent of alcohol by volume. It does not include weak cider.

WINERY: Any place or premises in which wine is manufactured from any fruit, or brandies are distilled as a by-product of wine or other fruit, or cordials are compounded, except a place or premises that manufactures wine for sacramental purposes exclusively.

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.

CAVE CITY POLICE MONTHLY REPORT

June 2021

	603	604	605	606	607	608	609	610	TOTALS
DUI					1			1	
No Insurance					2				
Stop Sign									
Speeding									
Child Restraint									
Seatbelts - Adult									
Traffic Other					2				
Other			9		3		4	5	
CITY CITATIONS									
City Ordinances									
TROUBLE CALLS									
Intrusion			4				2		
Domestic			5		3			3	
Assaults									
911 Calls			12				3		
Bolo's					6		2		
Criminal			64				1	1	
All Others N/C			64		41	8	34	55	
REPORTS & MISC.									
1045s			6		1		1	3	
1046s					1				
Incident Report							1		
Misdemeanor Theft									
Misdemeanor Mischief			1						
Misdemeanor Drug			1						
Misdemeanor Other									
Field Interview						4			
Felony Property								1	
Felony Person									
Felony Drug					2				
Felony Other					1				
All Others									
JC-3					2				
ASSIST GIVEN									
Cave City Unit			31		15		2	22	
Barren Co. Sheriff									
Horse Cave PD									
KSP							1		
Fire							1		
Other									
ARREST									
Traffic									
Misdemeanor (Juv)									
Misdemeanor (Adult)									
Felony (Juv)									
Felony (Adult)					1			1	
Other								3	
Warrants/Summons			6				2	2	
PATROL									
Vehicle Stops			18		20	1	6	4	
Impounded Vehicles									
Motorist Assists			4		1	7			
Escorts			1						
Courtesy Notices					16				
Alarm			1						
TOTAL ACTIVITY			159		118	20	58	101	
MILEAGE			2,087		1,518	215	1,614	2,501	

601 - 1,120 miles
 603 - 1,517 miles

Public Works Report

July 12, 2021

1. I would like to schedule a meeting with the public works committee and the budget committee to discuss the new garbage truck.
2. The chipper has been repaired.
3. CEA provided a lot of work and equipment for the playground.
4. Public works is currently working 6:00 a.m. to 2:30 p.m. to avoid the heat.
5. The sidewalk on Broadway and utility cut on S. 2nd Street have been repaired.
6. The sidewalk on N. Dixie has been replaced.

Code Enforcement Report

July 12, 2021

Caveland Motel Numerous NOV's from Code Enforcement and the Health Department. Follow up inspection to be scheduled.

Aaron Williams Vehicles to be removed from city property. I have also met with land lord and he's planning eviction if they do not comply.

Fireworks Tents Inspected 7 fireworks locations.

Countryside Inn Police Department is working on pulling all Cad reports for drug and other complaints.

Travel Inn Letter sent requiring all old mattresses be removed and entire motel be treated for bed bugs.

Gilman Minor-210 N. Dixie Hwy.- Letter sent 4-27-21 concerning the demolition of the burnt residence. Also he was given until 6-1-21 to begin. **Residence has been removed and property cleaned up.**

Jr. Foods Travel Center #883-Bowling Green- NOV emailed 4-14-21 for trash/debris. **They are doing a better job of keeping trash cleaned up.**

John Laird- 3805 Hatcher Valley Rd.- Letter sent 4-27-21 for a time frame to demolish property located on Grinstead Mill Rd. **Johnny Waddell is currently bidding the removal.**

Edward Bumpus- 106 Martin St.- NOV sent 4-27-21 for trash/debris & inoperable vehicle. **Yard has been cleaned up working on vehicle.**

Juanita Price- 108 Martin St.- Nov sent 4-27-21 for trash/debris & inoperable vehicle. **Violation Corrected.**

Matthew Pedigo- 215 Mammoth Cave St.- NOV sent 4-27-21 for trash/debris & inoperable vehicle. **They are making progress need to weed eat and move one other vehicle.**

Ray Karch- 304 Grinstead Mill Rd.- NOV sent 4-27-21 for inoperable vehicle. **Violation corrected.**

Enrique & Jennifer Reyna- 319 N Dixie Hwy.- NOV sent 4-27-21 for trash/debris & general clean up of the porch.

Thomas Wright- 402 Grinstead Mill Rd.- NOV sent 4-27-21 for trash/debris & inoperable vehicle. **I met with on 7/7/21 he is in process of removing debris and is to have vehicle towed.**

Zachary Jones- 4015 Whitney Woods Rd.- Nov sent 5-7-21 for mowing/trimming at property located at 5002 Old Lexington Rd. **Violation corrected.**

Roger Dill- 404 Old Horse Cave Rd.- Letter sent 4-24-21 stating clean up will begin on property, an invoice will be sent and there will be a lien filed. **Waiting to file lien when a total is received for all work performed by City.**

Scott Peacock- 840 Prices Creek Edmonton- RE: 109 N. 9th St.- Letter sent 5-4-21 stating all liens are to be enforced against referenced property and is to be declared vacant/blighted. **Owners have mowed twice preparing total bill.**

Board of Adjustment

July 12, 2021

No New Business

Economic Report

July 12, 2021

1. There were a total of 7 fireworks locations.
2. The Mayor and I met with the owner of 8 acres interested in constructing income based housing. Duplexes or town houses.
3. I met with the new owner of the old wax museum and he is looking for ideas on a new attraction.
4. Remodeling is moving forward on the new welcome center.
5. Remodeling continues to progress on the McCoy Building.
6. Possible interest in Magaline's building.
7. BB&T real estate group is to contact us concerning the feasibility of that property for City Hall.
8. Have spoken to Ron Studle about 5 acres he owns concerning the possibility of apartments.
9. Cave City Prescription is purchasing their property.

New Businesses

6/1/2021 Thru 6/30/2021

Elizabeth Sheesley

108 Reynolds Road
Glasgow, KY 42141

Interstate Environmental Services, Inc

Jeff Moon

83 Roy Glover Road
Glasgow, KY 42141

Locks's Heating and Cooling

Barry Locks

108 Botts Avenue
Hardyville, KY 42746

Rosenwald Life Center

Ricky Rhoton

415 North Dixie Hwy
Cave City, KY 42127

Sunset Insulation

Norman Wengerd

201 Obanion Road
Munfordville, KY 42765