

**SCOTT COUNTY, KENTUCKY
ORDINANCE #94-001**

**AN ORDINANCE RELATED TO THE SUSPENSION OF
ALL ORDINANCES WITHIN SCOTT COUNTY, KENTUCKY,
PERMITTING OR REGULATING RESIDENTIAL CLUSTER
DEVELOPMENTS IN THE AGRICULTURAL, A-1, ZONE**

WHEREAS, residential cluster development is a permitted use in the A-1 zone; and

WHEREAS, traffic, buffering of neighboring farms and interior road construction are among the important issues involved in cluster development which have not been adequately covered in the current cluster regulations; and

WHEREAS, if additional clusters are approved without ordinance amendments, irreparable damage may be suffered by the areas in which clusters are located; and

WHEREAS, the suspension of all cluster regulations for a specified time would permit the Commission to determine whether the cluster regulations could be amended to provide the benefits intended by this type of development without exposing the neighboring farmland properties to impacts otherwise associated with urban development; and

WHEREAS, a public hearing was held on this matter on January 31 at 7:00 p.m. before the Georgetown-Scott County Planning Commission, at which time a record of public comment was taken, with the vote on this recommended ordinance having taken place at the closure of that public hearing based upon the information contained within the record of that public hearing;

NOW, THEREFORE, BE IT ORDAINED BY THE SCOTT FISCAL COURT FOR SCOTT COUNTY, KENTUCKY, AS FOLLOWS:

Section 1: The operation and effect of all ordinances currently in effect for Scott County, Kentucky, providing for the permitting and regulation of residential cluster developments in the agricultural, A-1, zone, are hereby suspended through July 31, 1994. The provisions of these ordinances are suspended for this period to permit the taking of public testimony on the question of what amendments, if any,

may be necessary to the cluster development ordinances in order to give full effect to the intention of the 1991 Scott County Comprehensive Plan.

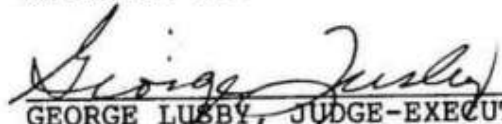
The suspended operation and effect of the above ordinances shall terminate at midnight July 31, 1994. From and after that time, all ordinances permitting and regulating residential cluster developments in the agricultural, A-1, zone shall be in full force and effect.

Section 2: During the suspension of the operation of these ordinances, no residential cluster development in agricultural, A-1, zones may be approved, which has not previously received at least preliminary approval prior to the effective date of this ordinance.

Section 3: This ordinance shall take effect upon passage and publication.

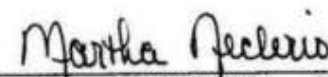
After publication according to law, the foregoing ordinance was read for the first time February 11, 1994, for the second time, adopted and approved this 18 day of February, 1994.

APPROVED BY:



GEORGE LUSBY, JUDGE-EXECUTIVE

ATTEST:



MARTHA NECLERIO, CLERK