

**AN ORDINANCE RELATED TO THE
AMENDMENT TO ZONING ORDINANCE,
GEORGETOWN, SCOTT COUNTY KENTUCKY**

WHEREAS, the County of Scott, by and through the Fiscal Court, previously adopted a "Zoning Ordinance" designed to promote and regulate growth in Scott County, Kentucky; and

WHEREAS, it is now apparent that an Amendment is needed to establish a new section for "Temporary Uses";

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF SCOTT COUNTY, KENTUCKY, THAT THE CURRENT ZONING ORDINANCE IS HEREBY AMENDED TO INCLUDE THE FOLLOWING PROVISIONS:

Section 2.52 Temporary Uses:

A. Definition: Any use that is temporary in nature and not regulated under any other section of this Ordinance shall require a conditional use permit from the appropriate Board of Zoning Adjustment.

For the purpose of this section, a temporary use is defined to include uses of ninety (90) days, or less, duration and satisfy one or more of the following:

1. Uses accessory to a major event, such as the World Equestrian Games, and which serve the needs of that event at an off-site location;
2. Uses, which include outdoor storage uncharacteristic of the general area;
3. Uses, which are reasonably anticipated to alter established traffic patterns in the general area;
4. Uses, which are reasonably anticipated to create significant public health need, such as the creation of substantial on-site sewage uncharacteristic of the general area.
5. Uses, which require, or serve the personal needs of a substantial number of workers, or service providers, who do not work, or whose services are otherwise uncharacteristic of the general area;
6. Uses, which otherwise significantly alter the character of the general area; 01
7. Uses, which require substantial construction of facilities, e.g., parking, housing, public health uncharacteristic of the general area;
8. Uses, which are reasonably anticipated to create significant storm water runoff or silt uncharacteristic of the general area;

B. Procedure: Temporary Uses, as defined above, are a conditional use in every zone, except Downtown Commercial, 8-3, and Residential zones.

1. The Board of Adjustment having jurisdiction shall consider temporary uses, as defined above, according to applicable law as all other conditional uses. The Board's action, including its findings of fact and conclusions, after hearing on the suitability of a conditional use permit for the operation of a temporary use defined above, shall "demonstrate that it has considered the effect of the proposed temporary use on the public health, safety

and welfare in the zone affected, in adjoining zones and on the overall zoning scheme."

2. Each of the characteristics above reasonably anticipated to result from the proposed temporary use shall be specifically addressed by the Board. If the temporary use is approved, that approval shall include specific conditions reasonably anticipated to mitigate the effects each characteristic, e.g., if runoff is reasonably anticipated in conjunction with disturbed land, the Board may impose the condition that silt fencing be installed to bar the escape of silt to adjoining properties.

3. Excepted from this section are temporary uses otherwise reasonably related to uses characteristic of the general area, e.g. temporary housing, storage, or sanitation facilities for agricultural workers brought to an area for a particular season are exempted from this regulation. The determination of whether a particular activity is an exempt temporary use as defined by this provision is within the discretion of Planning Commission Staff. A determination by Staff that a particular use is, or is not exempt, does not preclude the filing an application before the Board of Adjustment by any interested party seeking an interpretation of this section.

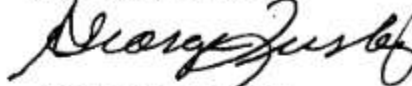
4. Used that otherwise fall under this Section, but which are anticipated to continue longer than ninety (90) days are governed by applicable sections of this Ordinance regulating permitted uses.

EFFECTIVE DATE:

This Amended Ordinance shall become effective upon passage and publication.

The foregoing Ordinance consisting of three (3) pages was read for the first time by summary on January 28, 2010, and read for the second time, adopted and approved on February 12, 2010.

APPROVED BY:

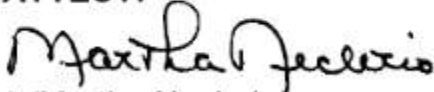


/s/George Lusby

GEORGE LUSBY

SCOTT COUNTY JUDGE/EXECUTIVE

ATTEST:



/s/Martha Neclerio

MARTHA NECLERIO

SCOTT FISCAL COURT CLERK