

**SCOTT COUNTY FISCAL COURT
ORDINANCE NO. 23-05**

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF SCOTT COUNTY, KENTUCKY AND THE CITIES OF GEORGETOWN, SADIEVILLE AND STAMPING GROUND PERTAINING TO DIMENSION AND AREA REGULATIONS AND AMENDING THE GEORGETOWN/SCOTT COUNTY LANDSCAPE AND LAND USE BUFFERS ORDINANCE PERTAINING TO PERIMETER LANDSCAPING REQUIREMENTS, PROPERTY PERIMETER REQUIREMENTS, AND AGRICULTURAL BUFFERING

WHEREAS, the Georgetown-Scott County Planning Commission has approved a text amendment to the Zoning Ordinance of Scott County, Kentucky and the cities of Georgetown, Sadieville, and Stamping Ground ("Zoning Ordinance") pertaining to dimension and area regulations; and

WHEREAS, the Georgetown-Scott County Planning Commission has approved a text amendment to the Georgetown/Scott County Landscape and Land Use Buffers Ordinance ("Landscape and Land Use Buffers Ordinance") pertaining to perimeter landscaping requirements, property perimeter requirements, and agricultural buffering.

NOW THEREFORE, BE IT ORDAINED BY THE SCOTT COUNTY FISCAL COURT as follows:

1. The Zoning Ordinance is Amended as Follows:

4.19 Dimension and Area Regulations

C. All Secondary Structures in the Rural Residential District shall be set back from all property lines a minimum of twenty-five (25) feet. In no case shall a Secondary Structure be allowed in front of the front building line of a Primary Structure.

2. **The Landscape and Land Use Buffers Ordinance is Amended as Follows:**

6.10 Perimeter Landscaping Requirements

Unless otherwise provided, landscape materials shall be installed to provide a minimum of fifty (50) percent winter opacity and a seventy (70) percent summer opacity, between one (1) foot above finished grade level to the top of the required planting, hedge, fence, wall, or earth mound within four (4) years after installation. The required landscaping shall be provided along the property perimeter in designated landscape buffer areas (LBAs) as shown in the chart Section 6.12 or adjacent to the vehicular use area as shown in the chart Section 6.13. A "Planting Manual and a Plant Materials List" shall be maintained by the Planning Office and available in the offices of the Building Inspection Office, to provide more detailed information on acceptable plant material. No single tree species shall be used for more than one-third (1/3) of the plantings to meet the requirements of Section 6.12 or 6.13.

6.12 Property Perimeter Requirements

A. When the following...	B. adjoins the following...	C. a minimum buffer area *1 of this width is required *3 *4	D. which will contain this material, to achieve opacity required *4 *5*7 *10
9. Any <u>residential</u> , commercial, office or industrial zone	Any agricultural zone *8	50' ± adjacent to all common boundaries except street frontage *6 *12	1 tree/40' of linear boundary, OFT *2 from Group A. <u>Trees must be planted at least 35 feet from the property line.</u> *11 or, 1) one evergreen tree/15' of linear boundary, OFT, planted 15' o.c.; or 2) one tree/20' of linear boundary, OFT, that is a combination of 50 deciduous trees from Group A and 50% small flowering trees or evergreen trees, or, 3) one small flowering tree/15' of linear boundary, OFT, planted 15' o.c. Same as ID, except use only Group A.
10. Any residential, office, commercial, or industrial zone	Urban Service Area boundary (including boundaries of impact zones)	5' adjacent to all common boundaries except street frontage *5	

*11 No species of trees or other plantings shall be planted in the buffer that are known to be invasive or harmful to livestock.

*12 Residential fences are prohibited within the 50' buffer. The developer is encouraged to use the buffer area for additional public amenities such as trails, utility easements, stormwater structures, etc. Roads shall not be constructed within the buffer.

6.14 Agricultural Buffering

The minimum setback for all buildings, structures, pools, etc., when adjoining the A-1 zoning district, is 50 feet.

When land zoned anything except A-1 or C-1 is developed, the developer shall construct a 6-ft. minimum height fence of diamond mesh wire or equivalent no-climb wire. The fence may not be bonded. If an existing tree line is present, then adequate measures shall be required to remove the vegetation to place the fence on the property boundary line. The cost of the fence installation shall be at the expense of the developer.

Property boundary fencing, as described above, shall be required for all parcels adjoining A-1 zoned land, regardless of the subject property's zone, when there is an approved change of use, either through the conditional use, variance, or development plan approval process to a use other than agricultural or single-family residential use.

3. Effective date.

This ordinance shall take effect upon its passage and publication.

First reading approved May 12, 2023.

Adopted upon second reading May 25, 2023.



JOE PAT COVINGTON
SCOTT COUNTY JUDGE/EXECUTIVE

ATTESTED:



STACY HAMILTON
SCOTT FISCAL COURT CLERK