

## ARTICLE VIII

### ESTABLISHMENT OF ZONES

**SECTION 8.0 ZONES:** For the purpose of this ordinance, the city may be divided into the following zones:

A. CONSERVATION ZONES

C-O (Conservation) Zone

B. SINGLE-FAMILY RESIDENTIAL ZONES

R-RE (Residential Rural Estate and Agricultural) Zone

R-1A (Residential One - A) Zone

R-1B (Residential One - B) Zone

R-1C (Residential One - C) Zone

R-1D (Residential One - D) Zone

C. MULTI-FAMILY RESIDENTIAL ZONES

R-2 (Residential Two) Zone

R-3 (Residential Three) Zone

D. SPECIAL DEVELOPMENT ZONES

RCD (Residential Cluster Development) Overlay Zone

MLU (Mixed Land Use) Zone

TC (Town Center) Zone

E. COMMERCIAL ZONES

GC (General Commercial) Zone

HC (Highway Commercial) Zone

NSC (Neighborhood Shopping Center) Zone

PO (Professional Office Building) Zone

F. INDUSTRIAL ZONES

I-P (Industrial Park) Zone

I-2 (Heavy Industrial) Zone

**SECTION 8.1 OFFICIAL ZONING MAP:** The zones are bounded and defined as shown on the map entitled, "OFFICIAL ZONING MAP OF THE CITY OF WILDER,

KENTUCKY", and shall so remain on file (in hard copy and/or digital format) in the Wilder City Building.

**SECTION 8.2 CHANGES ON ZONING MAP:** Where changes are made in zone boundaries, in accordance with the provisions of this ordinance and Kentucky Revised Statutes, such change shall be made on the Official Zoning Map within thirty (30) days of the date upon which final action approving the amendment is taken by the legislative body.

No changes of any nature shall be made on the Official Zoning Map which are not in conformity with the procedures set forth in this ordinance.

**SECTION 8.3 REPLACEMENT OF OFFICIAL ZONING MAP:** In the event that the Official Zoning Map becomes damaged, destroyed, lost, or is deemed necessary to be replaced due to the age of the map or corrections/updates in location of base mapping information (i.e., rights-of-way or subdivisions), the planning commission or the legislative body may cause to have prepared a reproduction of the Official Zoning Map which shall supersede the prior Official Zoning Map, but no such corrections/updates shall have the effect of amending the original Zoning Map or any subsequent amendment thereto.

**SECTION 8.4 RULES FOR INTERPRETATION OF ZONE BOUNDARIES:** Rules for interpretation of zone boundaries shown on the Official Zoning Map are as follows:

- A. Boundaries indicated as approximately following the rights-of-way of a street, alley, or other public way, shall be construed to follow such rights-of-way lines and when said rights-of-way are officially vacated, the zones bordering such rights-of-way shall be extended out to the centerline of said vacated rights-of-way.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following political boundary lines shall be construed as following such boundary lines.
- D. Boundaries indicated as approximately following the rights-of-way of railroad lines shall be construed as following such lines.
- E. Boundaries indicated as approximately following the centerlines of streets, streams, rivers, ditches, gullies, ravines, or other bodies of water, shall be construed to follow such centerlines.

- F. Boundaries indicated as approximately following a topographic elevation, determined by the scale of the map, shall be construed as following such ground elevation lines.
- G. Boundaries indicated as approximately parallel to features indicated in Subsections A through F shall be construed as parallel to such features. Boundaries indicated as approximate extensions of features indicated in Subsections A through F shall be construed as being extensions of such features. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map, if an accurate legal description cannot be determined.

**SECTION 8.5 AREAS NOT INCLUDED WITHIN ZONES:** Property which has not been included within a zone, either through error or omission, or when an area is annexed or proposed to be annexed by the legislative body, the zoning to be applied to the area shall meet the requirements of KRS 100.209 and KRS 81A.420(1), as amended.