

SCOTT FISCAL COURT  
ORDINANCE NO. 2000-07

AN ORDINANCE RELATED TO THE AMENDMENT OF THE ZONING ORDINANCE  
TO ADD KENNELS AS CONDITIONAL USES  
IN ALL AGRICULTURAL DISTRICTS AND RELATED DESIGN GUIDELINES

**WHEREAS:** In order to provide for the orderly development of property, the maintenance of property values, the safety of traffic and the delivery of governmental services for the public's protection and safety, it is necessary to maintain the planning and zoning process with periodic amendments in response to new challenges;

**WHEREAS:** The proposed amendments set out below have been recommended by the Planning Commission after public hearings and compliance with all provisions of KRS Chapter 100 and 424.

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

**SECTION ONE:** Article II and IV of the Zoning Ordinance are amended as follows:  
[New language is underlined. Unchanged language is not marked]

**ARTICLE II, ZONING DISTRICT REGULATIONS**

45. **Kennel:** A commercial business for the sale or temporary boarding of three (3) or more dogs over the age of six (6) months, not including those owned by the resident or property owner. Kennels shall be designed according to the following guidelines:
- All buildings and areas used in whole or in part for a commercial kennel, including animal runs, shall be a minimum 100' from all property lines.
  - All animal runs, exercise yards or any outside area used for the kennel shall be located on the property so as to minimize any off-site impacts including, but not limited to noise. The Board of Adjustments and/or the Planning Commission may direct the location of such areas as part of the conditional use and development plan, respectively.
  - All animal runs, exercise yards or any outside area used for the kennel shall be fenced to ensure that no animals may leave the site. In addition, any outside areas used in conjunction with the kennel must be screened by a row of evergreen trees no more than 30' on-center.
  - Any area where dogs are kept overnight shall be soundproofed to minimize any off-site impacts.
  - All signage shall be reviewed and approved by the Board of Adjustments as part of the conditional use request.
  - Applicants for conditional use approval shall state the maximum number of animals to be kept on site.

ARTICLE IV, ZONING DISTRICT REGULATIONS

4.1 AGRICULTURAL DISTRICTS A-1, A-1S, AND A-1R

4.11 No change

4.12 CONDITIONAL USES

- A. Cemeteries.
- B. Public and private parks and recreational areas.
- C. Commercial feed lot operations.
- D. Slaughter houses.
- E. Airports.
- F. Churches, libraries, schools, hospitals, institutions, and clubs.
- G. Home occupations that exceed the limitations in the definition of such.
- H. Outdoor advertising signs.
- I. Bed and Breakfast as defined in Section 2.1 above.
- J. Animal hospitals and clinics as defined in Section 2.1 above. (amended per Ordinance 99-13)
- K. Kennels as defined in Section 2.1.

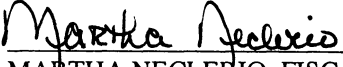
SECTION TWO: Effective Date: This Ordinance shall take effect upon passage and publication.

The foregoing Ordinance was introduced and read for the first time at the Court's regular meeting on August 17, 2000, and for the second time, adopted and approved, at the Court's regular meeting on ~~August 24, 2000~~  
September 22, 2000

APPROVED BY:

  
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GEORGE LUSBY, JUDGE-EXECUTIVE

ATTEST BY:

  
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MARTHA NECLERIO, FISCAL COURT CLERK