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| Sponsors:         | <u>Commissioner Powell</u>  |
|                   | <u>Commissioner Bennett</u> |
| Second Reading:   | <u>September 28, 2020</u>   |
| Publication Date: | <u>October 1, 2020</u>      |

**ORDINANCE NO. 2020 - 015**

**AN ORDINANCE AMENDING LOCAL ZONING REGULATIONS  
CONCERNING PROPERTIES LESS THAN 10 ACRES OUTSIDE THE CITY LIMITS.  
THIS AMENDMENT IS TO UNDERScore INTENT OF KRS 381.770  
TO PROTECT, PROMOTE, AND IMPROVE THE HEALTH, SAFETY AND WELFARE  
OF THE CITIZENS RESIDING OUTSIDE THE CITY LIMITS,  
BUT WITHIN SIMPSON COUNTY**

WHEREAS, with the continued urbanization of real property outside the corporate city limits, there are issues arising regarding property maintenance that have not previously existed;

WHEREAS, there is now a need to address said ongoing property maintenance issues in the residential, urbanized areas outside the corporate city limits; and

WHEREAS, the Zoning Regulations need to be amended to address said issues.

NOW, THEREFORE, BE IT ORDAINED by the City of Franklin, Kentucky, acting by and through its Board of Commissioners, after the passage, approval, and publication of this ordinance as follows:

1. The Zoning Regulations are amended by inserting the following paragraph:

**1.9.8.** No yard or lot existing at the time of passage of these Zoning Regulations located in the following zones AG, RV, R1, R2, T3, or R5 and consisting of less than 10 acres with its primary use designated as residential shall be exempt from the Property Maintenance Codes Ordinance 1010.5 and/or, to the extent applicable, the City of Franklin’s Property Maintenance Code. Furthermore, any properties that have been allowed a Conditional Use Permit in either an AG or RV zone listed for an allowed residential use shall not be exempt from the Property Maintenance Code Ordinance 1010.5 and/or, to the extent applicable, the City’s Property Maintenance Code. This regulation hereby prohibits the use of unsafe structures as dwellings, the accumulation of junked vehicles and appliances, tall weeds or grass, fixtures or rubbish and other general property conditions deemed to be a public nuisance as outlined in the Property Maintenance Codes Ordinance 1010.5, paragraphs (a) through (I) and/or the applicable provisions of the City’s Property Maintenance Code. Any properties deemed to be in violation shall be subject to the rights, regulations, authority and penalties set forth as a part of the Property Maintenance Codes Ordinance 1010.5 and/or the applicable penalty provisions of the City’s Property Maintenance Code.

2. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

September 14, 2020 - FIRST READING

September 28, 2020 - SECOND READING

At a meeting of the Board of City Commissioners of the City of Franklin, Kentucky, held on September 28, 2020, on motion made by Commissioner Williams and seconded by Commissioner Stewart, the foregoing ordinance was adopted, after full discussion, by the following vote:

Yes BROWNIE BENNETT  
Yes JAMIE POWELL  
Yes HERBERT WILLIAMS  
Yes WENDELL STEWART  
Yes LARRY DIXON, MAYOR

APPROVED BY:

Larry Dixon Mayor  
Larry Dixon, Mayor

ATTEST:

Cathy Dillard  
Cathy Dillard, City Clerk