

ARTICLE I - A ZONING ORDINANCE

SECTION 1.0

AN ORDINANCE DIVIDING THE CITY OF BELLEVUE, COMMONWEALTH OF KENTUCKY, INTO *ZONES*. *ZONES* OF SUCH SHAPE AND AREA AS ARE DEEMED BEST SUITED TO CARRY OUT THESE REGULATIONS: REGULATING THE LOCATION, HEIGHT, NUMBER OF STORIES AND SIZE OF *BUILDINGS* AND OTHER *STRUCTURES*; REGULATING THE SIZE OF YARDS AND OTHER OPEN SPACES AND THE DENSITY AND DISTRIBUTION OF POPULATION AND THE *USES* OF *BUILDINGS*, *STRUCTURES* AND LAND FOR *RESIDENTIAL*, *COMMERCIAL*, *INDUSTRIAL*, AND OTHER PURPOSES; PRESCRIBING PENALTIES FOR THE VIOLATIONS; PROVIDING FOR ENFORCEMENT; A BOARD OF ADJUSTMENT AND REPEALING ALL REGULATIONS, RESOLUTIONS, ORDERS, ORDINANCES AND/OR CODES IN CONFLICT WITH THIS ORDINANCE.

BE IT ORDAINED by the City Council of the City of Bellevue, Commonwealth of Kentucky, as follows:

ARTICLE II - AUTHORITY AND PURPOSE

SECTION 2.0 - AUTHORITY: The City Council of the City of Bellevue in pursuance of the authority of Kentucky Revised Statutes (KRS 100.201-100.991) hereby ordains and enacts into law the following Articles and Sections.

SECTION 2.1 - PURPOSE: The zoning regulations and *districts* as herein set forth have been prepared in accordance with an adopted goals and objectives for the City of Bellevue to promote the public health, safety, morals, and general welfare of the *City*, to facilitate orderly and harmonious development and the visual or historical character of the *City*, and to regulate the density of population and intensity of land *use* in order to provide for adequate light and air. In addition, this Ordinance has been prepared to provide for vehicle *off-street parking* and loading and/or unloading space, as well as to facilitate fire and police protection, and to prevent the overcrowding of land, blight, danger, and congestion in the circulation of people and commodities, and the loss of life, health, or property from fire, *flood*, or other dangers. The zoning regulations and *districts* as herein set forth are also employed to protect highways, and other transportation facilities, public facilities, including schools and public grounds, the central business *district*, natural resources and other specific areas in the City of Bellevue which need special protection by the *City*.

ARTICLE III - SHORT TITLE

SECTION 3.0 - SHORT TITLE: This ordinance shall be effective throughout the City of Bellevue, Kentucky and shall be known, referred to, and recited to as the "OFFICIAL ZONING ORDINANCE OF THE CITY OF BELLEVUE."

ARTICLE IV - INTERPRETATION

SECTION 4.0 - GREATER RESTRICTION: The provisions of this Ordinance shall be held to be the minimum requirements for the promotion of the public safety, health, and general welfare. Where this Ordinance imposes a greater restriction upon the *buildings, structures*, or premises, upon heights of *buildings or structures* or requires larger open spaces than are imposed or required by any other ordinances, rules, codes, permits or regulations, or by *easements*, covenants, deed restrictions or agreements, the provisions of this Ordinance shall govern.

SECTION 4.1 - PERMIT OR LICENSE IN VIOLATION: Notwithstanding any other provisions of this Ordinance or any other ordinances, rules, codes, permits or regulations of the City of Bellevue; if any permit or license is issued in violation of any provision of this Ordinance or purports to authorize the doing of any act not permitted by any provision of the Ordinance, said permit or license shall be void.

ARTICLE V - CONFLICT

SECTION 5.0 - CONFLICT: All ordinances and parts of ordinances of the City of Bellevue in conflict herewith are hereby repealed; providing, however, that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any such ordinances and parts thereof hereby repealed prior to the effective date of this ordinance.

ARTICLE VI - SEVERABILITY CLAUSE

SECTION 6.0 - SEVERABILITY CLAUSE: That should any Article, Section, Subsection, sentence, clause, or phrase of this Ordinance, for any reason, be held unconstitutional or invalid, such decision or holding shall not affect the validity of the remaining portions hereof. It being the intent of the City Council of the City of Bellevue to enact each section, and portion thereof, individually, and each such section shall stand alone, if necessary, and be in force notwithstanding the invalidity of any other Section or provision.