

## ARTICLE VIII - ESTABLISHMENT OF ZONES

**SECTION 8.0 - ZONES:** For the purpose and intent of this ordinance, the *City* is hereby divided into the following *zones*:

CO	Conservation Zone
R-1A	Residential One - A Zone
R-1B	Residential One - B Zone
R-1C	Residential One - C Zone
R-1H	Residential One - H Zone
R-2	Residential Two Zone
R-3MF	Residential Three - Multiple Family Zone
NC-1	Neighborhood Commercial Zone - One
NC-2	Neighborhood Commercial Zone - Two
NC-3	Neighborhood Commercial Zone - Three
SC	Shopping Center Zone
MHP	Mobile Home Park Overlay Zone
I-1	Industrial Zone – One
C-1	Commercial - One
RCD	Residential Cluster Development Overlay Zone
PUD	Planned Unit Development Zone
MLU	Mixed Land Use Zone
HP	Historic Preservation Overlay Zone

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**SECTION 8.1 - OFFICIAL MAP:** The *zones* are bounded and defined as shown on the map entitled "OFFICIAL ZONING MAP OF THE CITY OF BELLEVUE, KENTUCKY" and shall so remain on file in the office of the *City* clerk.

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**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 changes shall be made on the on the Official Zoning Map promptly after the amendment to this ordinance has been approved by the legislative body. Such changes shall not become effective until said changes have been made on said map.

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.

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**SECTION 8.3 - REPLACEMENT OF OFFICIAL ZONING MAP OR MAPS:** In the event that the Official Zoning Map (or maps) become damaged, destroyed, lost, or are deemed necessary to be replaced due to the age of the map or major corrections in location of rights-of-way or subdivisions, the City of Bellevue may, by Ordinance, cause to have prepared and by Ordinance, adopt a new Official Zoning Map (or maps) which shall supersede the prior Official Zoning Map (or maps), but no such corrections shall have the effect of amending the original Zoning Ordinance or any subsequent amendment thereof.

**SECTION 8.4 - RULES FOR INTERPRETATION OF ZONE BOUNDARIES:**

Rules for interpretation of *zone* boundaries shown on the Official Zoning Map (or maps) are as follows:

- A. Boundaries indicated as approximately following the rights-of-way boundary of a street, road or highway 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 center line 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 railroad lines shall be construed as to be midway between the main tracks.
- E. Boundaries indicated as approximately following the center lines of streets, streams, rivers, ditches, ravines, or other bodies of water shall be construed to follow such center lines.
- F. Boundaries indicated as approximately parallel to features indicated in Rules A through E of this section, shall be construed as parallel to such features. Boundaries indicated as approximate extensions of features indicated in Rules A through E of this section, shall be so construed as being extensions of such features. Distances not specifically indicated on the Official Zoning Map (or maps) shall be determined by the scale of the map (or maps), if an accurate legal description cannot be determined from the original zoning case.

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**SECTION 8.5 - AREAS NOT INCLUDED WITHIN ZONES:** Property that has not been included within a *zone* either through error or omission, or when an area is annexed or proposed to be annexed to 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.