

**CITY OF FRANKFORT**  
**ZONING, PLANNING AND LAND USE ORDINANCE**  
**A portion of the 1999 Revised Frankfort Municipal Code**  
**TABLE OF CONTENTS**

Page

CHAPTER 8, ARTICLE 1: ZONING

SECTION 8101 - TITLE AND PURPOSE.....		8-1
8101.01	Short Title .....	8-1
8101.02	Purpose .....	8-1
8101.03	Interpretation.....	8-2
8101.04	Scope .....	8-2
8101.05	Zoning Affects all Structures and Land and the Use Thereof .....	8-2
SECTION 8102 - DEFINITIONS.....		8-3
8102.01	Definitions .....	8-3
SECTION 8103 - ZONING DISTRICTS .....		8-11
8103.01	Districts.....	8-11
8103.02	Map .....	8-11
8103.03	Lot Divided by District Line.....	8-11
SECTION 8104 - GENERAL PROVISIONS .....		8-12
8104.01	Application of General Provisions .....	8-12
8104.02	Accessory Buildings .....	8-12
8104.03	Area or Space Required .....	8-13
8104.04	Attached Single Family Dwellings.....	8-13
8104.05	Basement Dwellings.....	8-13
8104.06	Conversion of Dwellings .....	8-13
8104.07	Corner Lots .....	8-13
8104.08	Demolition .....	8-13
8104.09	Dwelling Situated Outside of Mobile Home Park.....	8-15
8104.10	Dwelling on Rear of Lot .....	8-17
8104.11	Essential Services .....	8-17
8104.12	Existing Sub-Standard Platted Lot .....	8-17
8104.13	Floor Area.....	8-18
8104.14	Garages .....	8-18
8104.15	Height Exceptions .....	8-19
8104.16	Home Occupation.....	8-19

## TABLE OF CONTENTS

(cont'd)

	<u>Page</u>
8104.17 Institutional Uses.....	8-20
8104.18 Lot Use .....	8-20
8104.19 Mixed Occupancy.....	8-20
8104.20 Personal Property Sales .....	8-20
8104.21 Travel Trailers, Motors Homes, Campers and Tents.....	8-21
8104.22 Restoring Unsafe Buildings .....	8-21
8104.23 Satellite Dish Antenna .....	8-21
8104.24 Site Preparation - Excavation and Extraction .....	8-22
8104.25 Swimming Pools .....	8-22
8104.26 Temporary Special Use Permits.....	8-23
8104.27 Traffic Visibility.....	8-24
8104.28 Trailer or Truck Storage .....	8-24
8104.29 Unclassified Uses .....	8-26
8104.30 Walls and Fences.....	8-26
8104.31 Yards .....	8-26
8104.32 Sexually Oriented Business Regulation.....	8-26
8104.33 Wireless Communication Facilities.....	8-27
SECTION 8105 - R-1 and R-2 RESIDENTIAL DISTRICT.....	8-37
8105.01 Description and Purpose .....	8-37
8105.02 Permitted Uses .....	8-37
8105.03 Uses Permitted After Special Approval.....	8-37
8105.04 Area Regulations .....	8-39
8105.05 Height Regulations .....	8-40
8105.06 Development Standards .....	8-40
SECTION 8106 - R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT .....	8-41
8106.01 Description and Purpose .....	8-41
8106.02 Permitted Uses .....	8-41
8106.03 Uses Permitted After Special Approval.....	8-41
8106.04 Area Regulations .....	8-42
8106.05 Height Regulations .....	8-43
8106.06 Development Standards .....	8-44

## TABLE OF CONTENTS

(cont'd)

	<u>Page</u>
SECTION 8107 - MM MAJOR MEDICAL DISTRICT .....	8-45
8107.01 Description and Purpose .....	8-45
8107.02 Permitted Uses .....	8-45
8107.03 Uses Permitted After Special Approval.....	8-45
8107.04 Area Regulations .....	8-46
8107.05 Development Standards .....	8-46
SECTION 8108 - CBD CENTRAL BUSINESS DISTRICT .....	8-47
8108.01 Description and Purpose .....	8-47
8108.02 Permitted Uses .....	8-47
8108.03 Uses Permitted After Special Approval.....	8-48
8108.04 Area Regulations .....	8-49
8108.05 Development .....	8-49
SECTION 8109 - WB WATERFRONT BUSINESS DISTRICT .....	8-51
8109.01 Description and Purpose .....	8-51
8109.02 Permitted Uses .....	8-51
8109.03 Uses Permitted After Special Approval.....	8-51
8109.04 Area Regulations .....	8-52
8109.05 Development .....	8-52
SECTION 8110 - GC GENERAL COMMERCIAL DISTRICT .....	8-54
8110.01 Description and Purpose .....	8-54
8110.02 Permitted Uses .....	8-54
8110.03 Uses Permitted After Special Approval.....	8-55
8110.04 Area Regulations .....	8-63
8110.05 Height Regulations .....	8-64
8110.06 Development Standards .....	8-64
SECTION 8111 - I-1 INDUSTRIAL DISTRICT .....	8-66
8111.01 Description and Purpose .....	8-66
8111.02 Permitted Uses .....	8-66
8111.03 User Permitted After Special Approval .....	8-67
8111.04 Area Regulations .....	8-68
8111.05 Development Standards .....	8-69

# TABLE OF CONTENTS

(cont'd)

Page

SECTION 8112 - PUD - PLANNED UNIT DEVELOPMENT.....	8-71
8112.01 Intent.....	8-71
8112.02 Qualifying Conditions .....	8-71
8112.03 Development Requirements.....	8-71
8112.04 Applicable Regulations.....	8-72
8112.05 PUD Design Considerations .....	8-72
8112.06 Application and Processing Procedures.....	8-73
8112.07 Standards for Zoning Approval.....	8-76
8112.08 City Council Approval.....	8-76
8112.09 Effect of Approval.....	8-77
8112.10 Final Site Development Plan.....	8-77
8112.11 Standards for PUD Final Site Development Plan Approval .....	8-78
8112.12 Conditions.....	8-79
8112.13 Performance Guarantees .....	8-79
8112.14 Modification of a PUD .....	8-80
SECTION 8113 - PARKING AND LOADING .....	8-81
8113.01 Intent.....	8-81
8113.02 Size and Units of Measurement .....	8-81
8113.03 Internal Access Drives .....	8-82
8113.04 Required Construction .....	8-82
8113.05 Location of Off-Street Parking Facilities.....	8-82
8113.06 Drainage.....	8-82
8113.07 Lighting .....	8-82
8113.08 Buffering.....	8-83
8113.09 Required Parking Per Use.....	8-83
8113.10 Mixed Occupancies and Joint Usage .....	8-85
8113.11 Site Development Plan Required .....	8-86
8113.12 Permits .....	8-86
8113.13 Parking Variation .....	8-87
8113.14 Required Off-Street Loading and Unloading Space.....	8-87
8113.15 Miscellaneous Off-Street Parking Provisions .....	8-88
SECTION 8144 - SIGNS .....	8-90
8114.01 Purpose .....	8-90
8114.02 General Provisions .....	8-90
8114.03 Basic Restrictions in all Districts .....	8-91
8114.04 Residential District; Basic Restrictions .....	8-93

## TABLE OF CONTENTS

(cont'd)

	<u>Page</u>
8114.05 Commercial and Industrial Districts; Basic Restrictions .....	8-93
8114.06 Signs and Displays Not Subject to Regulations .....	8-94
8114.07 Waivers by the Council .....	8-94
8114.08 Non-Conforming Signs.....	8-94
8114.09 Enforcement.....	8-95
SECTION 8115 - SPECIAL USES.....	8-96
8115.01 Statement of Intent .....	8-96
8115.02 Authority to Grant Permits.....	8-96
8115.03 Application and Fee.....	8-96
8115.04 Information Required .....	8-96
8115.05 Public Hearing.....	8-97
8115.06 Required Standard and Findings .....	8-97
8115.07 Planning Commission Action .....	8-98
8115.08 Conditions of Approval .....	8-98
8115.09 Reapplication .....	8-98
SECTION 8116 - SITE DEVELOPMENT PLAN REVIEW.....	8-99
8116.01 Description and Purpose .....	8-99
8116.02 Applicability of Article.....	8-99
8116.03 Site Development Plan Review Procedure .....	8-99
8116.04 Administrative Plan Review .....	8-100
8116.05 Required Site Development Plan Information .....	8-101
8116.06 Review by Planning Commission .....	8-105
8116.07 Criteria for Site Development Plan Approval.....	8-105
8116.08 Modification of Approved Site Development Plan .....	8-105
8116.09 Posting of Financial Guarantee .....	8-105
8116.10 Conditions.....	8-106
SECTION 8117 - NON-CONFORMING USES .....	8-107
8117.01 Continuance of Non-Conforming Uses .....	8-107
8117.02 Enlargements, Moving, Extensions .....	8-107
8117.03 Unlawful Use Not Authorized.....	8-107
8117.04 Change of Use.....	8-107
8117.05 Restoration and Repairs.....	8-107
8117.06 Non-Conforming Due to Reclassification.....	8-108
8117.07 Non-Conforming Uses Discontinued .....	8-108

## TABLE OF CONTENTS

(cont'd)

	<u>Page</u>
.....	
SECTION 8118 - ZONING BOARD OF APPEALS .....	8-109
8118.01    Membership and Appointment.....	8-109
8118.02    General Grant of Power .....	8-109
8118.03    Meeting and Attendance .....	8-110
8118.04    Appeals .....	8-110
8118.05    Variances .....	8-110
8118.06    Variances Prohibited .....	8-111
8118.07    Land Use Variance .....	8-111
8118.08    Conditions of Approval .....	8-111
8118.09    Public Hearings .....	8-112
8118.10    Decisions.....	8-112
8118.11    Fees.....	8-113
8118.12    Time Limit .....	8-113
8118.13    Vote Necessary for Decision.....	8-113
8118.14    Minutes and Records .....	8-113
8118.15    Limitation of Board .....	8-113
8118.16    Posting of Financial Guarantee .....	8-113
SECTION 8119 - AMENDMENTS AND ADOPTION.....	8-115
8119.01    Amendment Procedure .....	8-115
SECTION 8120 - ADMINISTRATION AND ENFORCEMENT .....	8-117
8120.01    Zoning Permits for Zoning Compliance and Plans .....	8-117
8120.02    Duties of the Administrator .....	8-117
8120.03    Certificate of Occupancy .....	8-118
8120.04    Violation and Penalty .....	8-118
8120.05    Separability .....	8-118
8120.06    Prior Violations .....	8-119
8120.07    Repeal .....	8-119
Appendix A Typical Yards .....	8-120
Appendix B Accessory Building Site Location Map .....	8-121
Appendix C Accessory Building Location Chart.....	8-122
Appendix D Permitted Accessory Buildings .....	8-123
CHAPTER 8, ARTICLE 2: PLANNING COMMISSION	
SECTION 8201 – CREATION OF PLANNING COMMISSION.....	8-124
SECTION 8202 – MEMBERSHIP.....	8-124
SECTION 8203 – REMOVAL OF MEMBER.....	8-124
SECTION 8204 – MEETINGS AND RECORDS.....	8-124
SECTION 8205 – CONTRACTS FOR SERVICES.....	8-124

**TABLE OF CONTENTS**

(Cont'd)

	<u>Page</u>
SECTION 8206 – POWERS AND DUTIES.....	8-124
SECTION 8207 – REPORTS AND RECOMMENDATIONS.....	8-124
 CHAPTER 8, ARTICLE 3: LAND SUBDIVISION AND UTILITY EXTENSION	
SECTION 8301 - TITLE, PURPOSE AND SERVICE AREAS.....	8-125
8301.1    Short Title.....	8-125
8301.2    Interpretation .....	8-125
8301.3    Purpose.....	8-125
8301.4    Applicability .....	8-126
8301.5    Metes and Bounds Subdivision .....	8-126
 SECTION 8302 – DEFINITIONS .....	 8-126
8302.1    Definitions .....	8-126
 SECTION 8303 - UTILITY EXTENSIONS .....	 8-128
8303.1    Service Areas.....	8-128
8303.2    Utility Extensions .....	8-128
8303.3    Utility Service Requests.....	8-129
8303.4    Utility Charges.....	8-129
 SECTION 8304 – PROCEDURES .....	 8-129
8304.1    Approvals .....	8-130
8304.2    Pre-plat Discussion .....	8-130
8304.3    Preliminary Plats.....	8-131
8304.4    Preliminary Plat Requirements .....	8-131
8304.5    Submission of Preliminary Plats.....	8-131
8304.6    Planning Commission Step I Review, Preliminary Plat.....	8-132
8304.7    Planning Commission Step II Review, Preliminary Plat .....	8-132
8304.8    Final Plat Approval .....	8-134
8304.9    Buildings and Sales.....	8-134
8304.10    Outlots.....	8-135
8304.11    Lot Splits .....	8-135

**TABLE OF CONTENTS**  
**(Cont'd)**

	<u>Page</u>
SECTION 8305 - PLAT DETAILS .....	8-135
8305.1    Preliminary Plat .....	8-135
8305.2    Final Plat .....	8-137
SECTION 8306 - LOT SIZES .....	8-137
8306.1    Density-Utility Relationships .....	8-137
8306.2    Complete Utility Subdivisions.....	8-138
8306.3    Rezoning When Utilities are Provided.....	8-138
SECTION 8307 - REQUIRED IMPROVEMENTS IN SUBDIVISIONS .....	8-138
8307.1    Complete Utility Subdivisions.....	8-138
8307.2    Variations in Subdivisions.....	8-140
8307.3    Cost Distribution of Oversized Improvements .....	8-140
SECTION 8308 - GENERAL PROVISIONS FOR ALL SUBDIVISIONS .....	8-141
8308.1    Master Plan.....	8-141
8308.2    Streets.....	8-141
8308.3    Lots .....	8-142
8308.4    Block Lengths.....	8-143
8308.5    Public Easements .....	8-143
8308.6    Public Sites and Open Spaces.....	8-143
8308.7    Business and Industrial Subdivisions.....	8-143
8308.8    Performance Guarantees .....	8-143
8308.9    Law .....	8-143
8308.10   Inspection and Specifications .....	8-143

**TABLE OF CONTENTS**  
**(Cont'd)**

	<u>Page</u>
SECTION 8309 - ADMINISTRATION AND ENFORCEMENT .....	8-143
8309.1 Administration .....	8-144
8309.2 Enforcement .....	8-144
 CHAPTER 8, ARTICLE 4: SITE CONDOMINIUM AND UTILITY EXTENSION	
SECTION 8401 - TITLE AND PURPOSE .....	8-145
8401.1 Short Title .....	8-145
8401.2 Interpretation .....	8-145
8401.3 Purpose .....	8-145
 SECTION 8402 – DEFINITIONS .....	 8-146
SECTION 8403 - UTILITY EXTENSIONS .....	8-148
8403.1 Service Areas .....	8-148
8403.2 Utility Extensions .....	8-148
8403.3 Utility Service Requests .....	8-149
8403.4 Utility Charges .....	8-149
 SECTION 8404 – PROCEDURES .....	 8-149
8404.1 Approvals .....	8-149
8404.2 Pre-Application Discussion .....	8-149
8404.3 Site Condominium Preliminary Plans .....	8-150
8404.4 Submission of Preliminary Plan .....	8-150
8404.5 Planning Commission Step I Review, Preliminary Plan .....	8-151
8404.6 Planning Commission Step II Review, Preliminary Plan .....	8-152
8404.7 Site Condominium Final Plan Approval .....	8-153

**TABLE OF CONTENTS**  
**(Cont'd)**

	<u>Page</u>
SECTION 8405 - PLAN DETAILS .....	8-154
8405.1 Preliminary Plan.....	8-154
8405.2 Final Plan.....	8-156
SECTION 8406 - SIZES OF CONDOMINIUM UNITS .....	8-156
8406.1 Density-Utility Relationships .....	8-156
8406.2 Complete Utility Site Condominium Projects .....	8-157
8406.3 Rezoning When Utilities are Provided .....	8-157
SECTION 8407 - REQUIRED IMPROVEMENTS IN A SITE CONDOMINIUM PROJECT .....	8-157
8407.1 Complete Utility Site Condominium.....	8-157
8407.2 Variations in Site Condominiums .....	8-160
8407.3 Cost Distribution of Oversized Improvements .....	8-161
SECTION 8408 - GENERAL PROVISIONS FOR ALL SITE CONDOMINIUMS .....	8-161
8408.1 Master Plan.....	8-161
8408.2 Streets.....	8-161
8408.3 Condominium Units .....	8-163
8408.4 Block Lengths .....	8-163
8408.5 Public Easements .....	8-163
8408.6 Public Sites and Open Spaces.....	8-164
8408.7 Business and Industrial Site Condominiums .....	8-164
8408.8 Performance Guarantees.....	8-164
8408.9 Law.....	8-164
8408.10 Inspection and Specifications .....	8-164

**TABLE OF CONTENTS**  
**(Cont'd)**

**Page**

SECTION 8409 - ADMINISTRATION AND ENFORCEMENT .....	8-164
8409.1 Administration .....	8-164
8409.2 Enforcement.....	8-164

CHAPTER 8, ARTICLE 5: PRIVATE ROADS

SECTION 8501.	TITLE.....	8-166
SECTION 8502.	PURPOSE .....	8-166
SECTION 8503.	DEFINITIONS .....	8-166
SECTION 8504.	GENERAL REQUIREMENTS AND APPLICATION TO EXISTING PRIVATE ROADS.....	8-167
SECTION 8505.	MINIMUM STANDARDS FOR PRIVATE ROADS.....	8-169
SECTION 8506.	ROAD MAINTENANCE.....	8-170
SECTION 8507.	PROCEDURE FOR REVIEW OF PRIVATE ROADS.....	8-170
SECTION 8508.	CITY LIABILITY.....	8-173
SECTION 8509.	APPEALS.....	8-173
SECTION 8510.	VARIANCES .....	8-173
SECTION 8511.	VIOLATIONS AND PENALTIES.....	8-174
SECTION 8512.	ENFORCEMENT OFFICER .....	8-174
SECTION 8513.	NUISANCE PER SE.....	8-174
SECTION 8514.	SEPARATE COURT ACTION.....	8-174
EXHIBIT A.	ROAD STANDARDS ATTACHMENT .....	8-175

CHAPTER 8, ARTICLE 6: PARCEL DIVISION ORDINANCE

SECTION 8601.	TITLE.....	8-176
SECTION 8602.	PURPOSE .....	8-176
SECTION 8603.	DEFINITIONS .....	8-176
SECTION 8604.	APPROVALE OF LAND DIVISIONS OR PROPERTY TRANSFERS REQUIRED, ESTABLISHMENT OF EXEMPT SPLITS.....	8-178

SECTION 8605.	PROCEDURE FOR DIVISION OR PROPERTY TRANSFER .....	8-179
SECTION 8606.	STANDARDS FOR APPROVAL OF PARCEL DIVISIONS OR PROPERTY TRANSFERS.....	8-182
SECTION 8607.	LAND CONFIGURATION VARIANCES.....	8-183
SECTION 8608.	APPEALS TO THE ZONING BOARD OF APPEALS .....	8-184
SECTION 8609.	VIOLATIONS ANDPENALTIES.....	8-184
SECTION 8610.	ENFORCEMENT OFFICER .....	8-185
SECTION 8611.	NUISANCE PER SE.....	8-185
SECTION 8612.	SEPARATE COURT ACTION.....	8-185