

COMMONWEALTH OF KENTUCKY
MASON FISCAL COURT
ORDINANCE NO. 15- 06

WHEREAS, the Mason Fiscal Court adopted a Land Use Ordinance, by virtue of its Ordinance No. 02-07, as amended; and

WHEREAS, the Maysville-Mason County Joint Planning Commission held a duly noticed Public Hearing on September 2, 2015, to consider proposed text amendments to such Ordinance; and

WHEREAS, the Maysville-Mason County Joint Planning Commission adopted Findings of Fact recommending text amendments to Ordinance No. 02-07; and

WHEREAS, the Fiscal Court of Mason County, Kentucky, unanimously approved the proposed amendments to its Ordinance No. 02-07, such amendments affirming the Findings of Fact, Conclusions of Law, and Recommendation of the Maysville-Mason County Joint Planning Commission.

NOW THEREFORE, THE FISCAL COURT OF MASON COUNTY, KENTUCKY, does hereby **ORDAIN** that the Findings of Fact, Conclusions of Law and Recommendations entered by the Maysville-Mason County Joint Planning Commission on September 2, 2015, are hereby **ADOPTED**, and Mason Fiscal Court Ordinance No. 02-07 is hereby **AMENDED** as follows:

- 1. Indoor Storage Units:** Including, but not limited to, climate controlled areas inside buildings and partitioned off, that are leased to individuals or businesses for storage. Access to units is accomplished via entry on the inside of the building. Buildings in a historic district retrofitted for such use must comply with applicable and existing ordinances. Permitted use in the following zones: B-1, B-2, B-3, D-1, I-1, I-2, and I-3. Conditional use in the following zone: C.
- 2. Map Amendment Timeline:** Require the planning commission to conduct a public hearing within 60 days of receipt of an administratively completed map amendment application, UNLESS the timeframe is waived by the applicant.
- 3. Expansion of Conditional Use:** If an applicant for a conditional use permit submits a modified plan to regulatory authorities in order to comply with relevant housing, building or other code requirements that expands the previously established geographic boundaries of the conditional use permit, the modified plan must be resubmitted to the board of adjustment within 14 days of submission to regulatory authorities for review of the expanded geographic boundaries of the modified plan. The board may deny the applicant's conditional use permit for the expanded geographic area. Failure to provide

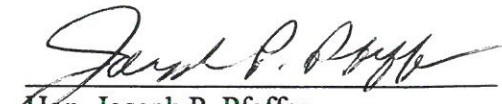
notification to the board is grounds for the board to revoke the conditional use permit following a hearing before the Board.

4. **Internet Sweepstake Cafes:** delete from ordinance.

Such amendments shall be incorporated in a republished Ordinance No. 02-07, which should include all amendments thereto.

Given first reading this 15th day of October, 2015.

Thereafter, given second reading, and unanimously adopted, after publication in accordance with KRS Chapter 424 this 10th day of November, 2015.



Hon. Joseph P. Pfeffer
Judge/Executive

ATTESTED BY:



Clerk, Mason Fiscal Court