

ORDINANCE NO. 25-2024

**AN ORDINANCE OF THE CITY OF ELIZABETHTOWN, KENTUCKY
AMENDING CODE OF ORDINANCES
TITLE 15: LAND USAGE, CHAPTER 154 ZONING CODE;
§154.009 DEFINITIONS AND §154.217 SIGN TYPES**

Whereas, the Elizabethtown Planning Commission held public hearing on October 22, 2024 in compliance with KRS 100 to consider amendments to the Elizabethtown Code of Ordinances, Title 15: Land Usage, Chapter 154 Zoning Code, Sections 154.009 and 154.217 (Ordinance No. 06-2008, adopted June 16, 2008); and

Whereas, the Elizabethtown City Council has reviewed the transmittals from the Planning Commission, which includes the record of the hearing and the summaries of evidence, as required by KRS 100, and a recommendation for approval. Based on this information, the City Council has determined that the request to amend the official zoning text would be appropriate as the City Council finds the request to be in agreement with the City's Comprehensive Plan; and,

Whereas the Planning Commission developed findings of fact for the basis of their recommendation to amend the official zoning text and the City Council does incorporate said findings into this ordinance as support for the decision (Attachment A).

Whereas, the Elizabethtown Planning Commission has made a recommendation to amend the Elizabethtown Zoning Text Ordinance to modify text to include definitions of off-site directional sign uses and addition of sign types.

NOW BE IT ORDAINED by the City of Elizabethtown, Kentucky, that from and after the passage, approval, and publication of this Ordinance, that the Code of Ordinances Title 15 Land Usage, Chapter 154 Zoning Code, Section 154.009 Definitions and Section 154.217 Sign Types is amended in part, as per Attachment B, which is incorporated herein by reference.

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BE IT FURTHER ORDAINED the Mayor of the City of Elizabethtown and/or his designee is hereby authorized and directed to take all steps necessary to perfect this Ordinance.

BE IT FURTHER ORDAINED that this Ordinance be published in summary form.

READ THE FIRST TIME, this 4th day of November 2024.

READ, ADOPTED AND APPROVED, this 18th day of November 2024.

PUBLISHED November 22, 2024.



JEFFREY H. GREGORY, MAYOR

ATTESTED TO:



JESSICA J. GRAHAM, CITY CLERK

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ATTACHMENT A

**PLANNING COMMISSION FINDINGS OF FACT
Zoning Docket No. 2024-PC-14**

The Elizabethtown Planning Commission's recommendation to amend the text of the zoning ordinance to add "Off-Site Directional Sign" as a permitted sign type, was based on the evidence and testimony presented to the Commission, and the following findings:

WHEREAS, the Elizabethtown Planning Commission (Commission) finds the proposed text amendment complies with the Envision Elizabethtown 2040 Comprehensive Plan; and

WHEREAS, the Commission finds that appropriate and high quality designed signage for entertainment destinations will improve safety and traffic flow on the City's roadways, will improve tourism through safe and understandable wayfinding, and will incentivize and provide support for entertainment destinations in the City.

RESOLVED, that the Elizabethtown Planning Commission does hereby RECOMMEND to the Elizabethtown City Council that the Zoning Text Amendment to add "Off-Site Directional Sign" as a permitted sign type, be **APPROVED**.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, and Souleyrette

NOT PRESENT: Commissioner Young

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**ATTACHMENT B
ZONING ORDINANCE TEXT MODIFICATIONS**

§ 154.009 DEFINITIONS.

(A) For the purpose of the zoning code, certain terms are herein defined. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural, words in the plural number include the singular; the word “person” includes association, firm, partnership, trust, governmental body, corporation, organization, as well as an individual; the word “structure” includes building; the word “occupied” includes arranged, designed or intended to be used; the word “shall” is always mandatory and not merely directive; the word “may” is permissive; and the word “lot” includes plat or parcel. For words or terms not defined in the following list, the following documents, or subsequent editions are hereby adopted by reference and may be used:

(1) *The New Illustrated Book of Development Definitions*, by Harvey S. Moskowitz and Carl G. Lindbloom; and

(2) *A Glossary of Zoning, Development and Planning Terms*, edited by Michael Davidson & Fay Dolnick, Planning Advisory Service Report Number 491-492.

(B) For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ENTERTAINMENT DESTINATION. Any large facility of at least 40 acres of combined properties that provide entertainment to the public, including golf courses, music venues, sports complexes, or other similar uses as determined by the Planning Director.

SIGN, OFF-SITE DIRECTIONAL. A sign displayed at the intersection of a major arterial roadway intended to advertise and direct travelers to an entertainment destination, as defined in the Elizabethtown Zoning Ordinance, which is located on a side street from that major arterial roadway. Off-site directional signs shall count toward the total allowable signs permitted on a lot.

§ 154.217 SIGN TYPES.

The following sign types are permitted by this chapter.

Table 1: Other Sign Types							
Type	Allowed Types	Maximm Number	Maximum Sign Area	Maximum Height	Location Requirements	Lighting Allowed	Additional Requirements
<u>Off-Site Directional</u>	<u>Monument</u>	<u>1</u>	<u>150 sq. ft.</u>	<u>16 ft.</u>	<u>20 ft off paved surface; in areas zoned C-3, C-4, I-1, I-2, PNC</u>	<u>Yes</u>	<u>Off-site directional signs shall count toward the total allowable signs permitted on a lot.</u>
	<u>Pole</u>	<u>1</u>	<u>150 sq. ft.</u>	<u>35 ft.</u>		<u>Yes</u>	

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CITY OF ELIZABETHTOWN

AMENDING CODE OF ORDINANCES, TITLE 15: LAND USAGE,
CHAPTER 154 ZONING CODE; §154.009 DEFINITIONS AND §154.217 SIGN TYPES
ORDINANCE #25-2024
SUMMARY

This Ordinance amends the Code of Ordinances, Title 15: Land Usage, Chapter 154, Zoning Code. The purpose of this ordinance is to amend the text of the Elizabethtown Zoning Ordinance which contains standards for the development of property within the corporate limits of Elizabethtown. The Ordinance was initially adopted in June 2008 (Ordinance No. 06-2008, adopted June 16, 2008) and items in Chapter 154 in reference to definitions and the location and size of off-site directional signs are amended and added after a public hearing held on October 22, 2024 and the text amendments were recommended by the Elizabethtown Planning Commission all in conformance with KRS 100.

Please find the full Ordinance on the website: www.elizabethtownky.org or by contacting the City Clerk: jessica.graham@elizabethtownky.gov

Summary prepared by:

Ken M. Howard
City Attorney

