## **Spencer County**

**Subdivision** 

Regulations

2022

Taylorsville-Spencer County Joint
Planning and Zoning Commission
Taylorsville, Kentucky

### Acknowledgements

## **Spencer County Fiscal Court**

#### **County Judge Executive:**

John Riley

### **Magistrates:**

Mike Moody Tim Brewer Jim Travis Jerry Moody Brett Beaverson

# Taylorsville-Spencer County Joint Planning and Zoning Commission

#### **Staff:**

Julie Sweazy, Administrator Angie Helton, Assistant Ashlee Welch, Enforcement

#### **Commissioners:**

Marsha Mudd Dwight Clayton Anthony Travis Teddy Noel Gordon Deapen Diana Faue Paula Wheatley Valerie Hunt

#### Consultant

Qk4 Engineering – Planning Eric Bean, PE Erika Keohane, EIT

Taylorsville-Spencer County Joint Planning and Zoning Commission 220 Main Cross Street, P.O. Box 305 Taylorsville, KY 40071

> (502) 477-3218 Fax: (502) 477-3242

email: <a href="mailto:spencercountyky.gov">spencercountyky.gov</a> website: spencercountyky.gov

Taylorsville Spencer County Planning & Zoning

## TABLE OF CONTENTS

## ARTICLE I TITLE, PURPOSES, INTERPRETATION AND SEVERABILITY

Section 100	Title	1-1			
Section 101	Purposes	1-1			
Section 102	•				
Section 103	Severability	1-1			
Section 104	Subdivision Control	1-1			
	ARTICLE II DEFINITION OF TERMS				
g .: 200		2.1			
Section 200	General	2-1			
Section 201	Inclusions	2-1			
Section 202	Subdivision	2-1 2-2			
Section 203 Section 204	Streets Other Terms	2-2 2-2			
Section 204	ARTICLE III	2-2			
	PROCEDURE				
Section 300	Introduction	3-1			
	PRE-APPLICATION PROCEDURE				
Section 301	Purpose	3-1			
Section 301	Procedure	3-1			
Section 302	Objections shall be expressed	3-1			
DD C	OCEDURE FOR CONDITIONAL APPROVAL OF PRELIMINARY 1	от ат			
1 KC	REDUKE FOR CONDITIONAL AFFROVAL OF TREE INITIARY	LAI			
Section 304	Preliminary Plat Required				
Section 305	State Department of Highways and Soil Conservation				
	Service Review	3-2			
Section 306	Conditional approval of the Preliminary Plat by				
a	the Planning Commission	3-2			
Section 323	Preliminary Plat, A Guide for Preparation of Final Plat	3-2			
	PROCEDURE FOR APPROVAL OF FINAL PLAT				
Section 308	Approval of Final Plat	3-2			
Section 309	11				

Spencer County Subdivision Regulations Table of Contents

## DEDICATION OF IMPROVEMENTS

Section 310	Offer of Dedication May Be Noted in Record Plan	3-5			
Section 311	Improvements Private Until Dedicated,				
	Condemned or Acquired	3-5			
Section 312	Submission in Sections	3-5			
Section 313	Surety Requirements	3-6			
	ARTICLE IV				
	DESIGN STANDARDS				
Section 400	Location and Arrangement of Streets	4-1			
Section 401	Access to Streets	4-1			
Section 402	Street Intersections	4-2			
Section 403	403 Street Widths and Building Setback Lines				
Section 404	Street Alignment	4-4			
Section 405	Street Grades	4-5			
Section 406	Street Names	4-5			
Section 407	Private Streets and Reserve Strips	4-5			
Section 408	Alleys	4-7			
Section 409	Easements	4-7			
Section 410	Blocks	4-8			
Section 411	Lots	4-8			
Section 412	Storm Drainage	4-9			
Section 413	Community Facilities/ Public Improvements	4-9			
Section 414	Land subject to flooding	4-10			
Section 415	Preservation of Natural Resources	4-10			
Section 416	Overhead Utilities/ Public Improvements	4-11			
Section 417	Requirement for Utilities/ Public Improvements	4-11			
Section 418	Utility Trench Restoration	4-11			
	Trench Restoration Drawing – Asphalt Pavement	4-12			
	Trench Restoration Drawing – Concrete Pavement	4-13			
Section 419	Building Permits	4-11			
	ARTICLE V				
	REQUIRED IMPROVEMENTS				
Section 500	Purpose	5-1			
Section 501	Responsibility for Plans	5-1			
Section 502	Monuments and Pins				
5-1					
Section 503	Street requirements	5-2			
	Typical Cross Section Drawing	5-8			
Section 504	Storm and Surface Drainage	5-4			

Spencer County Subdivision Regulations Table of Contents

Section 505	n 505 Sewage				
Section 506	Water				
Section 507					
Section 508 Street Lighting					
Section 509 Street Trees					
Section 510 Stop Work Order					
Section 511	1				
Section 512					
	ARTICLE VI				
	PLATS AND DATA				
Section 600	General Subdivision Information	6-1			
Section 601	Location Map	6-1			
Section 602	Sketch Plan	6-1			
Section 603	Topographic Data	6-1			
Section 604	Preliminary Plat	6-3			
Section 605	Draft of Protective Covenants (Restrictions)	6-4			
Section 606	Final plat	6-4			
Section 607	Cross Sections and Profiles	6-5			
Section 608	A Certificate by the City or County Engineer	6-5			
Section 609	Protective Covenants (Restrictions)	6-6			
Section 610	Certification of Water and Sewer Facilities	6-6			
Section 611	Certification of Highway Entrances	6-6			
Section 612	Other Data				
	ARTICLE VII				
	FEES, VARIANCES AND PENALTIES				
Section 700	Hardship	7-1			
Section 701	Conditions	7-1			
Section 702	Fees				
Section 703	Enforcement and Penalties for Violations				
Section 704	Conflict with other Laws				
Section 705	General Repealer	7-2			
	ARTICLE VIII				
	ADOPTION, AMENDMENT, AND EFFECTIVE DATE				
		8-1			