

**CITY OF GRAYSON, KENTUCKY
PLANNING AND ZONING REGULATIONS**

**ARTICLE 1
ENACTMENT**

ESTABLISHED BY: ORDINANCE #13-2001 on NOVEMBER 6, 2001

AMENDED: NONE

1.1 ADOPTION

The Zoning Ordinance adopted by the City of Grayson, Kentucky, is adopted under authority of KRS 100, the enabling act and reads as hereinafter set out.

1.2 SHORT TITLE

This Zoning Ordinance shall be known and may be cited as the “Zoning Ordinance”.

1.3 PURPOSE

The purpose of this Zoning Ordinance is to promote the public health, safety, morals, and general welfare of the City of Grayson, to facilitate orderly and harmonious development; to regulate the density of population and intensity of land use in order to provide for adequate light and air; to provide for vehicle parking and loading space; to facilitate fire and police protection; to prevent the overcrowding of land, blight, danger of congestion in the circulation of people and commodities; to prevent the loss of life, health, or property from fire, flood, or other dangers; to protect airports, highways and other transportation facilities, public facilities, including schools and public grounds, historic districts, central business district, natural resources, and other specific areas of the City of Grayson which need special attention.

1.4 INTERPRETATION

In their interpretation and application, the provisions of this Zoning Ordinance shall be held to be minimum requirements adopted for the promotion of health, safety, morals, comfort, prosperity, and general welfare. It is not intended by this Zoning Ordinance to repeal, abrogate, annul or in any way impair or interfere with any existing provisions of law, ordinance or resolution, except those specifically repealed under Section 1.5, or with any rules, regulations or permits previously adopted or issued, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises, or with any private restrictions placed upon property by covenant, deed or recorded plat; provided, however, where this Zoning Ordinance imposes a greater restriction upon the use of buildings or premises or upon the heights of buildings or requires greater lot areas, larger yards, courts or other open spaces than are imposed or required by such existing provisions of law, ordinance or resolution, or by such rules, regulations or permits, or by such private restrictions, the provisions of this Zoning Ordinance shall control.

1.5 REPEAL OF CONFLICTING LAW

The Zoning Ordinance adopted by the City of Grayson dated November 6, 2001, all amendments made thereto, and all other ordinances or resolutions, or parts of ordinances or resolutions in conflict with the provisions of this Zoning Ordinance are repealed.

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1.6 SEPARABILITY

If any clause, sentence, subdivision, paragraph section or part of this Zoning Ordinance be adjudged by any court or competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, subdivision, paragraph, section or part thereof directly involved in the controversy in which said judgment shall have been rendered.

1.7 PLANNING AREA

The planning area shall include all of the territory of the City of Grayson and any additional territory deemed under the jurisdiction of this Commission by the Fiscal Court of Carter County.