

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

**ARTICLE 2**

**ESTABLISHMENT OF ZONING DISTRICTS**

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

AMENDED: NONE

**2.1 ZONING MAP**

The City of Grayson is hereby divided into zones as provided herein and as shown on the Official Zoning Map, which together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Zoning Ordinance. The Zoning Map shall be filed in the City Building with a copy filed in the Carter County Clerk's office.

**2.2 ZONING MAP AMENDMENTS**

If, in accordance with the provisions of this Ordinance and KRS 100, changes are made in district boundaries or other matters portrayed on the Official Zoning Map in the City Building, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Council, with an entry on the Official Zoning Map as follow: "On \_\_\_\_\_ by official action of the City Council, the following change(s) were made in the Official Zoning Map: (brief description of nature of change), which entry shall be signed by the Mayor and attested by the City Clerk.

No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided under Section 5.5.

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made published, the Official Zoning Map which shall be located in the office of the City Clerk and a copy in the office of the County Clerk shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the City.

**2.3 REPLACEMENT OF OFFICIAL ZONING MAPS**

In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the City Council may by resolution adopt a new Official Zoning Map, which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bearing the seal of the City under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (date of adoption of map being replaced) as part of the Zoning Ordinance of the City of Grayson, Kentucky."

Unless the prior Official Zoning Map has been lost, or has been destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

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**2.4 RULES FOR INTERPRETATION OF ZONE AND DISTRICT BOUNDARIES**

Where uncertainty exists as to the boundaries of zones and districts as shown on the Zoning Map, the following rules shall apply:

- 2.41 Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
- 2.42 Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- 2.43 Boundaries indicated, as approximately following city limits shall be construed as following such city limits;
- 2.44 Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- 2.45 Boundaries indicated as following shore line shall be construed to follow shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;
- 2.46 Boundaries indicated as parallel to or extensions of features indicated in Sections 2.41 through 2.45 hereinabove shall be so construed. The scale of the map shall determine distances not specifically indicated on the Zoning Map.
- 2.47 Where a zone or district boundary line divides a lot which was in single ownership at the time of passage of this Ordinance, extension of the regulations for either portion of the lot not to exceed 50 feet beyond the zone or district line into the remaining portion of the lot.
- 2.48 Where the above stated rules do not indicate the exact location of the zone or district boundaries, then said boundaries shall be determined by appeal before the Board of Adjustment as provided by Section 6.4 hereinbelow.