

ORDINANCE NO. 11-2026
2026 SERIES

AN ORDINANCE AMENDING THE FRANKLIN COUNTY CODE OF ORDINANCES CHAPTER 155, SECTIONS 155.071 (ZONING MAP ATLAS; AMENDMENTS) AND SECTION 155.072 (ZONING MAP AMENDMENTS; COMMISSION RECOMMENDATION)

WHEREAS, the Franklin County Fiscal Court has heretofore enacted an Ordinance relating to zoning regulations titled “The Zoning Ordinance of Franklin County,” in accordance with a Comprehensive Plan and KRS 100; and

WHEREAS, the Franklin County Fiscal Court employs a Planning Staff to administer the regulations contained within the Zoning Ordinance; and

WHEREAS, the aforesaid Ordinance provides for amendments to the zoning ordinance text and maps and requires the Frankfort/Franklin County Planning Commission to forward their recommendations for approval or denial of the zone map amendments, along with their findings of fact, to the Franklin County Fiscal Court for action; and

WHEREAS, KRS Chapter 100 allows for a fiscal court to adopt an alternative regulation for zoning map amendments;

WHEREAS, the Frankfort/Franklin County Planning Commission held a public hearing on November 13, 2025, and established findings of fact as required by KRS 100; and

WHEREAS, the Frankfort/Franklin County Planning Commission recommended to the Franklin County Fiscal Court approval of the Zoning Ordinance Text Amendment; and

NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY FISCAL COURT AS FOLLOWS:

§ 155.071 ZONING MAP ATLAS; AMENDMENTS.

(A) (1) The county is hereby divided into zones and districts as provided herein and as shown on the Zoning Map atlas, which together with all explanatory material thereon, is hereby adopted by reference and declared to be a part of this chapter.

(2) Said Zoning Map atlas is ~~composed of a series of map sheets, each of which represents a different geographical area of the county, each map sheet shall be identified as part of the Zoning Map atlas. generated via the County’s GIS database and is to be maintained regularly.~~

(3) The Zoning Map atlas shall be the official record of zoning status of all land in the county and be kept in the County Clerk’s office and shall be known as the “Zoning Map”.

(Ord. 8, passed 10-23-1987, § 2.07)

(B) Amendments to the Zoning Map atlas changing the zoning status of an area made by ordinance by the Fiscal Court of the county after the effective date of said ordinance or resolution shall be promptly posted on the ~~appropriate map sheet of the~~ Zoning Map atlas. A proposal for amendment to any zoning regulation may originate with the Frankfort/Franklin County Planning Commission, with the County Fiscal Court, or with the property owner of the property in question. Regardless of the origin of the proposed amendment, it shall be referred to the Planning Commission before adoption. The Planning Commission shall then hold at least one

public hearing after notice required by KRS Ch. 424 and make recommendations to the County Fiscal Court, and it shall take a majority of the entire Fiscal Court to override the recommendations of the Planning Commission.

(1) Notice of hearing on proposed map amendment initiated by other than property owner. A proposal for an amendment to any zoning map not originated by the owner of the property in question shall require the Director of Planning and Zoning to give notice to said property owner by certified mail with return receipt requested, by a time at least 14 consecutive days immediately prior to the hearing on said proposed amendment to the Zoning Map, said notice to be in addition to any other notice required by statute, local regulation or ordinance and said notice shall contain:

(a) The current zoning designation on said map of the subject property and a brief description and definition of said zoning designation;

(b) The proposed zoning designation for said subject property and a brief description and definition of said zoning designation; and

(c) The date and place the hearing is to be held on said proposed Zoning Map amendment and the name of the body proposing said Zoning Map amendment.

(2) Application form. Application form shall be submitted as provided by the County Director of Planning and Zoning and all applicable information on the form must be completed. **The property owner's signature and the date shall be provided on the application form; or if the applicant does not own the property, a letter of permission shall be provided by the current property owner.**

(3) Notification of adjacent property.

(a) All applications for an amendment to the Zoning Map shall include a list of each adjacent property owner and their current address.

(b) The County Director of Planning and Zoning will notify the adjacent property owners by mail as to the date of the public hearing.

~~—(c) For property outside an approved subdivision and for property within a subdivision, notification will be within one block in each direction.~~

(4) Fee. All applications for amendment to the Zoning Map shall be required to submit with the application a non-refundable fee as established by the Frankfort/Franklin County Planning Commission.

(5) Legal description. A legal description as recorded in the County Courthouse shall be provided as a part of the application.

(6) Development plan.

(a) A development plan shall be submitted as part of the application for amendments to the Zoning Map when required in accordance with §§ 155.190 through 155.196 of this chapter.

(b) Elements of the development plan are defined in the subdivision and site plan regulations.

(c) The submittal deadlines for applications to be revised and considered by the Frankfort/Franklin County Planning Commission shall be established by the Commission as necessary to facilitate adequate review by the staff and proper notification of adjoining property owners and the public of items placed on the agenda.

(7) Notice of public hearing. Notice of the date, time, place and reason for holding a public hearing shall be given by one publication in the newspaper of general circulation in the county, not earlier than 21 days, or later than 14 days, before the public hearing.

(8) Posting subject property.

(a) The County Office of Planning and Zoning shall post a sign as defined in KRS Ch. 100 on the property, of a zoning change request, at least 14 days prior to the hearing date.

(b) The sign shall be located in a conspicuous location.

(9) Public hearing. Upon receipt of a completed application, notification of adjacent property owners, receipt of fee, submission of legal description and posting subject property, the Frankfort/Franklin County Planning Commission shall hold a public hearing on the proposed amendment.

(Ord. 8, passed 10-23-1987, § 2.08)

§ 155.072 ZONING MAP AMENDMENTS; COMMISSION RECOMMENDATION.

(A) ~~When considering the approval of a proposed zone map amendment, (1) Before making recommendation to the Fiscal Court of the county that an application for amendment to the Zoning Map be granted,~~ the Commission shall find that the map amendment is in agreement with the Comprehensive Plan adopted by the Commission, or, in the absence of such a finding that:

(a1) The original zoning classification given to the property was inappropriate or improper; or

(b2) There have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the Comprehensive Plan adopted by the Commission and which have substantially altered the basic character of such area.

~~(2)(B)~~ The findings of fact made by the Commission shall be recorded in the minutes and records of the Commission.

~~(B)(C) After voting to recommend that an application for amendment to the Zoning Map be granted or denied, the Commission shall forward its findings of fact and recommendation in writing to the Fiscal Court of the county. Following the Commission's public hearing on the zone map amendment, the Planning Department shall forward a summary of the Planning Commission's action to the Franklin County Fiscal Court within 5 business days. The Commission's recommendation relating to the proposed amendment shall become final and the map amendment shall be automatically implemented subject to the provisions of KRS 100.347, all as set forth in the Commission recommendations, unless within twenty-one(21) days after the final action by the Commission:~~


- (1) Any aggrieved person files a written request indicating the reasons they are aggrieved by the Commission's recommendation with the Commission that the final decision shall be made by the Franklin County Fiscal Court; or
- (2) The Franklin County Fiscal Court, including any individual member of the Court, files a notice with the Commission that the Fiscal Court shall decide the map amendment. It shall take a majority of the entire Fiscal Court to override the recommendation of the Commission.

(Ord. 8, passed 10-23-1987, § 2.09)

THIS ORDINANCE NO. 11, 2026 SERIES SHALL BECOME EFFECTIVE
ON February, 12 2026.

INTRODUCED AND GIVEN FIRST READING IN SUMMARY at a duly convened meeting of the Fiscal court of Franklin County, Kentucky, held on the 20th day of January, 2026.

GIVEN SECOND READING AND ADOPTED at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 12 day of February, 2026, and of record in Fiscal Court Order Book 37, Page 1.



Michael Mueller
Franklin County Judge/Executive

ATTESTED TO:



Kim Cox
Fiscal Court Clerk