

**LEGAL PUBLICATION OF ORDINANCE IN SUMMARY**  
**CITY OF RUSSELLVILLE, KENTUCKY**  
**ORDINANCE NO. 2017-06**

**AN ORDINANCE AMENDING ORDINANCE 2000-15  
BY REVISING THE RUSSELLVILLE ZONING REGULATIONS  
TO ELIMINATE THE MAXIMUM ALLOWABLE HEIGHT FOR STRUCTURES  
IN CENTRAL BUSINESS DISTRICT ZONE B-1**

In accordance with KRS 86A.060(9), the undersigned, a licensed, practicing attorney in the Commonwealth of Kentucky, summarizes this Ordinance as follows:

The Russellville Zoning Regulations, Section 5.6.9 “Maximum Height of Structure”, for Central Business District, B-1, as adopted by Ordinance 2000-15, is hereby amended as follows:

*No principal structure in a B-1 District shall exceed three (3) stories, or forty five (45) feet in height limitations. Height of the finished first floor shall comply with the requirements of Kentucky Building Code. The height of the finished first floor of all buildings in flood prone areas should be one foot above the 100 year flood elevation.*

The City Council of Russellville, Kentucky, adopted this ordinance after a first reading conducted on August , 2017, and a second reading conducted on September 18, 2017. The full text of said ordinance is available for copying and inspection at the office of Bob Riggs, Russellville City Clerk, 168 South Main Street, Russellville, Kentucky, during business hours.

**CERTIFICATION OF COUNSEL:** The undersigned attorney hereby certifies that the foregoing is an accurate summary of City of Russellville Ordinance 2017-06.

**Paul Neil Kerr II, Esq.**  
**Russellville City Attorney**  
568 East Fourth Street  
Russellville, Kentucky 42276  
Telephone: (270)726-7695

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WHEREAS, on April 3, 1984, the City Council of Russellville, Kentucky, passed Ordinance 84-4, which amended the 1972 Russellville, Kentucky Zoning Ordinance and Map, by adopting a revised Zoning Map for Russellville, Kentucky; AND

WHEREAS, on November 21, 2000, the City Council, passed Ordinance 2000-15, which amended Ordinance 84-4 by adopting new zoning regulations pertaining to the Zoning Map for Russellville, Kentucky; AND

WHEREAS, said zoning regulations included a maximum allowable height for structures in certain zones, to include a limit of three (3) stories and forty-five (45) feet for buildings in the Central Business District, Zone B-1; AND

WHEREAS, on July 18, 2017, at a regular meeting of the City Council, a proposal was made by a local citizen and business owner to permit the construction of buildings in Zone B-1, which would exceed the height limitation for structures in said zone; AND

WHEREAS, in order for said structure to be constructed lawfully, it would be necessary to revise the current Russellville Zoning Regulations by increasing the maximum allowable height for structures in said zone; AND

WHEREAS, in order to better serve the economic and aesthetic interests of the City of Russellville and its citizens, the City Council of Russellville, Kentucky, deems it appropriate and necessary to revise the Russellville Zoning Regulations by eliminating the height limitation for structures in Central Business District, Zone B-1;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of Russellville, Kentucky as follows:

**SECTION I. SUBSTANTIVE AMENDMENTS.**

The Russellville Zoning Regulations, Section 5.6.9 "Maximum Height of Structure", for Central Business District, B-1, as adopted by Ordinance 2000-15, is hereby amended as follows:

No ~~principal structure in a B-1 District shall exceed three (3) stories, or forty five (45) feet in height~~ limitations. Height of the finished first floor shall comply with the requirements of Kentucky Building Code. The height of the finished first floor of all buildings in flood prone areas should be one foot above the 100 year flood elevation.

**SECTION II. SEVERABILITY.**

The provisions of this Ordinance are severable. If any sentence, clause, or part of this Ordinance or the application thereof to any particular state of case is for any reason found to be

unconstitutional, illegal or invalid, such un constitutionality, illegality or invalidity shall not affect or repeal any of the remaining provisions, sentences, clauses or sections or parts of this Ordinance, it being the legislative intent of this body to ordain and in act each other.

**SECTION III. REPEAL OF EXISTING ORDINANCES.**

All ordinances or parts of ordinances in conflict herewith now in effect, to the extent of said conflict, are hereby repealed.

**SECTION IV. EFFECTIVE DATE.**

This ordinance shall become effective upon passage and publication as required by law.

\* \* \*

FIRST READING conducted on August 8, 2017.

SECOND READING AND PASSAGE on September 19, 2017.

APPROVED:

By: Mark Stratton  
Mark Stratton, Mayor  
City of Russellville

ATTEST:

By: Bob Riggs  
Bob Riggs, City Clerk  
City of Russellville

At a meeting of the City Council of the City of Russellville, Kentucky, held on September 19, 2017, the foregoing ordinance was adopted, after full discussion, by the following vote:

AYES:                      NAYS:                      ABSENT:                      ABSTAINING:

**Jimmy Davenport**  
**Pat Bell**  
**Sandra Kinser**  
**Jack Whipple**  
**Larry Wilcutt**  
**Darlene Gooch**

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