
DIVISION 370 ADMINISTRATION, ENFORCEMENT AND PENALTIES

Sec. 370-010 Administration

This ordinance shall be administered and enforced by the ~~Administrator~~Director, who may be a member of the Commission and who shall be appointed by the ~~County~~Judge-Executive subject to the approval of the Fiscal Court. The salary of the ~~Administrator~~Director shall be determined in the same manner.

The ~~County~~ shall pay all members of the Commission in an amount determined by the Fiscal Court. The ~~county~~County shall bear all legal, administrative and enforcement expenses for all areas outside incorporated areas. The ~~County~~ shall have such powers as defined by KRS 100 and other laws contract with all incorporated cities in the county for joint administration and enforcement of all regulations adopted by the Fiscal Court. Each incorporated city ~~that~~ contracts with the ~~County~~ shall have the right to maintain its own Board of Adjustments.

The Board of Adjustments shall hear and decide appeals where it is alleged by the appellants that there is error in any ordinance, requirement, permit, decision, determination, or refusal made by the ~~Administrator~~Director or other administrative official in the enforcement of any provision of this ordinance.

The ~~County~~ may contract with professional planners, architects, attorneys, land surveyors and engineers to assist in the administration and enforcement of these regulations and any other resolutions relating to planning and zoning.

Sec. 370-020 Code Enforcement

1. Any person, firm, corporation, or entity that violates any of the provisions of these regulations for which no other penalty is provided shall upon conviction be fined not less than ten dollars (\$10.00) but no more than five hundred dollars (\$500.00) for each conviction. Each day of violation shall constitute a separate offense.
2. Any person, owner, agent, or entity that violates these regulations shall upon conviction be fined not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00) for each lot or parcel which was the subject of a sale or transfer, or a contract for sale or transfer in violation of these regulations. Any person who fails to file applications for a building permit shall be subject to a penalty fee in an amount determined by the Commission.
3. The Commission shall have such power as provided by KRS 100.337, and other applicable laws, to enforce these regulations.

Sec. 370-030 Compliance with Zoning Ordinance and Subdivision Regulations

~~As used herein references to these regulations shall have reference to the Zoning Ordinance or the Subdivision Regulations as the facts or questions before the Commission may require. Both the Comprehensive Zoning Ordinance and Subdivision Regulations shall be considered as one.~~ Any conflict between the terms and provisions contained in either the Comprehensive Zoning Ordinance or Subdivision Regulations when compared to the other shall be resolved by the Commission in its discretion, provided that those conflicts identified by KRS 100 shall be interpreted in a way that is least restrictive to the property owner. The Comprehensive Ordinance shall be deemed a part of the Subdivision Regulations, the same as if fully copied therein, and the Subdivision Regulations shall be deemed a part of the Comprehensive Zoning Ordinance the same as if copied therein.

Sec. 370-040 Administration in Incorporated Areas

It shall be the duty of the ~~Director~~Administrator to inform the applicable Mayor of all violations of this ordinance within the incorporated area which he represents. Expenses incurred in appeals from enforcement of this ordinance in the incorporated areas shall be the responsibility of the city and not the county, unless otherwise agreed.

Sec. 370-050 Real Estate Sell-Off

No real estate sell-off from any existing land may be recorded until a plat of proposed sell-off has received zoning administration approval. Administration approval will not be granted until appropriate application for a ~~D~~dimensional ~~V~~variance has been filed should the sell-off not meet existing zoning requirements, or should the sell-off have a remaining tract of real estate that has dimensions that do not meet existing zoning regulation requirements.