

1. Enacting Clause, Title and Purpose

Pursuance to the authority granted by Kentucky Revised Statutes (KRS) regulations, 100, section 100.111 through 100.991 to a legislative body to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes, that Hancock County, Hawesville and Lewisport be divided into districts as hereinafter described, and that the regulations, restrictions and boundaries of districts shall be established, enforced and amended as provided in this Regulation.

1.2 TITLE - This regulation shall be known as the "Zoning Regulations of Hancock County, Hawesville and Lewisport, Kentucky" referred to in this document as the zoning regulations). The map herein referred to, which is identified by the title "Zoning Map of Hancock County, Hawesville and Lewisport, Kentucky", dated 12-17-1991, thereon, is hereby adopted and made a part of this regulation.

1.3 PURPOSE - The zoning regulations and districts as herein set forth have been made in accordance with a comprehensive plan for the purpose of promoting the public health, safety, morals, and convenience, order, prosperity, and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provision of transportation, water, sewerage control, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, as to the character of each district and its peculiar suitability for particular uses, and with a view of conserving the value of buildings and encouraging the most appropriate use of land through out the planning unit.