

2004 Zoning Compliance Permit Analysis  
 Joint City-County Planning Commission of Nelson County

**Table 1**  
**Planning Commission Activity**  
**January – December 2004**

<u>Activity</u>	<u>Number</u>
<b><u>Joint City-County Planning Commission of Nelson County</u></b>	
Development Plan Amendment Applications	2
Zone Change Applications	41
Zone Changes – Historic Overlay Zoning Applications	2
Major Subdivision Plat - Preliminary	10
Major Subdivision Plat – Final	22
<b><u>Bardstown Board of Adjustment</u></b>	
Conditional Use Permit Applications	9
Variance Applications	13
<b><u>Bloomfield Board of Adjustment</u></b>	
Variance Applications	1
<b><u>Nelson County Board of Adjustment</u></b>	
Appeal Applications	2
Conditional Use Permit Applications	23
Variance Applications	20
<b><u>Bardstown Historical Review Board</u></b>	
Certificates of Appropriateness Applications	44
<b><u>Development Review Board</u></b>	
Commercial Establishment Design Standards Review Applications	29
<b><u>Staff Reviews, Approvals &amp; Enforcement</u></b>	
Advisory Plats	20
Amended Minor/Major Plats	44
Zoning Compliance Permits (see Tables 4 through 10)	932
Zoning Compliance Permit Violations	14
Certificate of Appropriateness Violations	5
Conditional Use Permit Violations	15
Floodplain Violations	2
Major Plat - Administrative Review (< 10 lots)	76
Minor Plat - Administrative Review (< 3 lots)	51
Mobile Home Permits / Mobile Home Replacement Permits	38 / 17
Mobile Home Permit Complaints/Violations	20
Sign (City) Permits	70
Sign (City) Complaints/Violations	24
Site Plan Review/Approval	5
Site Plan Enforcement	7
Stop Work Orders	9
Zoning Complaints/Violations	9

**Table 2**  
**Planning Commission & BOA Application Analysis**  
**January – December 2003**

<u>Application Type</u>	<u>Total Number</u>	<u>Number Approved</u>	<u>Number Denied</u>	<u>Number Withdrawn</u>
<b><u>Planning Commission</u></b>				

Development Plan Amendment	2	2	0	0
Zone Changes (see Tables 4 & 5)	41	37	1	3
Zone Changes – Historic Overlay Zoning	2	2	0	0
<b><u>Bardstown Board of Adjustment</u></b>				
Conditional Use Permits	9	9	0	0
Variances	13	12	1	0
<b><u>Bloomfield Board of Adjustment</u></b>				
Variances	1	1	0	0
<b><u>Nelson County Board of Adjustment</u></b>				
Appeals	2	2	0	0
Conditional Use Permits	23	22	1	0
Variances	20	19	0	1

**Table 3  
BOA Activity Analysis  
January – December 2003**

<b><u>Application Type</u></b>	<b><u>Total Number</u></b>	<b><u>Number Approved</u></b>	<b><u>Number Denied</u></b>	<b><u>Number Withdrawn</u></b>
<b><u>Variances</u></b>				
Building Height (maximum)	2	2	0	0
Front Yard Setback (minimum)	11	11	0	0
Lot Size (minimum)	1	1	0	0
Lot Width (minimum)	1	1	0	1
Rear Yard Setback (minimum)	5	4	0	1
Secondary Front Yard Setback (minimum)	3	3	0	0
Side Yard Setback (minimum)	11	11	0	0
<b><u>Conditional Use Permits</u></b>				
Accessory dwelling (<1,000 sf) (A-1 or R)	7	7	0	0
Accessory mobile home (A-1 only)	8	7	1	0
Bed and breakfast (A-1 or R)	3	3	0	0
Church (A-1 or R)	1	1	0	0
Contracting business (A-1 only)	3	3	0	0
Contracting Business (A-1 only)	2	2	0	0
Mini-warehouses (R-3 or R-4)	1	1	0	0
Mobile home on less than 5 acres (A-1 only)	3	2	0	1
Owner-Operated Shop (A-1 only)	2	2	0	0
Professional Offices (Historic District)	1	1	0	0
School (A-1 or R)	1	1	0	0
<b><u>Appeals</u></b>				
Commercial night-watchman (A-1)	1	1	0	0
Rehabilitation Centers (A-1 or R)	1	0	1	1

**Table 4**  
**Approved Zoning Map Amendments (Zone Changes)**  
**by Total Applications, Geographic & Community Character Areas, & Existing/Proposed Use**  
**January – December 2003**

	<u>Number</u>	<u>Acreage</u>
<b><i>By Total Approved Applications</i></b>	<b>37</b>	<b>673.75</b>
<b><u>Total Approved Applications by Geographic Area</u></b>	<b>Number</b>	<b>Acreage</b>
Bardstown & Vicinity (1)	11	146.16
Boston Road Corridor (2)	2	17.91
Highway 245 Corridor (3)	9	165.60
Louisville Road Corridor (4)	3	195.46
Bloomfield Road Corridor (5)	4	18.83
Springfield Road Corridor (6)	7	129.10
New Haven Road Corridor (7)	1	0.69
<b><u>Total Approved Applications by Community Character Area</u></b>	<b>Number</b>	<b>Acreage</b>
Hamlet	2	50.76
Naturally Sensitive	2	17.91
Rural	3	13.40
Suburban	14	423.70
Town	2	2.76
Urban	11	146.16
Village	3	19.06
<b><u>Total Approved Applications by Community Character Area &amp; Geographic Area</u></b>	<b>Number</b>	<b>Acreage</b>
Hamlet (Highway 245 Corridor – 3)	1	49.50
Hamlet (Springfield Road Corridor – 6)	2	1.26
Naturally Sensitive (Boston Road Corridor - 2)	2	17.91
Rural (Highway 245 Corridor -3)	1	3.03
Rural (Bloomfield Road Corridor - 5)	1	9.68
Rural (New Haven Road Corridor - 7)	1	0.69
Suburban (Highway 245 Corridor – 31)	4	94.01
Suburban (Louisville Road Corridor - 41)	3	195.46
Suburban (Bloomfield Road Corridor - 51)	1	6.39
Suburban (Springfield Road Corridor - 61)	6	127.84
Town – Commercial Services Core (Bloomfield – 5)	2	2.76
Urban – Neighborhood Business PUD (Bardstown & Vicinity – 1)	1	0.51
Urban – Outer Urban (Bardstown & Vicinity - 1)	3	117.82
Urban – Traditional Urban (Bardstown & Vicinity - 1)	7	27.83
Village (Highway 245 Corridor - 3)	3	19.06
<b><u>Total Approved Applications by Existing/Proposed Land Use</u></b>	<b>Number</b>	<b>Acreage</b>
Agricultural to Agricultural/Recreational	1	9.68
Agricultural to Single-Family Residential	22	602.53
Agricultural to Multi-Family Residential	1	5.58
Agricultural to Commercial	3	13.62
Agricultural to Industrial	1	11.99
Single-Family Residential to Single-Family Townhouse	1	5.91
Single-Family Residential to Commercial	1	1.28
Single-Family Residential to Professional	1	0.95
Multi-Family Residential to Single-Family Townhouse	1	6.39
Multi-Family Residential to Commercial	2	2.63
Light Industrial/Commercial to Multi-Family Residential	3	13.19

**Table 5**  
**Approved Zoning Map Amendments (Zone Changes)**  
**by Geographic & Community Character Areas, Zoning Request, Number, & Acreage**  
**January – December 2003**

<u>Community Character Area</u>	<u>Geographic Area</u>	<u>Zoning Request</u>	<u>#</u>	<u>Acreage</u>
Hamlet	Highway 245 Corridor (3)	A-1 to R-1A	1	49.5
	Springfield Road Corridor (6)	A-1/R-1B to R-1A	1	1.26
Naturally Sensitive	Boston Road Corridor (2)	A-1 to B-4	1	5.92
	Boston Road Corridor (2)	A-1 to I-2	1	11.99
Rural	Highway 245 Corridor (3)	A-1 to R-1A	1	3.03
	Bloomfield Road Corridor (5)	A-1 to A-1/PUD #2	1	9.68
	New Haven Corridor (7)	A-1 to R-1A	1	0.69
Suburban	Highway 245 Corridor (31)	A-1 to R-1A	3	24.67
	Highway 245 Corridor (31)	A-1 to R-1A/PUD	1	69.34
	Louisville Road Corridor (41)	A-1 to R-1A	3	195.46
	Bloomfield Road Corridor (51)	R-4/PUD to R-1T	1	6.39
	Springfield Road Corridor (61)	A-1 to R-1A	5	122.26
	Springfield Road Corridor (61)	A-1 to R-3	1	5.58
Town	Bloomfield Road Corridor (5)	R-1C to P-1	1	0.95
	Bloomfield Road Corridor (5)	R-4 to B-3	1	1.81
Urban	Bardstown & Vicinity (1)	A-1 to R-1A	2	75.65
	Bardstown & Vicinity (1)	A-1 to B-3	1	0.51
	Bardstown & Vicinity (1)	A-1 & B-3 to B-4	1	7.19
	Bardstown & Vicinity (1)	A-1 to R-1B	2	47.52
	Bardstown & Vicinity (1)	R-1B to B-3	1	1.28
	Bardstown & Vicinity (1)	R-3 to B-1	1	0.82
Village	Bardstown & Vicinity (1)	LIP to R-3	3	13.19
	Highway 245 Corridor (3)	A-1 to R-1A	2	13.15
	Highway 245 Corridor (3)	R-1A to R-1T	1	5.91

**Table 6**  
**Total Building Permits by Type, Number, Estimated Cost, & Jurisdiction**  
**January –December 2003**

	<u>Total</u>		<u>City of Bardstown</u>		<u>Nelson County</u>	
	<u>Permits</u>	<u>Est. Cost</u>	<u>Permits</u>	<u>Est. Cost</u>	<u>Permits</u>	<u>Est. Cost</u>
<b>Total Permits Issued*</b>	<b>970*</b>	<b>\$78,951,446</b>	<b>191*</b>	<b>\$14,468,295</b>	<b>741*</b>	<b>\$64,483,151</b>
<b>Total Non-Commercial Structures</b>	<b>913</b>	<b>\$51,731,004</b>	<b>157</b>	<b>\$7,727,585</b>	<b>756</b>	<b>\$44,003,419</b>
Agricultural Structures	26	273,010	0	0	26	273,010
Duplexes	2	163,000	2	163,000	0	0
Manufactured Homes, double-wide	36	1,703,480	2	68,500	34	1,634,980
Manufactured Homes, single-wide	38	453,350	0	0	38	453,350
Accessory Structure Additions	12	40,670	0	0	12	40,670
Accessory Structures	261	2,223,367	40	279,765	221	1,943,602
Demolitions	4	5,000	0	0	4	5,000
Remodeling	6	75,560	2	19,000	4	56,560
Single-Family Additions	93	1,379,780	25	275,320	68	1,104,460
Single-Family Dwellings	429	43,993,787	84	6,462,000	345	37,531,787
Townhouses (4 units)	6	1,420,000	2	460,000	4	960,000
<b>Total Commercial Structures</b>	<b>57</b>	<b>\$27,220,442</b>	<b>34</b>	<b>\$6,740,710</b>	<b>23</b>	<b>\$20,479,732</b>
Cell Tower Shelters	1	20,000	0	0	1	20,000
Commercial Additions	12	1,295,025	11	1,293,025	1	2,000
Commercial Structures	24	5,490,155	9	3,383,591	15	2,106,564
Commercial Accessory Structures	9	179,868	8	173,700	1	6,168
Commercial Demolitions	1	14,000	1	14,000	0	0
Commercial Remodeling	2	300,000	2	300,000	0	0
Commercial Site/Foundations Only	1	4,000,000	0	0	1	4,000,000
Industrial Accessory Structures	1	45,000	0	0	1	45,000
Industrial Additions	1	20,000	1	20,000	0	0
Industrial Structures	1	500,000	0	0	1	500,000
Public Structures	3	13,960,000	1	160,000	2	13,800,000
Public Structure Additions	1	1,396,394	1	1,396,394	0	0

\*Does not include voided, renewed, or replacement permits.

**Table 7**  
**Total Residential Structures by Total, Type, and Jurisdiction**  
**January – December 2003**

	<u>City of Bardstown</u>		<u>Nelson County</u>	
	<u># Permits</u>	<u># Units</u>	<u># Permits</u>	<u># Units</u>
<b>Total Residential Structures</b>	<b>90</b>	<b>98</b>	<b>383</b>	<b>395</b>
Single-family dwellings, attached (townhouse)	2	8	4	16
Single-family dwellings, detached	84	84	345	345
Manufactured homes, double-wide	2	2	34	34
Manufactured homes, single-wide	0	0	38	38
Modular homes	0	0	0	0
Duplexes	2	4	0	0

**Table 8**  
**Detached Single-Family Dwellings<sup>(1)</sup> by Estimated Cost & Living Space (Size)**  
**January – December 2003**

	<u>Estimated Cost</u>	<u>Living Space (sf)</u>
Range	\$5,500 – \$330,000	720 – 4200
Mean (Average)	\$102,550	1,556
Mode	\$55,000	1,200
Median	\$90,000	1,400

<sup>(1)</sup>Only detached single-family dwellings; excludes attached single-family (townhomes), duplexes, multi-family units (3+ units), and single-wide and double-wide manufactured homes.

**Table 9**  
**Total Detached Single-Family Dwellings<sup>(1)</sup> by Year**  
**1995 – 2003**

<u>Year</u>	<u>Number of Detached Single-Family Dwellings<sup>(1)</sup></u>
1995	397
1996	380
1997	351
1998	474
1999	427
2000	402
2001	406
2002	391
2003	429

<sup>(1)</sup>Only detached single-family dwellings; excludes attached single-family (townhomes), duplexes, multi-family units (3+ units), and single-wide and double-wide manufactured homes.

**Table 10**  
**Total Detached Single-Family Dwellings<sup>(1)</sup> by Geographic Area**  
**January – December 2003**

<u>Geographic Area</u>	<u>Total Number of Permits Issued</u>
<b>Total Detached Single-Family Dwelling Units</b>	<b>429</b>
Bardstown & Vicinity (1)	136
Boston Road Corridor (2)	13
Highway 245 Corridor (3)	72
Louisville Road Corridor (4)	32
Bloomfield Road Corridor (5)	85
Springfield Road Corridor (6)	70
New Haven Road Corridor (7)	21

<sup>(1)</sup>Only detached single-family dwellings; excludes attached single-family (townhomes), duplexes, multi-family units (3+ units), and single-wide and double-wide manufactured homes.

**Table 11**  
**Total Detached Single-Family Dwellings<sup>(1)</sup> by Subdivision**  
**January – December 2003**

<u>Subdivision (Community Character &amp; Geographic Area)</u>	<u>Number</u>	<u>% of Total</u>
Big Springs (Suburban 61)	10	2%
Blazer Heights (Town 5)	18	4%
Castle Cove (Suburban 61)	6	1%
Copper Fields (Suburban 51)	32	8%
Corman's Crossing (Village 3)	31	7%
Cottage Grove (Traditional Urban Neighborhood 1)	57	13%
Creek Chase (Outer Urban 1)	5	1%
Cross Creek Estates (Hamlet 3)	14	3%
Farmington (Suburban 61)	9	2%
Heritage Park (Traditional Urban Neighborhood 1)	10	2%
Hunters Ridge (Suburban 41)	6	1%
Locust Grove Estates (Suburban 31)	5	1%
Maywood (Traditional Urban Neighborhood 1)	5	1%
Nazareth Farms (Suburban 41)	4	1%
Springhill Estates (Traditional Urban Neighborhood 1)	5	1%
Valley View Estates (Rural 6)	12	3%
Wellington (Traditional Urban Neighborhood 1)	4	1%
Woodlawn Springs (Outer Urban 1)	23	5%

<sup>(1)</sup>Only detached single-family dwellings; excludes attached single-family (townhomes), duplexes, multi-family units (3+ units), and single-wide and double-wide manufactured homes.

**Table 12**  
**Total Detached Single-Family Dwellings<sup>(1)</sup> by Community Character Area**  
**2002 – 2003**

<u>Community Character Area</u>	<u>Comp Plan Goal</u>	<u>2002</u>		<u>2003</u>	
		<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
<b>Total</b>	<b>100%</b>	<b>423</b>	<b>100%</b>	<b>429</b>	<b>100%</b>
Hamlet	2.5%	25	6%	30	7%
Naturally Sensitive	0.0%	0	0%	9	2%
Rural	30.0%	140	33%	112	26%
Suburban	15.0%	127	30%	106	25%
Town	5.0%	4	1%	23	5%
Urban	45.0%	106	25%	136	32%
Village	2.5%	21	5%	13	3%

<sup>(1)</sup>Only detached single-family dwellings; excludes attached single-family (townhomes), duplexes, multi-family units (3+ units), and single-wide and double-wide manufactured homes.

**Table 13**  
**Total Detached Single-Family Dwellings<sup>(1)</sup> Community Character & Geographic Areas**  
**January – December 2003**

<u>Community Character Area</u>	<u>Geographic Area</u>	<u>Total Dwelling Units</u>
<b>Total Single-Family Dwellings</b>	<b>Countywide</b>	<b>429</b>
<b>Hamlet</b>	Highway 245 Corridor (3)	25
	Louisville Road Corridor (4)	3
	Springfield Road Corridor (6)	1
	New Haven Road Corridor (7)	1
<b>Naturally Sensitive</b>	Boston Road Corridor (2)	9
<b>Rural</b>	Boston Road Corridor (2)	4
	Highway 245 Corridor (3)	25
	Louisville Road Corridor (4)	17
	Bloomfield Road Corridor (5)	24
	Springfield Road Corridor (6)	27
	New Haven Road Corridor (7)	15
<b>Suburban</b>	Highway 245 Corridor (31)	9
	Louisville Road Corridor (41)	12
	Bloomfield Road Corridor (51)	40
	Springfield Road Corridor (61)	42
	New Haven Road Corridor (71)	3
<b>Town</b>	Bloomfield Road Corridor (5)	21
	New Haven Road Corridor (7)	2
<b>Urban</b>	Outer Urban Neighborhood (1)	40
	Traditional Urban Neighborhood (1)	96
<b>Village</b>	Highway 245 Corridor (3)	13

<sup>(1)</sup>Only detached single-family dwellings; excludes attached single-family (townhomes), duplexes, multi-family units (3+ units), and single-wide and double-wide manufactured homes.

**Table 14**  
**Building Inspection Analysis by Total, Jurisdiction, & Type**  
**June – December 2003**

	<u>Total Permitted Projects Requiring Inspection</u>	<u>Total Inspections to be Conducted</u>
<b>Total</b>	<b>322</b>	<b>852<sup>(1)</sup></b>
<b>Commercial<sup>(1)</sup></b>	<b>16</b>	<b>16<sup>(1)</sup></b>
Commercial Structure	9	9 <sup>(1)</sup>
Commercial Addition	3	3 <sup>(1)</sup>
Commercial Accessory Structure	3	3 <sup>(1)</sup>
Industrial Accessory Structure	1	1 <sup>(1)</sup>
<b>Non-Commercial</b>	<b>306</b>	<b>836</b>
Single-Family Dwelling <sup>(2)</sup>	174	522
Single-Family Addition <sup>(4)</sup>	32	76
Duplex <sup>(3)</sup>	1	6
Accessory Structure <sup>(4)</sup>	88	181
Accessory Structure Addition <sup>(4)</sup>	4	7
Remodeling	4	8
Townhome (4-plex)	3	36

<sup>(1)</sup>Commercial structures require multiple inspections. The total number shown does not accurately reflect the number of inspections required for commercial construction and does not reflect additional inspections required on particular projects.

<sup>(2)</sup>Excludes manufactured dwellings; requires 3 inspections (footer, rough framing, and final).

<sup>(3)</sup>Requires 3 inspections (footer, rough framing, and final) per dwelling unit.

<sup>(4)</sup>Number of inspections varies (1-3 inspections).



Figure 1: Geographic Areas

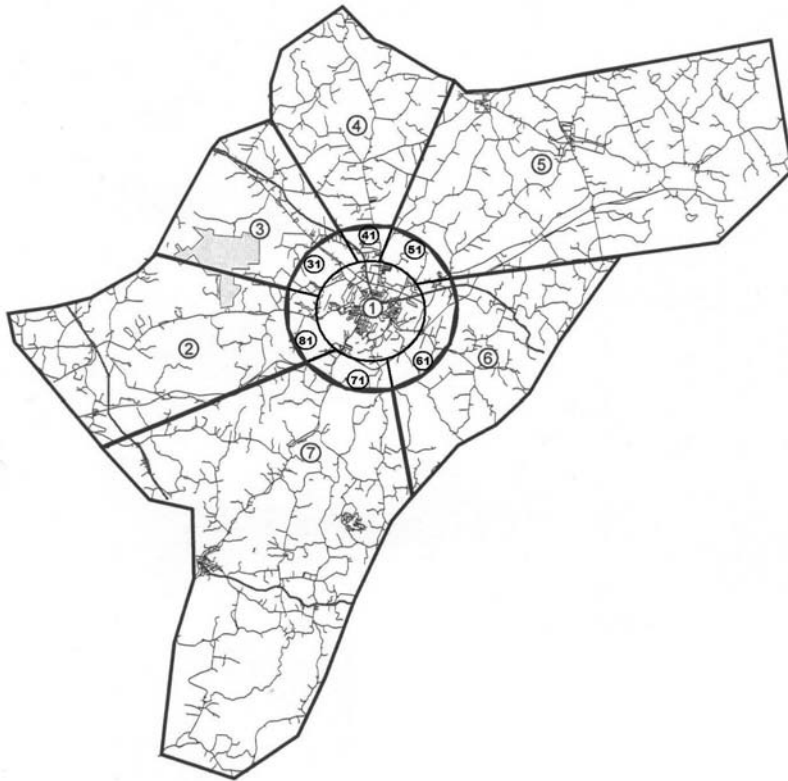


Figure 2: Nelson County Future Land Use Map

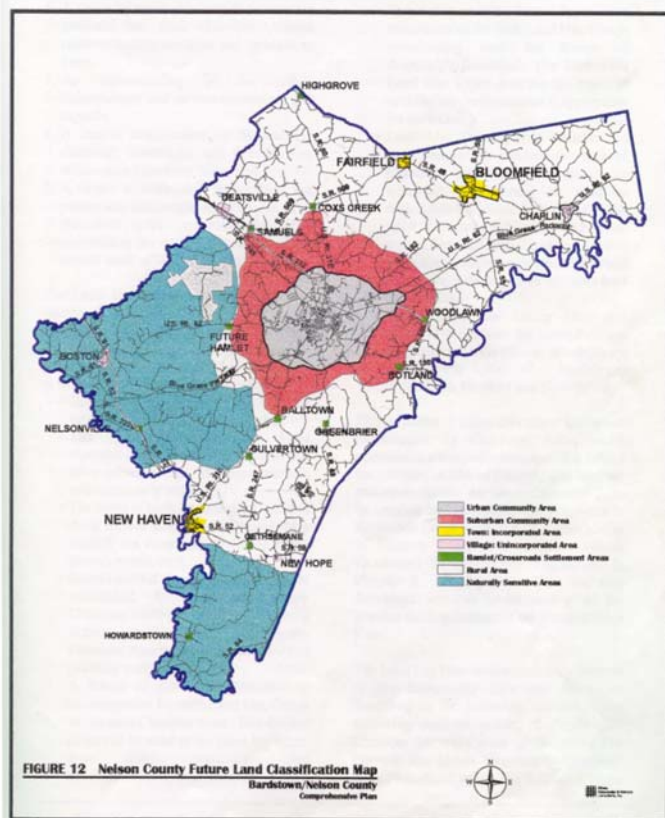


FIGURE 12 Nelson County Future Land Classification Map  
Bardotown, Nelson County  
Comprehensive Plan

