

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

Date: February 4, 2005

Prepared by: Janet L. Johnston, AICP, Director

**Table 1
Total Zoning Compliance Permits Issued by Type, Number, Estimated Cost, & Jurisdiction
January – December 2004**

	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost	Permits	Est. Cost	Permits	Est. Cost
Total Permits Issued	205	\$19,200,666	766	\$91,286,472	971	\$110,487,138
Residential & Agricultural	149	\$7,189,673	724	\$45,863,050	873	\$53,052,723
Accessory Structure Additions	0	0	3	23,900	3	23,900
Accessory Structures	48	254,943	167	1,543,870	215	1,798,813
Agricultural Structures	0	0	77	879,422	77	879,422
Demolitions	3	0	3	0	6	0
Duplexes (22 units)	11	915,000	0	0	11	915,000
Manufactured Homes, double-wide	0	0	26	1,159,465	26	1,159,465
Manufactured Homes, single-wide	0	0	27	276,400	27	276,400
Multi-Family Dwellings	0	0	4	1,300,000	4	1,300,000
Single-Family Additions	29	332,730	82	1,438,912	111	1,771,642
Single-Family Remodeling/Alterations	4	319,000	4	193,000	8	512,000
Single-Family Dwellings	49	4,642,000	328	38,060,081	377	42,702,081
Townhouses/Condominiums (28 units)	5	726,000	3	988,000	8	1,714,000
Commercial	47	\$9,601,993	29	\$38,728,730	76	\$48,330,723
Cell Tower Shelters	0	0	1	40,000	1	40,000
Commercial Accessory Structures	4	58,493	7	511,191	11	569,684
Commercial Additions	7	1,155,700	8	4,581,825	15	5,737,525
Commercial Demolitions	3	0	0	0	3	0
Commercial Remodeling/Alterations	12	552,700	5	875,620	17	1,428,320
Commercial Tenant Fit-Up	3	182,000	1	90,000	4	272,000
Commercial Structures	18	7,653,100	7	32,630,094	25	40,283,194
Industrial	5	\$1,206,500	7	\$6,369,910	12	\$7,576,410
Industrial Accessory Structures	1	20,000	1	16,410	2	36,410
Industrial Additions	1	85,000	2	53,500	3	138,500
Industrial Demolitions	1	0	0	0	1	0
Industrial Remodeling/Alterations	1	1,500	0	0	1	1,500
Industrial Structures	1	1,100,000	4	6,300,000	5	7,400,000
Public	3	\$1,202,500	3	\$324,782	6	\$1,527,282
Public Additions	0	0	2	194,782	2	194,782
Public Demolitions	1	0	0	0	1	0
Public Structures	2	1,202,500	1	130,000	3	1,332,500

**Table 2
2000-2004 Zoning Compliance Permit Analysis by Year, Type, Number, and Estimated Cost
January – December 2004**

Permit Type	2000		2001		2002		2003		2004	
	#	Cost (est.)	#	Cost (est.)	#	Cost (est.)	#	Cost (est.)	#	Cost (est.)
Total Permits	913	\$54,962,670	928	\$52,407,063	908	\$66,817,072	970	\$78,951,446	971	\$110,487,138
Residential Structures	449	40,515,657	445	40,911,585	439	42,168,115	511	47,733,617	453	\$48,066,946
Single-Family Dwellings ⁽¹⁾	439	\$39,024,657	436	\$38,656,585	423	\$38,928,115	503	\$46,150,617	430	\$44,137,946
Duplexes	6	\$497,000	4	\$315,000	2	\$135,000	2	\$163,000	11	\$915,000
Multi-Family Dwellings	4	\$994,000	3	\$775,000	14	\$3,105,000	0	\$0	4	\$1,300,000
Townhouses/Patio Homes	0	\$0	2	\$1,165,000	0	\$0	6	\$1,420,000	8	\$1,714,000
Commercial Structures	25	\$7,803,000	33	\$3,404,200	26	\$12,162,292	24	\$5,490,155	25	\$40,283,194
Industrial Structures	4	\$1,382,000	4	\$1,359,000	2	\$1,950,000	1	\$500,000	5	\$7,400,000
Public Structures	0	\$0	0	\$0	1	\$4,955,000	1	\$13,960,000	3	\$1,332,500

⁽¹⁾ Single-family dwellings includes conventional homes and manufactured homes.

Table 3 & Figure 1
Total Dwelling Units by Total, Type, and Jurisdiction
January – December 2004

<u>Dwelling Unit Type</u>	<u>Bardstown Units</u>	<u>Nelson County Units</u>	<u>Total Units</u>
Total Dwelling Units	81	413	494
Conventional single-family	49	328	377
Duplexes / two-family	22	0	22
Manufactured single-family	0	53	53
Multi-family	0	14	14
Townhouses/condominiums	10	18	28

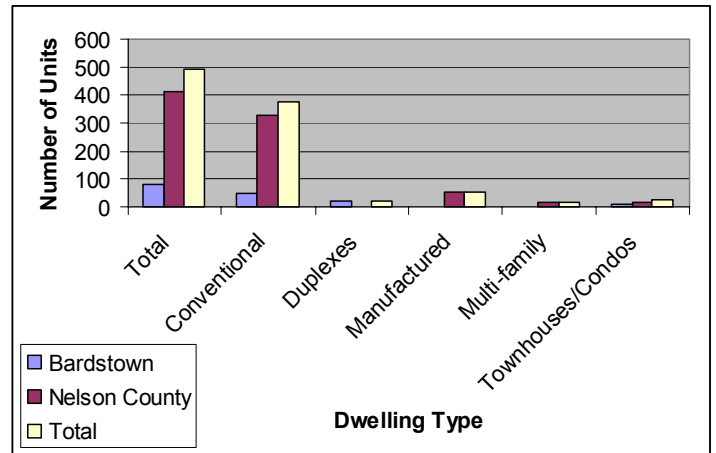
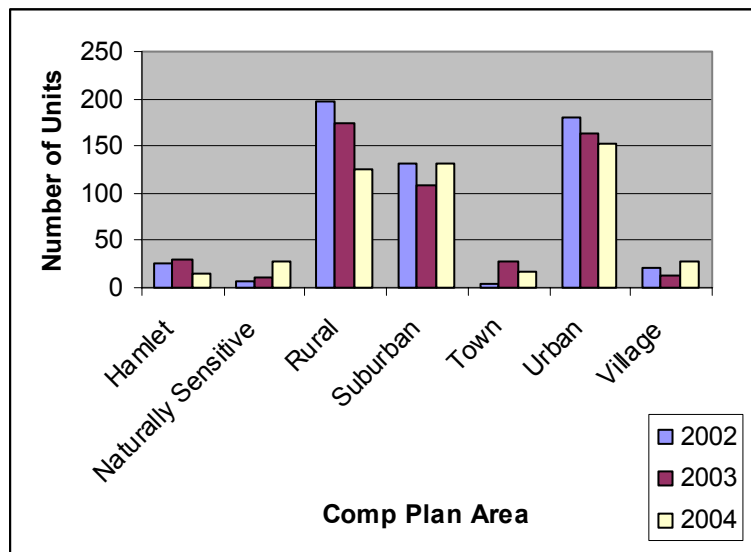


Table 4 & Figure 2
Total Dwelling Units by Comprehensive Plan Community Character Area⁽¹⁾
2002 – 2004

<u>Comprehensive Plan Community Character Area</u>	<u>Comprehensive Plan Goal</u>	<u>2002</u>		<u>2003</u>		<u>2004</u>	
		<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Total	--	567	--	528	--	494	--
Hamlet	2.5%	25	4%	30	6%	14	3%
Naturally Sensitive	0.0%	6	1%	11	2%	28	6%
Rural	30.0%	196	35%	174	33%	125	25%
Suburban	15.0%	132	23%	109	21%	132	27%
Town	5.0%	5	1%	28	5%	16	3%
Urban	45.0%	181	32%	163	31%	152	31%
Village	2.5%	22	4%	13	2%	27	5%



⁽¹⁾ See Figures 4 and 5 on page 5.

Table 5 & Figure 3
Total Dwelling Units by Geographic Area⁽¹⁾
January – December 2004

<u>Geographic Area</u>	<u>Number</u>	<u>%</u>
Total Dwellings	494	--
Bardstown & Vicinity (1)	152	31%
Boston Road Corridor (2)	27	6%
Highway 245 Corridor (3)	84	17%
Louisville Road Corridor (4)	50	10%
Bloomfield Road Corridor (5)	85	17%
Springfield Road Corridor (6)	63	13%
New Haven Road Corridor (7)	33	6%

⁽¹⁾ See Figure 4 and 5 on page 5.

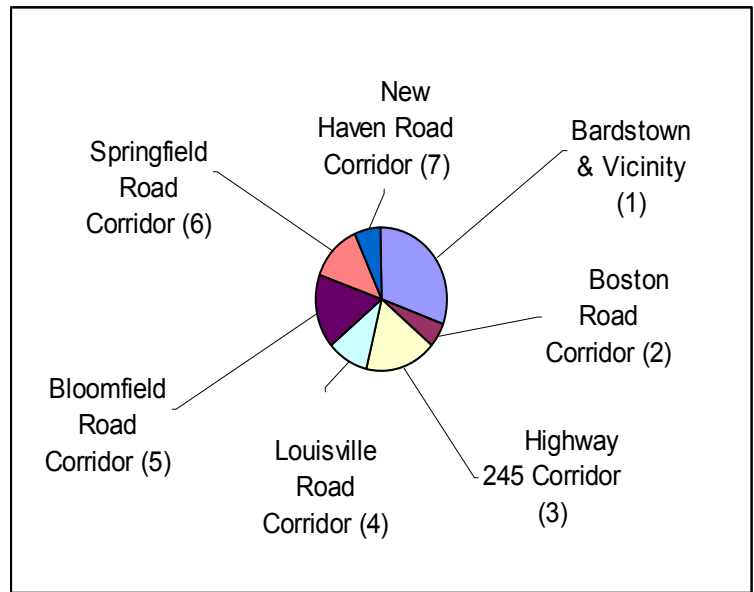


Table 6
Total Dwelling Units by Community Character & Geographic Areas⁽¹⁾
January – December 2004

<u>Community Character Area</u>	<u>Number of Units</u>	<u>Community Character Area</u>	<u>Number of Units</u>
Hamlet	14	Suburban	132
Botland (4)	1	Boston Road Corridor (21)	1
Culvertown (7)	1	Highway 245 Corridor (31)	10
Greenbrier (7)	1	Louisville Road Corridor (41)	34
Melody Lake (7)	2	Bloomfield Road Corridor (51)	37
Samuels (3)	9	Springfield Road Corridor (61)	48
		New Haven Road Corridor (71)	2
Naturally Sensitive	28	Town	16
Boston Road Corridor (2)	21	Bloomfield	13
New Haven Road Corridor (7)	7	New Haven	3
Rural	125	Urban	152
Boston Road Corridor (2)	5	Outer Urban Neighborhood (1)	54
Highway 245 Corridor (3)	38	Traditional Urban Neighborhood (1)	98
Louisville Road Corridor (4)	16		
Bloomfield Road Corridor (5)	35	Village	27
Springfield Road Corridor (6)	14	Chaplin (5)	1
New Haven Road Corridor (7)	17	Deatsville (3)	26

⁽¹⁾ See Figures 4 and 5 on page 5.

Figure 4: Geographic Areas

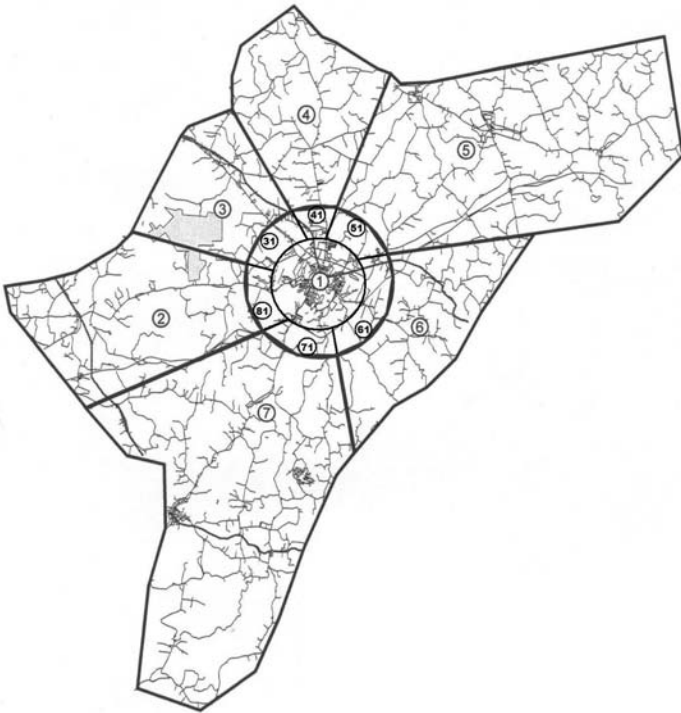


Figure 5: Community Character Areas

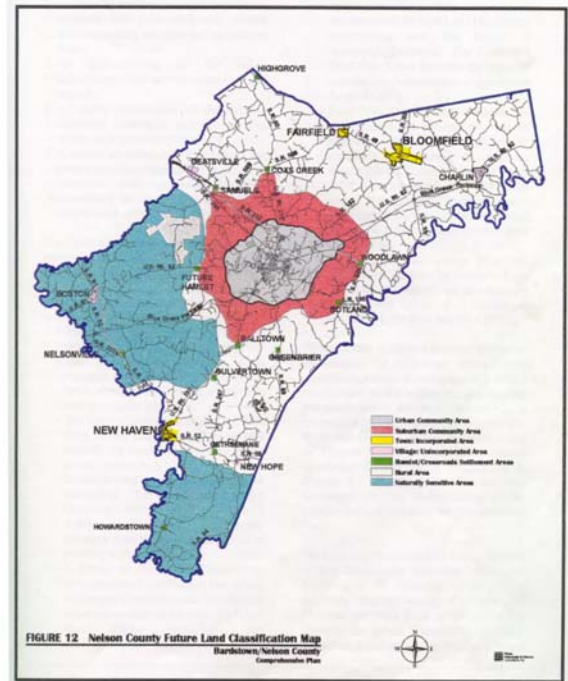
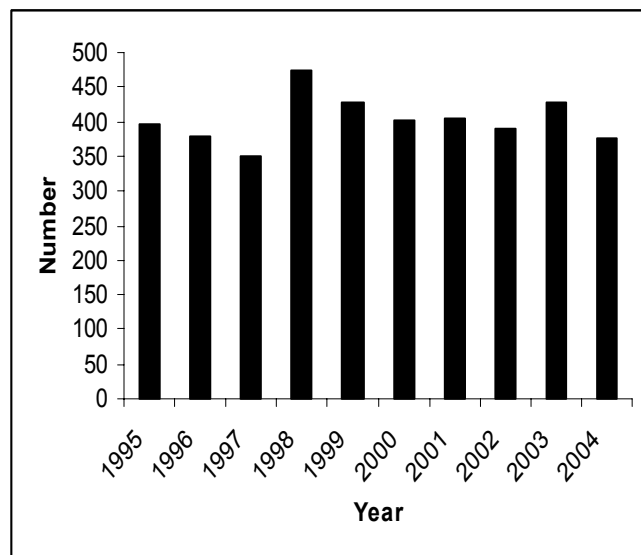


Table 7 & Figure 6
Total Conventional Single-Family Dwellings⁽¹⁾ by Year
1995 – 2004

<u>Year</u>	<u>Number⁽¹⁾</u>
1995	397
1996	380
1997	351
1998	474
1999	427
2000	402
2001	406
2002	391
2003	429
2004	377



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

Table 8
Conventional Single-Family Dwellings⁽¹⁾ by Estimated Cost & Living Space (Size)
January – December 2004

	2003		2004	
	<u>Estimated Cost</u>	<u>Living Space</u>	<u>Estimated Cost</u>	<u>Living Space</u>
Range	\$5,500 – 330,000	720 – 4,200 sf	\$9,000 - \$500,000	640 – 9,430 sf
Mean (Average)	\$102,550	1,556 sf	\$113,601	1,671 sf
Mode	\$55,000	1,200 sf	\$100,000	1,350 sf
Median	\$90,000	1,400 sf	\$100,000	1,440 sf

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

Table 9
Conventional Single-Family Dwellings⁽¹⁾ by Subdivision (7 or more lots)
January – December 2004

<u>Subdivision</u>	<u>Community Character & Geographic Area</u>	<u>Number</u>	<u>% of Total</u>
Big Springs	Suburban 61	8	2%
Blazer Heights	Town 5	13	3%
Castle Cove	Suburban 61	8	2%
Copper Fields	Suburban 51	28	7%
Corman's Crossing	Village 3	28	7%
Cottage Grove	Traditional Urban Neighborhood 1	11	3%
Farmington	Suburban 61	15	4%
Heritage Park	Traditional Urban Neighborhood 1	8	2%
Hunters Ridge	Suburban 41	23	6%
Salem Hills	Traditional Urban Neighborhood 1	20	5%
Maywood	Traditional Urban Neighborhood 1	12	3%
Woodlawn Springs	Outer Urban 1	7	2%

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

For more information, please contact:

Janet Johnston, AICP, Director
Joint City-County Planning Commission of Nelson County
Old Courthouse Building, 2nd Floor, One Court Square
P.O. Box 402
Bardstown, Kentucky 40004
Telephone: (502) 348-1805
Fax: (502) 348-1818
email: ncpz@bardstowncable.net