

CITY OF PEWEE VALLEY, KENTUCKY
MUNICIPAL ORDER 5, SERIES 2025
A MUNICIPAL ORDER REQUESTING A TEXT AMENDMENT TO THE OLDHAM
COUNTY COMPREHENSIVE ZONING ORDINANCE RELATING TO THE
MINIMUM LOT SIZE IN PEWEE VALLEY, KY

WHEREAS, the City of Pewee Valley has the authority pursuant to the provisions of KRS Chapters 100 as a member of the Joint Planning Unit in Oldham County Kentucky to request a change in the zoning regulations; and

WHEREAS, the City of Pewee Valley Council desires to change the zoning regulation on minimum lot size allowed in Pewee Valley on the basis of the findings set out below; and

WHEREAS, KRS 100.207 and KRS 100.211 require a proposal to amend the text of the zoning regulation in Pewee Valley to be referred to the Oldham County Planning Commission before adoption and the City of Pewee Valley is requesting the Oldham County Planning Commission's review and recommendation of the amendment set out below,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF PEWEE VALLEY:

Section 1: The City of Pewee Valley Council does hereby find as follows:

- a. The City of Pewee Valley is characterized by large residential lots with expansive green space and heavy tree canopy. The character and charm of the city has long been associated with its large-lot pattern of development and that characteristic is essential to preserve the charm of Pewee Valley for future generations. The large lots are as much a part of the many properties in the City which are on the National Register of Historic Place as their structures. Requiring the large lots to be preserved limits the ability to break up and develop these historic sites, thus preserving their intrinsic value as historic sites.
- b. Preserving the large lots also encourages more green space and room for tree canopy as well as limiting the amount of impervious surface from buildings, driveways, and parking lots. Requiring green space preserves the habitat of wildlife and limits noise, light, and air pollution. Limiting impervious surface allows the city to better control stormwater drainage without the construction of large detentions or retention basins.
- c. Pewee Valley is predominantly served by individual septic systems which need plenty of room for current leach fields and future leach fields when, due to the passage of time the existing leach fields are no longer effective and must be relocated to new areas on the same lot. The city is aware that other jurisdictions require lots to be a minimum of five acres if they are served by a septic system for

this reason. Requiring large lots means the use of septic systems can continue into future, rather than having to turn the creation of sewer treatment systems, with all of their associated construction impacts and costs.

Section 2: Based on the forgoing findings, the City of Pewee Valley does hereby submit to the Oldham County Planning Commission a proposal to increase the minimum lot size in all zoning classifications within the City of Pewee Valley from 1 acre to 1.5 acres (65,340 square feet).

Passage and Approval: Sept 3, 2025

Bob Boyer
Mayor

ATTEST:
Denise Harney
City Clerk

"Aye" Votes: 5

"Nay" Votes: 0

