

First meeting of the Board of Trustees of the City of Druid Hills.

The first meeting of the Board of Trustees of the City of Druid Hills, Kentucky, was held at 3925 Elfin Street, (in the incorporated limits of the City of Druid Hills) on Tuesday, January 24, 1950, at 8:00 p. m. Those present were Albert Tollefsen, Milton F. Jefferson, Lawrence Irwin, Dan T. Gray, Jr., and Jack Small, Trustees, J. W. Jones, Police Judge, and Lawrence S. Grauman, Attorney.

Judge Jones and Lawrence S. Grauman, Attorney, advised the Board of Trustees that a final judgment had been entered by the Judge of the Jefferson Circuit Court, Chancery Branch, Second Division, in action No. 301,668, establishing a town by the name of Druid Hills as a municipal corporation of the sixth class within the boundaries fully described in said action No. 301,668, and roughly described as beginning at the northeast corner at the intersection of Napanee Road, and the east line of Chenoweth Lane; running thence in a northwardly direction with the east line of Chenoweth Lane to the intersection of the east line of Chenoweth Lane and the south line of U. S. Highway 42; and thence running eastwardly along the south line of U. S. Highway 42 to the intersection of the southwest line of Chippewa Road, if extended; and thence running southwardly along the west line of Chippewa Road, if extended, to the intersection of the northwest line of Chippewa Road and the north line of Napanee Road; and thence running westwardly along the north line of Napanee Road to the intersection of the northeast line of Chenoweth Lane and the north line of Napanee Road, the point of beginning; that in said judgment, Albert Tollefsen, Milton F. Jefferson, Lawrence Irwin, Dan T. Gray, Jr., and Jack Small, were named as trustees of said town, to hold office until the next general election at which, officers for cities and towns may be elected, and until their successors shall have been elected and qualified.

Judge Jones and said Grauman advised the Board of Trustees that the first order of business should be for said trustees to qualify in the manner provided by law.

Thereupon, Lawrence S. Grauman, as a Notary Public of Jefferson County, Kentucky, then administered to the above named five trustees constituting the Board of Trustees the oath of office, which was subscribed as set out below by each of said trustees.

We do solemnly swear that we will support the constitution of the United States and the constitution of this Commonwealth, and be faithful and true to the Commonwealth of Kentucky as long as we continue a citizen thereof, and that each of us will faithfully execute to the best of the ability of each one, the office of trustee of Druid Hills, a municipal corporation of the sixth class, according to law; and each of us does further solemnly swear that since the adoption of the present constitution, each, being a citizen of this state, has not fought a duel with a deadly weapon within this state, nor out of it, nor has either sent or accepted a challenge to fight a duel with deadly weapons, nor has either acted as second at carrying a challenge, nor aided or assisted any person thus offending, so help me God.

	Albert Tollefsen	
Lawrence Irwin	Milton F. Jefferson	
Jack Small	Dan T. Gray, Jr.	

I, Lawrence S. Grauman, a Notary Public in and for Jefferson County, Kentucky, a person duly authorized to administer oaths, do hereby certify that the foregoing oath of office was by me duly administered to each of the above named five persons, to wit: Albert Tollefsen, Milton F. Jefferson, Lawrence Irwin, Dan T. Gray, Jr., and Jack Small; and that the same was subscribed to by each of said above named before me, this 24th day of January, 1950. In testimony, witness my hand, this 24th day of January, 1950.

My commission will expire January 8, 1952.

Notary Public, Jefferson County, Kentucky.

The above five named trustees having thus duly qualified, the next order of business was the election of a chairman.

On motion duly made, seconded, and unanimously adopted, Albert Tollefsen was elected chairman of said Board of Trustees. The Chairman thereupon assumed his office, and designated Lawrence S. Grauman as acting Clerk to serve until a regular clerk is appointed.

A general discussion was then had with reference to what policies the Trustees thought the town should follow in the ensuing year.

There being no further business to come before the meeting, on motion duly made, seconded, and unanimously adopted, the meeting adjourned until February 21, 1950, at 8:00 p. m.

Chairman, Board of Trustees
City of Druid Hills.

Acting Clerk.

ORDINANCE NO. 1

AN ORDINANCE fixing the meeting time and place of the Board of Trustees of Druid Hills, Kentucky.

WHEREAS, pursuant to KRS 88.040, the City of Druid Hills is authorized and empowered to fix the meeting time and place of the Board of Trustees;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE CITY OF DRUID HILLS DOES ORDAIN AS FOLLOWS:

1. The Board of Trustees shall hold its regular monthly meeting at the hour of 8:00 p. m. on the third Tuesday of each month at 3925 Elfin, which is in the incorporated limits of said City, and shall likewise hold its special meetings at such site until an ordinance to the contrary is enacted.

2. This ordinance shall take effect from and after its passage and publication.

3. Passed and approved, this February 21, 1950.

Mr. Small then introduced the following resolution providing for the appointment of a clerk, a city treasurer, and a town marshal. Said resolution was placed upon its passage on motion of Mr. Jefferson, seconded by Mr. Irwin, duly carried, the vote being: Tollefsen, yea; Jefferson, yea; Irwin, yea; Gray, yea; and Small, yea.

Said resolution as adopted and passed is as follows:

RESOLUTION NO. 1.

Be it resolved by the Board of Trustees of the City of Druid Hills as follows:

That E. H. DeMoss, Jr., be, and he hereby is, appointed Clerk of the City of Druid Hills to serve until the first Monday in January, 1952;

That James W. May be, and he hereby is, appointed Treasurer of the City of Druid Hills to serve until the first Monday in January, 1952;

That Charles R. Edinger be, and he hereby is, appointed Town Marshal of the City of Druid Hills to serve until the first Monday in January, 1952. Before entering upon his duties as Town Marshal, he shall execute a bond to the City of Druid Hills in the amount of \$1,000.00.

This resolution shall take effect from and after its passage.

Passed and approved, this February 21, 1950.

Mr. Gray then introduced the following ordinance fixing the bond of the Treasurer at \$2,000, and the bond of the City Clerk at \$1,000. Said ordinance was placed upon its passage on motion of Mr. Small, seconded by Mr. Jefferson, duly carried, the vote being: Tollefsen, yea; Jefferson, yea; Irwin, yea; Gray, yea; and Small, yea.

Said ordinance as adopted and passed is as follows:

ORDINANCE NO. 2

AN ORDINANCE setting bond of the City Clerk and Treasurer of the City of Druid Hills, Kentucky.

WHEREAS, THE BOARD OF TRUSTEES OF THE CITY OF DRUID HILLS DOES ORDAIN AS FOLLOWS:

1. In accordance with the provisions of KRS 88.210, it is hereby provided that the bond of the City Treasurer shall be \$2,000.00, with sufficient and safe security, conditioned for the faithful performance of his duties. The bond of the Treasurer shall be filed with the Clerk of the City.

2. In accordance with the provisions of KRS 88.210, it is further hereby provided that the bond of the City Clerk shall be in the amount of \$1,000.00, with safe and sufficient surety provided, conditioned for the faithful performance of his duties. The bond executed by the Clerk shall be filed with the Chairman of the Board of Trustees.

3. This ordinance shall take effect from and after its passage and publication.

4. Passed and approved, this February 21, 1950.

Mr. Small then introduced the following ordinance for the regulation of vehicular traffic on the streets of the City of Druid Hills. Said ordinance was placed upon its passage on motion of Mr. Gray, seconded by Mr. Irwin, duly carried, the vote being: Tollefsen, yea; Jefferson, yea; Irwin, yea; Gray, yea; and Small, yea.

Said ordinance as adopted and passed is as follows:

ORDINANCE NO. 3

AN ORDINANCE regulating the speed limit on streets in the City of Druid Hills, Kentucky;

WHEREAS, pursuant to the provisions of KRS 88.080, the Board of Trustees of the City of Druid Hills is authorized and empowered to enact local regulations;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE CITY OF DRUID HILLS DOES ORDAIN AS FOLLOWS:

1. The speed limit for vehicular traffic on the streets of the incorporated limits of the City of Druid Hills is hereby set at twenty miles per hour.

2. It shall be misdemeanor for anyone to travel in excess of twenty miles per hour on such streets. Such a violator may be subjected to a fine of not more than \$15.00, or imprisonment of not more than seven days.

3. This ordinance shall take effect from and after its passage and publication.

4. Passed and approved, this February 21, 1950.

Mr. Jefferson then introduced the following ordinance creating a City Planning and Zoning Commission. Said ordinance was placed upon its passage on motion of Mr. Gray, seconded by Mr. Irwin, duly carried, the vote being: Tollefsen, yea; Jefferson, yea; Irwin, yea; Gray, yea; and Small, yea.

Said ordinance as adopted and passed is as follows:

ORDINANCE NO. 4

AN ORDINANCE creating a City Planning and Zoning Commission.

WHEREAS, pursuant to the provisions of KRS 100.500, 100.550, 100.560, 100.610, and 100.620, the City of Druid Hills, Kentucky, is authorized and empowered to create a Planning and Zoning Commission;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE CITY OF DRUID HILLS DOES ORDAIN AS FOLLOWS:

1. There is hereby created by the City of Druid Hills a Planning and Zoning Commission to consist of seven members, one of whom shall be the chairman of the Board of Trustees, one of whom shall be an administrative official of the City selected by the Chairman of the Board of Trustees, one of whom shall be a member of the Board of Trustees selected by the Board of Trustees, all of whom shall serve as members ex officio, and four members appointed by the Chairman of the Board of Trustees, which members shall hold no other City office, except that one of such appointed members may be a member of the Druid Hills Board of Zoning Adjustment and Appeals.

The terms of the ex officio members shall correspond to their respective official tenures, except that the term of the administrative official selected by the Chairman of the Board of Trustees shall terminate with the term of the Chairman selecting him. The term of each appointed member shall be four years, and until his successor takes office, except that the original terms of the four appointed members shall be one, two, three, and four years respectively.

2. The Commission shall elect a chairman from among the appointed members and shall appoint such other officers as it may determine are necessary.

No member of the Commission shall receive any compensation for his services as a member of such Commission.

3. The Commission shall immediately proceed to make a study and survey so that regulations may be made in accordance with a comprehensive plan regarding the use of land, the construction and remodeling of buildings, and the division of the City into districts, all as provided in KRS 100.500 through 100.530, and shall promptly make a preliminary report and hold public hearings on said preliminary report in accordance with the aforementioned statutes. As soon as such preliminary report has been made and public hearings are held, a final report shall be made to the Board of Trustees recommending the regulations to be made by the City as to the use of land, the construction of buildings thereon and the division of the land into districts.

4. This ordinance shall take effect from and after its passage and publication.

Passed and approved, this February 21, 1950.

Mr. Gray then introduced the following ordinance relating to streets. Said ordinance was placed upon its passage on motion of Mr. Small, seconded by Mr. Jefferson, duly carried, the vote being: Tollefsen, yea; Jefferson, yea; Irwin, yea; Gray, yea; and Small, yea.

Said ordinance as adopted and passed is as follows:

ORDINANCE NO. 5

AN ORDINANCE relating to streets.

WHEREAS, pursuant to provisions of KRS 88.080, the Board of Trustees of the City of Druid Hills is empowered to regulate streets;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE CITY OF DRUID HILLS DOES ORDAIN AS FOLLOWS:

In order to protect the safety of children, property values, and to promote the public welfare, no person, corporation, association, or institution, except by formal permission of the Board of Trustees, shall;

1. Open, construct, or improve any unimproved public street, or portion thereof, within the City.

Any violation of this section shall constitute a misdemeanor, and shall be punishable by a fine not to exceed \$100, and imprisonment not to exceed 50 days.

2. Construct or connect any driveway or passway, private or public, with any public street, or portion thereof within the City. This section, however, shall not apply to any private driveway for the use of a dwelling now existing, or which may hereafter be constructed pursuant to existing ordinances.

Any violation of this section shall constitute a misdemeanor, and shall be punishable by a fine not to exceed \$50. Each day that such a violation continues shall constitute a separate offense.

3. This ordinance shall take effect from and after its passage and publication.

Passed and approved, this February 21, 1950.

Mr. Irwin then introduced the following ordinance providing for the keeping of all lots in the City of Druid Hills free from high weeds, high grass, and other undesirable vegetation. Said ordinance was placed upon its passage on motion of Mr. Small, seconded by Mr. Gray, duly carried, the vote being: Tollefsen, yea; Jefferson, yea; Irwin, yea; Gray, yea; and Small, yea.

Said ordinance as adopted and passed is as follows:

ORDINANCE NO. 6

AN ORDINANCE providing for the keeping of all lots in the City of Druid Hills, Kentucky, free from high weeds, high grass and other undesirable vegetation.

WHEREAS, pursuant to provisions of KRS 88.080, the Board of Trustees of the City of Druid Hills is empowered to enact sanitary and local regulations;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE CITY OF DRUID HILLS DOES ORDAIN AS FOLLOWS:

- 1. All owners of lots in the corporate limits of the City of Druid Hills shall be required to keep mowed or cut all obnoxious weeds, high grass and all other types of undesirable vegetation which would tend to cause unhealthful, unsightly and menacing conditions.
- 2. After an owner has had notice of the conditions of an existing nuisance insofar as obnoxious vegetation is concerned and still refuses to comply, he shall be guilty of committing a misdemeanor punishable by a fine of not more than \$50.00.
- 3. This ordinance shall take effect from and after its passage and approval by the Chairman of the Board of Trustees and publication by posting a copy of same in public places as required by law.
- 4. This ordinance shall take effect from and after its passage and publication.

Passed and approved, this February 21, 1950.

Mr. Jefferson then introduced the following ordinance covering building regulations in the City of Druid Hills. The ordinance was placed upon its passage on motion of Mr. Gray, seconded by Mr. Small, duly carried, the vote being: Tollefsen, yea; Jefferson, yea; Irwin, yea; Gray, yea; and Small, yea.

Said ordinance as adopted and passed is as follows:

ORDINANCE NO. 7

AN ORDINANCE covering building regulations in the City of Druid Hills, Kentucky.

WHEREAS, pursuant to KRS 88.080, the Board of Trustees of the City of Druid Hills is empowered to enact local regulations regarding building;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE CITY OF DRUID HILLS DOES ORDAIN AS FOLLOWS:

- 1. Detailed plans and specifications for any and all future construction of any building or addition thereto must be submitted to the City Clerk for approval by the Planning and Zoning Commission and the City Engineer. If and when the plans, including a set of blueprints, are approved, a building permit shall be issued by the City Clerk with reference to the requested construction upon payment of the fee as designated herein.

2. General remodeling, improving or changing the exterior of a house or garage in any manner shall be subject to the requirements of this ordinance and the submission of detailed plans for approval before construction is begun.

3. Upon approval of a building permit, the fees for same are as follows:

\$1.00	for	construction	cost	up	to	\$	500.00
2.50	"	"	"	"	"	"	1,000.00
5.00	"	"	"	"	"	"	5,000.00
10.00	"	"	"	"	"	"	in excess of \$5,000.00

4. Before any building construction in the city is instituted, a deposit of \$50.00 shall be made to the City Clerk for the purpose of insuring that all waste, debris, and any and all other extraneous building material are removed from the building site within a reasonable time after the project has been completed; or to remove the same if for any reason the project is unduly delayed or abandoned prior to completion. In the event extraneous material is removed satisfactorily after the project has been completed, and other conditions such as grading and drainage have been complied with, the deposit of \$50.00 shall be refunded to the individual or firm making the deposit. Failure to comply with these provisions will constitute grounds for forfeiture of this deposit, in addition to fines as provided hereinbelow.

5. Houses build within the city boundaries shall be heated by either gas or oil fired furnaces.

6. It shall be the duty of the City Marshal to investigate any and all violations of this ordinance and to enforce it generally. Any person, firm, or corporation violating any provisions of this ordinance shall be guilty of a misdemeanor and, upon conviction thereof in a court of proper jurisdiction, shall be fined not less than \$10 or not more than \$100, or imprisoned for not more than twenty days, or both. Each and every day during which such violation continues shall be deemed a separate offense.

7. This ordinance shall be effective from the time of its passage by the Board of Trustees and its being signed by the Chairman of the Board of Trustees and attested by the City Clerk, and advertised as required by law.

8. This ordinance shall take effect from and after its passage and publication.

Passed and approved, this February 21, 1950.

Mr. Small then introduced the following resolution authorizing the City of Druid Hills to borrow from the Liberty National Bank & Trust Company, an amount of money not to exceed \$300. Said resolution was placed upon its passage on motion of Mr. Gray, seconded by Mr. Jefferson, duly carried, the vote being: Tollefsen, yea; Jefferson, yea; Irwin, yea; Gray, yea; and Small, yea.

Said resolution as adopted and passed is as follows:

RESOLUTION NO. 2

WHEREAS, the City of Druid Hills is in need of cash to meet certain municipal expenses,

IT IS HEREBY RESOLVED BY THE BOARD OF TRUSTEES THAT:

The Chairman of the Board of Trustees and the Treasurer of the City of Druid Hills are hereby authorized to borrow from the Liberty National Bank & Trust Company of Louisville, an amount of money not in excess of \$300, with interest thereon at the rate of 6% per annum from date until paid, and execute the City's Note therefor.

This resolution shall take effect from and after its passage.

Passed and approved, this February 21, 1950.

The Chairman announced that he had, acting for the City of Druid Hills, procured the construction of three bulletin boards to be placed in three public places in the City of Druid Hills, on which every ordinance passed by the Board of Trustees could be posted. On motion duly made, seconded, and unanimously adopted, it was resolved that one of said bulletin boards be located at the west end of Fairy Drive, one at the west end of Elfin Street, and the other at the intersection of Indian Trail and Napanee Road, each to be located within the corporate limits of the City of Druid Hills.

There being no further business to come before the meeting, on motion duly made, seconded, and unanimously adopted, the Board adjourned to meet on March 21, 1950, at 8:00 p. m.

Chairman, Board of Trustees.

Clerk.

ORDINANCE NO. 8

AN ORDINANCE providing for the assessment of all real estate within the corporate limits of Druid Hills, Kentucky, and the levying of an ad valorem tax thereon for City purposes.

WHEREAS, pursuant to the provisions of KRS 92.280, et seq., and 132.285, the City of Druid Hills is authorized and empowered to provide a system for the assessment, levying, and collection of all City taxes;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE CITY OF DRUID HILLS DOES ORDAIN AS FOLLOWS:

1. The following provisions shall apply for the period of January 1, 1950, through December 31, 1950, the fiscal year of the City of Druid Hills being the same as the calendar year.
2. The City Assessor shall assess all real estate within the City as of April 1, 1950, except that any real estate owned by any religious institution shall not be assessed.
3. The Assessor shall make a list of all persons owning real estate within the City, and verify it by oath, and shall deposit such list with the City Clerk on or before April 10, 1950. Said list shall contain a description of each parcel of real estate within the City subject to taxation, the name and address of the owner thereof, and the assessed value thereof as fixed by the Assessor.
4. After the assessment books are completed in the aforementioned manner, the City Clerk shall make out the tax bills therefrom. Each bill shall show each lot and the assessment thereon separately, the name of the supposed owner, the ad valorem tax rate and the total tax amount due.
5. Upon delivery of such bills, payment shall be made to the City Treasurer. Collection of delinquent taxes shall be made in the manner prescribed by law.
6. The proceeds of such taxes are to be used for general operating purposes of the City, including the purchasing of City supplies, the erection of City signs, the payment of expenses incidental to the incorporation of the City and all other necessary and proper municipal functions.
7. The tax for the year 1950 is hereby levied and fixed at the rate of 25 cents per hundred dollars of property as assessed for taxation. Said tax shall be due and payable on or before July 1, 1950. If not paid when due than a penalty of 5% plus interest at the rate of 6% per annum shall be payable.
8. The City Clerk is ordered to prepare and mail bills covering said taxes on or before May 15, 1950.
9. Any unpaid tax, as herein provided for, shall remain a lien against the property in favor of the City until fully paid.
10. This ordinance shall take effect from and after its passage and approval by the Chairman of the Board of Trustees and publication by posting copy of same in public places as required by law.

Passed and approved, this March 21, 1950.

Chairman Tollefsen reported to the Board that he personally, immediately after the February 21, 1950 meeting, had signed each of the seven ordinances adopted and passed at the February 21 meeting, and that each of said ordinances had been attested by the Clerk, and that he, the

Chairman, had personally posted each of said ordinances in three public places inside of the corporate limits of Druid Hills, said three public places being located at the respective places where bulletin boards had been erected as referred to in the minutes of the February 21, 1950 meeting, to wit: one at the west end of Fairy Drive, one at the west end of Elfin Street, and one at the south end of Indian Trail, and the north side of Napanee Road.

Mr. Gray then introduced the following resolution appointing Jack Small, Town Engineer, to hold office until the first Monday in January, 1952. Said resolution was placed upon its passage on motion of Mr. Jefferson, seconded by Mr. Irwin, duly carried, the vote being: Tollefsen, yea; Irwin, yea; Gray, yea; Jefferson, yea; and Small, yea.

Said resolution as adopted and passed is as follows:

RESOLUTION

Be it resolved by the Board of Trustees of the City of Druid Hills as follows:

That Jack Small be, and he hereby is, appointed Town Engineer of the City of Druid Hills, to serve until the first Monday in January, 1952.

This resolution should take effect from and after its passage.

On motion duly made, seconded, and unanimously adopted, it was resolved that in accordance with 100.620 KRS, Lawrence Irwin, a member of the Board of Trustees of the City of Druid Hills, be, and he hereby is, elected as a member of the Planning and Zoning Commission of the City of Druid Hills.

Albert Tollefsen, Chairman of the Board of Trustees, then announced that he had appointed E. H. DeMoss, Jr., City Clerk, one of the administrative officers of the City of Druid Hills, as a member of the Planning and Zoning Commission of the City of Druid Hills.

Albert Tollefsen, Chairman of the Board of Trustees, then announced the appointment of the following four named persons as members of the Planning and Zoning Commission of the City of Druid Hills, each of the following named being residents of the City of Druid Hills; viz., Lawrence S. Grauman, appointed for a term of one year; E. F. Jaenisch, for a term of two years; Tom Moore, for a term of three years; and Rutledge Lilly, for a term of four years.

There being no further business to come before the meeting, on motion duly made, seconded, and unanimously adopted, the meeting adjourned.

Chairman, Board of Trustees.

Clerk.

ORDINANCE NO. 9

AN ORDINANCE relating to zoning.

The Board of Trustees Having received the final report of the Druid Hills Planning and Zoning Commission, and having thereafter held a public hearing with regard to the adoption of said final report, which provides for a comprehensive zoning plan and appropriate regulations, and said public hearing having been held on April 18, 1950, pursuant to notice published in the Louisville Times on April 1, 1950;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF DRUID HILLS DOES ORDAIN AS FOLLOWS:

1. The final report of the Druid Hills Planning and Zoning Commission is hereby adopted.
2. Any violation of any regulation or provision contained in said report shall be punishable by a fine not to exceed fifty dollars (\$50.00), or confinement in jail not to exceed five (5) days. Each day that any said violation continues shall constitute a separate offense. In addition to said penalties, the City of Druid Hills shall be entitled to relief by injunctive process.
3. The Town Marshal of Druid Hills shall be charged with the enforcement of said regulations.
4. The final report of the Druid Hills Planning and Zoning Commission is as follows:

FINAL REPORT

OF

DRUID HILLS PLANNING AND ZONING COMMISSION

The Druid Hills Planning and Zoning Commission, as a comprehensive zoning plan and regulations, recommends the following:

The entire area comprising the City of Druid Hills shall consist of one zoning district, which shall be classified as "A" One Family Residence, and which shall be restricted to one-family residences and accessory buildings.

We recommend the following regulations:

1. Use of Structures or Premises:
 1. Not more than four (4) roomers or lodgers, other than members of the family, shall be provided with shelter or meals.

2. Home occupations shall not be carried on by anyone except a member of the family residing on the premises. In connection with such occupations there shall be:

- (a) No advertising, artificial lighting or any display which would indicate from the exterior that the building is being used in whole or in part for any purpose other than that of a dwelling;
- (b) No stock in trade;
- (c) No commodity sales upon the premises;
- (d) No employment other than a member of the family residing on the premises;
- (e) No mechanical equipment except such as would be permissible for purely domestic, household or professional purposes.

3. Accessory Buildings or structures, including private garages and quarters for servants, shall be located not less than five (5) feet from any other lot line.

4. Buildings other than main building shall not occupy more than thirty (30) per cent of the required rear yard.

5. Where a private garage is constructed as a part of the main building, all yard requirements for the main building shall be observed.

6. Servants quarters or other structures shall not be occupied until the construction of the main building has been completed and then only by servants employed exclusively on the premises. Such quarters or structures shall not be occupied or rented as a private domicile.

7. No accessory building or structure shall be constructed upon a lot until the construction of the main building of the lot has been actually commenced.

8. Temporary signs of reasonable size and number pertaining to the lease, rental or sale of a building or premises on which such signs are located shall be permitted, provided such signs are located so as not to unduly obstruct vision.

9. Not more than one (1) name-plate, unilluminated, not exceeding four (4) square feet in area, and not containing lettering other than the name of the owner or occupants or name and/or address of the premises shall be permitted.

10. Temporary buildings or structures, the uses of which are incidental to the construction of the main building shall be permitted. Such buildings shall be removed immediately upon the completion of construction of the main building.

11. Accessory buildings or structures shall not be used as stables. Horses, cattle, swine or other objectionable creatures shall not be kept on the premises.

12. Parking lots or trailer camps shall not be permitted.

II. Regulations pertaining to the Area of Lots:

1. Size of the lot. No building or structure shall be erected on a lot unless such lot contains at least nine thousand (9,000) square feet and has a minimum width at the building line as follows:

- (a) 100 feet if the property fronts on a Federal or State maintained street, road, or highway.
- (b) 75 feet if the property fronts on a County maintained street, road, or highway.
- (c) 60 feet if the property does not front on any Federal, State, or County maintained street road, or highway.

2. Yard Requirements:

(a) Front Yard. A front yard shall be provided having a depth as measured from the front line of a building or structure to the center line of the street as follows:

- (1) 80 feet if property abuts on a Federal or State maintained street, road, or highway, but in no case shall a front yard be less than 50 feet from the front property line to the front line of the building.
- (2) 60 feet if the property abuts on a County maintained street, road, or highway, but in no case shall a front yard be less than 30 feet from the front property line to the front line of the building.
- (3) 50 feet if property does not abut on any Federal, State, or County maintained street, road, or highway, but in no case shall the front yard be less than 30 feet from the front property line to the front line of the building.

Provided, however, an open porch may extend not more than ten (10) feet into such required front yard; provided, however, if twenty-five (25) per cent or more of the frontage on one side of the street between two intersecting streets is improved with buildings which have observed an average front yard line with variation in depth of not more than six (6) feet, no building or structure shall project beyond the average front yard line so established; but this regulation shall not be interpreted as to require a front yard of more than one hundred twenty (120) feet in depth, as measured from the center line of the street to the front line of the building or structure.

Interior lots having a frontage on more than one street shall provide a front yard on each street as required above.

Corner lots shall provide a front yard on both intersecting streets as provided above.

No accessory building or structure or parking space shall be located in or project beyond the required front yard line on either street.

(b) Side Yard: At least ten (10) per cent of the width of a lot shall be provided for side yards. However, no portion of any residence shall be located closer to the side property line than a distance of ten (10) feet.

(c) Rear Yard: There shall be a rear yard of not less than twenty-five (25) feet.

III. Regulations pertaining to the Height of Buildings:

No building hereafter erected or structurally altered shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet. The height of the building shall be construed as the vertical distance from the average grade:

- (a) To the highest point of the coping of a flat roof; or
- (b) To the deck line of a mansard roof; or
- (c) To the average height of the highest gable of a pitch or hip roof.

IV. Special Uses and Special Permits:

1. The general use for church purposes of an area of land, consisting of approximately 7 1/2 acres, situated on the south side of U. S. Highway 42, is recognized. The future particular use of said land and all other land devoted to a similar general use, which particular use shall include tennis courts and playground facilities, the construction of buildings and improvement, including driveways connecting with public streets within the City, and facilities for parking automobiles, shall all be subject to the jurisdiction and regulations of the Druid Hills Planning and Zoning Commission. Approval of the Commission shall be required for any such particular use, and such approval shall be in addition to any other requirement provided by ordinance. In granting such approval the Commission shall require reasonable and adequate protection to surrounding property values, safety to individuals and the public welfare. Provided, however, that no change in or improvement of such land or construction of any facility for the parking of motor vehicles thereon, shall be made or maintained closer than ten (10) feet to any residential lot.

2. The Commission may grant any special use permit which it deems will promote the public health, safety, morals, or general welfare. However,

in granting a special use permit, the Commission shall provide and require reasonable and adequate protection to surrounding property values, safety to individuals and the public welfare.

3. As the strict enforcement of the foregoing regulations might impose an unreasonable hardship on property owners in certain situations, the Commission is authorized to make special exceptions and grant variations to the foregoing regulations in such cases as the Commission shall deem to be reasonable and in harmony with the general purpose and intent of these regulations. Such exceptions and variations shall be evidenced by special permits granted pursuant to application of the property owner.

V. Permits:

No building, improvement or use as provided in these regulations shall be constructed or made except upon prior written approval thereof by the Commission.

A map is submitted herewith showing the boundaries of the zoning district mentioned herein.

The Zoning Commission recommends the adoption of the foregoing comprehensive plan and regulations.

5. This ordinance, including said zoning and regulations, shall take effect from and after its passage, approval, and publication as required by law.

Passed and approved, this April 18, 1950.

Mr. Irwin then introduced an ordinance relating to streets. The ordinance was placed upon its passage on motion of Mr. Irwin, seconded by Mr. Gray, and unanimously carried, the vote being Tollefsen, yea; Irwin, yea; Gray, yea; and Small, yea.

Said ordinance as adopted and passed is as follows:

ORDINANCE 10

AN ORDINANCE relating to streets.

THE BOARD OF TRUSTEES OF DRUID HILLS DOES ORDAIN AS FOLLOWS:

1. No street within the City shall be cut or any excavation made thereunder without a permit therefor having first been obtained from the City Clerk.

2. Any person, firm, or corporation obtaining any such permit shall be obligated to restore the street to its original condition within a reasonable time. If the street is not so restored within a reasonable time, then the City Clerk shall send a written notice to the person to whom the

permit was issued at the address given in the application for the permit demanding restoration of the street. If restoration is not commenced within ten (10) days from the date said notice is mailed then the City may proceed to restore the street, pay the expense therefor, and recover the cost thereof from the person to whom the permit was issued, together with interest from date of payment by the City.

3. A fee of \$2.50 shall be charged and collected by the Clerk for each of said permits issued.

4. Any violation of section 1 of this ordinance shall be punishable by a fine not to exceed \$50.00.

5. This ordinance shall take effect from and after its passage, approval, and publication as required by law.

On motion of Mr. Small, seconded by Mr. Irwin, it was unanimously resolved that the Liberty National Bank & Trust Company of Louisville, Louisville, Kentucky, be, and it is, designated as a depository of the funds of this City; that any deposit of this City with said bank may be drawn therefrom by check in the name of the City, signed by James W. May, Treasurer; that said Treasurer is authorized to endorse for deposit in said bank any check, draft, or other evidence of claim in favor of said City.

There being no further business, on motion duly made, seconded, and unanimously adopted, the meeting was adjourned.

Chairman, Board of Trustees

Clerk