

In-Family Conveyance (A-1 Zone) Standards

Adopted by the Woodford County Fiscal Court

February 10, 2026

Article II Definitions - FAMILY MEMBER (IMMEDIATE): One or more persons related to each other by birth, adoption or marriage. For purposes of in-family conveyances this would be parent-to-child and grandparent to grandchild.

Article VII, Section 701 - Agricultural (A-1) Zone

Article VII, Section 701.4.N - Conditional Use (Required) - In-Family Conveyance Lots (less than 30 acres in size), see Special Provision 701.9.D (below).

Article VII, Section 701.9.D - Special Provisions - In-Family Conveyance Lots (in the Woodford County unincorporated area only): The minimum lot area for A-1 district may be reduced to less than 30 acres only after obtaining a Conditional Use Permit from the Board of Adjustments. The following standards shall be required to create an In-Family Conveyance Lot from an existing parcel which has existed in the same configuration since January 1, 2026:

1. The Applicant for an In-Family Conveyance lot must be a Woodford County Resident.
2. An Agricultural Use Affidavit shall be submitted as part of an In-Family Conveyance Plat Application.
3. All In-Family Conveyance Lots shall be at least one (1) acre in size.
4. One (1) In-Family Conveyance Lot may be created for existing parcels 31-49 acres in size; Two (2) In-Family Conveyance Lots may be created for existing parcels 50 acres and greater in size. The remaining parcel for an In-Family Conveyance shall be a minimum of thirty (30) acres. If the remaining parcel is less than thirty (30) acres, it shall be added by plat to an adjoining tract of land where the resulting acreage of the adjacent parcel is thirty (30) acres or greater.
5. In-Family Conveyance Lots are required to meet all other District Dimensional Standards (Lot Frontage, Lot Width, Lot Setbacks and Lot Coverage).
6. The primary parcel shall be held for at least 5 years and the conveyed parcel shall be held for at least 10 years after recordation of the deed conveying the In-Family Conveyance Lot. Exception to this restriction shall be a transfer between the parties of the original In-Family Conveyance Plat Application pursuant to Court Order or arising from substantial hardship.
7. In-Family Conveyance Lots shall only be conveyed from parent to child (natural or legally adopted), or grandparent to grandchild. Properties in LLCs, Trusts or Estates are prohibited from creating In-Family Conveyance Lots.
8. The In-Family Conveyance Lots restrictions in paragraph number 5 above, along with a note of ineligibility for further in-family conveyance, shall be recorded on the Plat and set forth in the Deed. The 5-year and 10-year requirement commences upon recordation of the Deed.