

## **ORDINANCE NO. 364 (12/09/2020)**

### **AN ORDINANCE OF THE CITY OF TAYLOR MILL IN KENTON COUNTY, KENTUCKY AMENDING THE TEXT OF THE TAYLOR MILL ZONING**

**WHEREAS**, the City of Taylor Mill has proposed text amendments to the Taylor Mill zoning ordinance numbered 1977-24, as previously amended and re-enacted from time to time, to: (1) allow main building entrances in all DTM (Downtown Taylor Mill Zones) to be located on any façade of the building; (2) requiring a secondary entrance in all DTM Zones to be located on all street facing facades when the main entrance is not on a street facing façade; (3) amending the minimum front yard depths in the DTM-2, DTM-3 and the DTM-4 Zones to a 15 foot minimum setback from the edge of pavement; and (4) reducing the minimum building height in the DTM-3 Zone from 30 to 24 feet; and

**WHEREAS**, pursuant to the requirements of K.R.S. 100.211, the proposed text amendment was submitted to and reviewed by the Kenton County Planning commission (KCPC) in proceedings numbered PC2010-0002 thereof; and, after a due process public hearing on October 29, 2020 recommended approval of the proposed amendment;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF TAYLOR MILL IN KENTON COUNTY, KENTUCKY, AS FOLLOWS:**

#### **Section 1.0 – Zoning Text Amendments**

Sections 9.29(E)(7)(g)(h) and 10.19(D)(a) and (2)(a) of the Taylor Mill Zoning Ordinance numbered 1977-24, as previously revised and amended from time to time, are hereby again amended to (1) allow main building entrances in all DTM (Downtown Taylor Mill) Zones to be located on any façade of the building; (2) requiring a secondary entrance in all DTM Zones to be located on all street facing facades when the main entrance is not on street facing façade; (3) amending the minimum front yard depths in the DTM-2, DTM-3 and the DTM-4 Zones to a 15 foot minimum setback from the edge of pavement; and (4) reducing the minimum building height in the DTM-3 zone from 30 feet to 24 feet; all in conformity with the language in ATTACHMENT A to this ordinance which is incorporated herein by reference, with the text being added indicated by a single solid line beneath them and the words being removed marked at the beginning with an opening bracket and at the end with a closing bracket and the text between them stricken through with a single solid line, as required by K.R.S. 83A060(3).

#### **Section 2.0 – Provisions Severable**

The provisions of this ordinance are severable; and the invalidity of any provision of this ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and effect as long as they remain valid in the absence of those provisions determined to be invalid.

**Section 3.0 – Conflicting Ordinances Repealed**

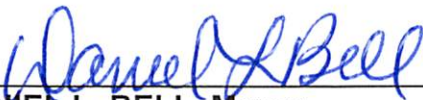
All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**Section 4.0 – Effective Date**

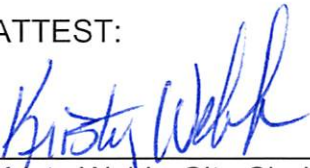
This ordinance shall be effective as soon as possible according to law.

**Section 5.0 – Publication**

This ordinance shall be published in summary pursuant to K.R.S. 83A.060(9).

  
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DANIEL L. BELL, Mayor  
Date: 12/09/2020

ATTEST:

  
\_\_\_\_\_  
Kristy Webb, City Clerk  
First Reading: 11/11/2020  
Second Reading: 12/09/2020  
Publication Date: 12/17/2020

**ATTACHMENT A  
TAYLOR MILL ORDINANCE 364**

**SECTION 9.29 DOWNTOWN TAYLOR MILL (DTM) DESIGN AND DEVELOPMENT STANDARDS:**

E. Design and Development Standards

7. Building Design:

- g. Main Building Entrances: ~~[Building frontages must incorporate a main entrance door]~~ Main entrances may be on any façade including the side of the building facing the main roadway. The main public entrance door shall be inviting and pronounced with lighting; distinctive building materials; and architectural elements that draw the eye to the opening such as decorative transoms, columns, recesses, or protrusions. Entrances shall combine different colors, textures and the before mentioned architectural elements to emphasize entrances and to break the monotony of large vertical surfaces. Public entrance vistas shall be established or preserved by framing the area leading to the entrance with landscaping. It is not the intent of the landscaping or screening requirements found in this ordinance to block the view of the primary building entrances. Also, entrances should be designed with attention to pedestrian use, as well as automobile drop-off convenience.
  
- h. Secondary Building Entrances: ~~[Secondary building entrances open to the public are permitted if located on the rear wall of a building. Such entrances shall be clearly identified as open to the public and may include a wall-mounted sign of not more than six (6) square feet above the entrance.]~~ If the main entrance is not facing the main roadway, a secondary entrance is required from the main roadway. This secondary entrance does not have to be open to the public.

**SECTION 10.19 DTM-2 (DOWNTOWN TAYLOR MILL OFFICE – SERVICE) ZONE**

D. AREA AND HEIGHT REGULATIONS

1. Building Placement:

- a. Minimum Front Yard Depth: Buildings shall be constructed to a minimum ~~[forty five (45') foot front yard set back from all public streets]~~ of a fifteen (15) foot setback. Setbacks shall be from the right of way of the adjacent street, except in the following circumstances.

1. The two sides of a corner lot or parcel which front on a public right-of-way shall be considered a front yard for purposes of determining minimum setback requirements.
2. Slight variations in the setback may be allowed at building entrances to architecturally pronounce the location and importance of building entrances to pedestrians.
3. A larger setback is permitted when the resulting area is used as a pedestrian amenity, including formally landscaped plazas, courtyards and outdoor seating areas for restaurants, cafes, ice cream and coffee shops.

## **SECTION 10.20 DTM-3 (DOWNTOWN TAYLOR MILL COMMERCIAL) ZONE**

### **D. AREA AND HEIGHT REGULATIONS**

#### **1. Building Placement:**

- a. **Minimum Front Yard Depth:** Buildings shall be constructed to a ~~twenty (20) foot build-to-line from all public streets~~ minimum of a fifteen (15) foot setback. Setbacks shall be from the edge of the right of way of the adjacent street, except in the following circumstances.
  1. The two sides of a corner lot or parcel which front on a public right-of-way shall be considered a front yard for purposes of determining minimum setback requirements.
  2. Slight variations in the setback may be allowed at building entrances to architecturally pronounce the location and importance of building entrances to pedestrians.
  3. A larger setback is permitted when the resulting area is used as a pedestrian amenity, including formally landscaped plazas, courtyards and outdoor seating areas for restaurants, cafes, ice cream and coffee shops. Pedestrian spaces located within the front yard setback must be surrounded on three sides by building walls unless located at a corner.

#### **2. Building Mass and Bulk:**

##### **a. Building Height and Stories:**

2. The building height for all uses other than the hotel and conference center shall be a minimum of two (2) stories or ~~thirty (30)~~ twenty-four (24) feet, and a maximum of four (4) stories in height or sixty (60) feet.

## SECTION 10.21 DTM-4 (DOWNTOWN TAYLOR MILL BUSINESS PARK) ZONE

### D. AREA AND HEIGHT REGULATIONS

#### 1. Building Placement:

- a. Minimum Front Yard Depth: Buildings shall be constructed to a ~~[twenty (20) foot build-to-line from all public streets]~~ minimum of a fifteen (15) foot setback. Setbacks shall be from the edge of the right of way of the adjacent street, except in the following circumstances.
  1. The two sides of a corner lot or parcel which front on a public right-of-way shall be considered a front yard for purposes of determining minimum setback requirements.
  2. Slight variations in the setback may be allowed at building entrances to architecturally pronounce the location and importance of building entrances to pedestrians.
  3. A larger setback is permitted when the resulting area is used as a pedestrian amenity, including formally landscaped plazas, courtyards and outdoor seating areas for restaurants, cafes, ice cream and coffee shops. Pedestrian spaces located within the front yard setback must be surrounded on three sides by building walls unless located at a corner.