

**PDS Countywide Zoning Updates
Commonwealth of Kentucky
County of Kenton/City of Taylor Mill
Ordinance No. 308 (10-14-15)**

An Ordinance amending the official zoning ordinance of Unincorporated Kenton County/City of Taylor Mill updating all sections that refer to Physically Restricted Development Areas (PRDA), Urban and Nonurban Service Area, Northern Kentucky Area Planning Commission (NKAPC), and Floodplain Regulations.

Whereas, Kentucky Revised Statutes (KRS) 100.203 authorizes legislative bodies to provide text for zoning; and

WHEREAS, the Kenton County Planning Commission proposed a text amendment to the ordinances of all local governments within and including Kenton County, updating all sections that refer to Physically Restricted Development Areas (PRDA), Urban and Nonurban Service Area, Northern Kentucky Area Planning Commission (NKAPC), and Floodplain Regulations; and

WHEREAS, the proposed text amendments were precipitated by the adoption of the *Direction 2030: Your Voice. Your Choice.* comprehensive plan for Kenton County, which amended certain terminology that no longer corresponds to that which is found in the zoning codes of Kenton County and its cities; and

WHEREAS, Physically Restricted Development Areas are now referred to as Developmentally Sensitive Areas and Urban and Nonurban Service Area are now referred to as Urban/Suburban Focus Areas and Rural Focus Areas respectively; and

WHEREAS, the proposed text amendments were also precipitated by the change of name by the Northern Kentucky Area Planning Commission (NKAPC), which is now known as Planning and Development Services of Kenton County (PDS); and

WHEREAS, all sections referring to NKAPC must accurately reflect that name change; and

WHEREAS, since the adoption of updated floodplain regulations in 2011, many of the various zoning texts found in Kenton County and its cities include the "Deputy Director of Current Planning for the Northern Kentucky Area Planning Commission," a designation which no longer exists thereby causing confusion and inconsistencies across the communities of Kenton County; and

WHEREAS, the Kenton County Planning Commission, after holding a public hearing on

the application (PC1410-0005) on November 6, 2014, at 6:15PM at the Planning and Development Services Offices at 2332 Royal Drive, Fort Mitchell, Kentucky, pursuant to the requirements of KRS 100.211, voted to recommend approval of the proposed text amendment updating all sections that refer to Physically Restricted Development Areas (PRDA), Urban and Nonurban Service Area, Northern Kentucky Area Planning Commission (NKAPC), and Floodplain Regulations; now, therefore be it

ordained, by the Kenton County Fiscal Court, Commonwealth of Kentucky/City of Taylor Mill, in Kenton County, Kentucky as follows:

Section 1.0 – Zoning Text Amendments

The Taylor Mill zoning ordinance, as previously amended and re-adopted from time to time, is hereby again amended to incorporate the provisions of the document that is attached hereto and incorporated herein by reference and identified as Attachments A, B, C and D.

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 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 KRS 83A.060 (9).


Judge Executive/Mayor

First Reading: 9-9-2015
Second Reading: 10-14-2015
Published: 11-13-2015
Attest: Mena Fawcett
City/County Clerk

Taylor Mill

PRDA to DSA

Article 9

SECTION 9.23 HILLSIDE DEVELOPMENT CONTROLS

B. 1. All land areas located within the city and identified on the Area-Wide Comprehensive Plan as "~~Physically Restrictive Development Areas~~" "Developmentally Sensitive Areas", and any other areas which have slopes of 20 percent or greater, shall require approval before development may occur. In those areas which are identified in the Comprehensive Plan as "~~Physically Restrictive Development Areas~~" "Developmentally Sensitive Areas" and containing slopes less than 20 percent, the requirements contained herein may be waived; if, after review of the proposed site plan by the engineer, it is determined that said development will not result in any significant hillside slippage or soil erosion.

2. No excavation, removal, or placement of any soil, foundation placement, or construction of buildings or structures of any nature within the area identified as ~~Physically Restrictive Development Area~~ Developmentally Sensitive Areas in (1) above, may occur until plans and specifications for such work have been submitted in the form of a site plan as regulated by Section 9.19 of this ordinance. In addition to site plan requirements, the following shall also be submitted:

Urban and Nonurban Service Area to Urban/Suburban and Rural Focus Area

Article 9

SECTION 9.15 BUILDING REGULATIONS:

B. 1. Those areas within the ~~Nonurban Service Area~~ Rural Focus Area, as identified by the Kenton County Comprehensive Plan may be permitted to utilize on-site subsurface disposal systems provided that such systems shall be designed and constructed in accordance with the regulations of the applicable state and local agencies.

2. Individual on-site sewage disposal systems within the ~~Urban Service Area~~ Urban/Suburban Focus Area (as provided for within the Kenton County Comprehensive Plan) may be permitted only within those areas which are not currently served by a centralized sanitary sewer system. Individual on-site disposal systems may be permitted only under the following conditions:

NKAPC to PDS

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Article 8

SECTION 8.2 CHANGES ON ZONING MAP OR MAPS: If, in accordance with the provisions of this ordinance and Kentucky Revised Statutes, changes are made in zone boundaries or other matters portrayed on the Official Zoning Map (or maps), such changes shall be made on the Official Zoning Map (or maps) by the ~~Northern Kentucky Area Planning Commission~~ Planning and Development Services promptly after the amendment to this ordinance has been approved of by the legislative body and the Planning Commission, and the ~~Northern Kentucky Area Planning Commission~~ Planning and Development Services officially notified by a certified copy of said amendment in ordinance form. Such change shall not become effective until said changes have been made on said map (or maps). In addition, no building, structure, sign, or fence permit shall be approved or issued until the OFFICIAL ZONING MAP (or maps) indicate the proper zoning for the use intended as indicated upon the application for a permit.

Article 9

SECTION 9.28 REGULATIONS OF SEXUALLY ORIENTED BUSINESSES

B. The Fiscal Court, in association with the ~~Northern Kentucky Area Planning Commission~~ Planning and Development Services and the Fiscal Court of adjacent Campbell County its cities in the Northern Kentucky Community, retained Duncan Associates to conduct a study of existing sexually oriented uses and related businesses in Kenton and Campbell Counties, which is part of a single, larger community.

D. 4. Consultation with the professional staff of the ~~Northern Kentucky Area Planning Commission~~ Planning and Development Services on this issue;

E. Duncan Associates has summarized this work and presented recommendations to the ~~Northern Kentucky Area Planning Commission~~ Planning and Development Services and Kenton and Campbell Counties and their cities in an August 2003 report entitled "Site Visit Analysis: Sexually Oriented and Related Businesses in Kenton and Campbell Counties" (hereinafter called simply the "Kelly and Cooper Study").

Article 11

SECTION 11.2 ACCESS CONTROL REGULATIONS

J. APPROVAL OF ACCESS POINTS REQUIRED: Plans for all access points, and modifications thereto (including plans to use existing access points where a change of use for any tract of land would generate more traffic than the previous use, thus producing an adverse effect on the adjacent roadway), shall be submitted to the zoning administrator and the ~~Northern Kentucky Area Planning Commission~~ Planning and Development Services staff, at a scale not less than 1 inch = 100 feet. No action of approving or rejecting these plans by the zoning administrator shall be taken until a review and recommendation of said plans has been made by the ~~Northern Kentucky Area Planning Commission~~ Planning and Development Services staff. Such plans shall show the location of all access points, and access points within six hundred (600) feet in either direction. The proposed access point shall include typical cross-sections of pavement, the base and subbase, proposed grade, and storm drainage, and such other information or plans as the circumstances may warrant. If such access points are being located in conjunction with off-street parking and/or loading and unloading facilities, then said plans shall also include parking and off-street loading and/or unloading plans, in accordance with Sections 11.0 and 12.0 of this ordinance

Article 17

SECTION 17.0 AMENDMENT PROCEDURE

- A. FILING OF AMENDMENT APPLICATION: All applications for amendments to this ordinance shall be filed with the ~~Northern Kentucky Area Planning Commission~~ Planning and Development Services. The ~~Northern Kentucky Area Planning Commission~~ Planning and Development Services staff shall immediately notify the city promptly forwarding the application to the local planning commission. A public hearing shall be scheduled to be held within forty-five (45) days of the date of receipt of the application by the Area Planning Commission. The fee required for applying for such amendment shall be as provided for by the local planning commission and/or the legislative body

~~SECTION 17.1 NORTHERN KENTUCKY AREA PLANNING COMMISSION~~
~~PLANNING AND DEVELOPMENT SERVICES~~ STAFF REVIEW AND
RECOMMENDATION REQUIRED PRIOR TO OR AT THE SCHEDULED PUBLIC
HEARING: The ~~Northern Kentucky Area Planning Commission~~ Planning and
Development Services staff, pursuant to KRS 147.673, shall review and make
recommendations upon all applications to the local planning commission and the
applicant, along with supporting information and comprehensive plan documentation,
prior to or at the scheduled public hearing.

SECTION 17.2 ACTIONS OF LOCAL GOVERNMENTAL UNITS TO BE FURNISHED TO THE ~~NORTHERN KENTUCKY AREA PLANNING COMMISSION PLANNING AND DEVELOPMENT SERVICES~~: Pursuant to KRS 147.705, the legislative body shall, after final adoption of any zoning ordinance or resolution, including amendments thereto, furnish, or cause to be furnished, within sixty (60) days after adoption, a copy of same to the ~~Northern Kentucky Area Planning Commission Planning and Development Services~~.

Article 18

SECTION 18.9 ACTIONS OF BOARD OF ADJUSTMENT TO BE FURNISHED TO THE ~~NORTHERN KENTUCKY AREA PLANNING COMMISSION PLANNING AND DEVELOPMENT SERVICES~~: Pursuant to KRS 147.705, the board of adjustment shall, after final approval of any variance, change from one nonconforming use to another, conditional use permit, and other appeal, furnish, or cause to be furnished, within sixty (60) days after approval, a copy of same to the ~~Northern Kentucky Area Planning Commission Planning and Development Services~~.

Designation of Floodplain Administrator

Article 9

SECTION 9.24 FLOOD PROTECTION DEVELOPMENT CONTROLS

D. ADMINISTRATION

1. DESIGNATION OF LOCAL ADMINISTRATOR


The legislative body of the City of Taylor Mill hereby appoints the ~~NKAPC's Deputy Director for Current Planning~~ Zoning Administrator to administer, implement, and enforce the provisions of this ordinance by granting or denying development permits in accordance with its provisions, and is herein referred to as the Floodplain Administrator.



Kenton County Planning Commission

MANY COMMUNITIES / ONE FUTURE

TO: Kenton County Judge/Executive and County Commissioners, Kenton County Fiscal Court;
Mayors and City Councils/Commissions, Kenton County Cities;
County and City Attorneys;
Matt Smith, KCPC Legal Counsel

FROM: Kenton County Planning Commission, Paul J. Darpel, Chair 

RE: PC1410-0005 – Kenton County Text Amendments

DATE: November 14, 2014

In the past several months, there have been actions which have necessitated several housekeeping text amendments to update the terminology within your jurisdiction's zoning ordinance. The Kenton County Planning Commission initiated these text amendments on the behalf of every jurisdiction in Kenton County. The following is a summary of these amendments along with the KCPC's official action statement for your elected body to take final action on.

With the adoption of *Direction 2030: Your Voice, Your Choice* comprehensive plan in September, two of the terms within the comprehensive plan were changed. These terms are directly referenced in most zoning ordinances.

1. "Physically Restricted Development Area (PRDA)" is changed to "Developmentally Sensitive Area (DSA)" (see Attachment A).
2. "Urban Service Area" and "Nonurban Service Area" are changed to "Urban/Suburban Focus Area" and "Rural Focus Area" respectively (see Attachment B).

On July 1, 2014, the Northern Kentucky Area Planning Commission (NKAPC) officially changed its name to Planning and Development Services of Kenton County (PDS). These terms are mentioned numerous times in the zoning ordinances.

3. "Northern Kentucky Area Planning Commission (NKAPC)" is changed to "Planning and Development Services of Kenton County (PDS)" (see Attachment C).

A majority of zoning ordinances do not contain accurate and/or concise language in the section that appoints the Floodplain Administrator.

4. The proposed text amendments will update the Floodplain Regulations in all zoning ordinances in Kenton County to clearly define who the Floodplain Administrator is in every jurisdiction (see Attachment D).

Attached please find a copy of this Commission's action from its meeting on November 6, 2014 regarding proposed text amendments to the Zoning Ordinances in Kenton County.

PDS staff will follow up with you and assist you in any way to see that these amendments are acted upon by your legislative body. PDS staff is available to attend your meeting to answer questions when this issue is on your agenda. Once your legislative body acts on this recommendation, please provide our staff at PDS with a copy of your executed ordinance. Questions regarding our action should be directed to Martin Scribner, AICP, CFM, Director of Planning and Zoning Administration at PDS 859.331.8980 or mcribner@pdskc.org.

Thank you.
attachment

**KENTON COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION
STATEMENT OF RECOMMENDATION**

NUMBER: PC1410-0005

WHEREAS

Kenton County Planning Commission per Paul J. Darpel, Chair, HAS SUBMITTED AN APPLICATION REQUESTING THE KENTON COUNTY PLANNING COMMISSION TO REVIEW AND MAKE RECOMMENDATIONS ON: proposed text amendments to all Kenton County zoning ordinances updating all sections that refer to Physically Restricted Development Areas (PRDA), Urban and Nonurban Service Area, Northern Kentucky Area Planning Commission (NKAPC), and Floodplain Regulations; these changes are being pursued based on contents of the newly-adopted Kenton County comprehensive plan Direction 2030; AND

WHEREAS

A PUBLIC HEARING WAS HELD ON THIS APPLICATION ON THURSDAY, NOVEMBER 6, 2014, AT 6:15 P.M., IN THE PLANNING AND DEVELOPMENT SERVICES' FIRST FLOOR MEETING ROOM, 2332 ROYAL DRIVE, FORT MITCHELL, KY.; AND A RECORD OF THAT HEARING IS ON FILE AT THE OFFICES OF THE KENTON COUNTY PLANNING COMMISSION, 2332 ROYAL DRIVE, FORT MITCHELL, KENTUCKY.

NOW, THEREFORE,

THE KENTON COUNTY PLANNING COMMISSION SUBMITS THE FOLLOWING RECOMMENDATIONS, ALONG WITH SUPPORTING INFORMATION AND COMPREHENSIVE PLAN DOCUMENTATION:

KCPC RECOMMENDATION:

Request 1

Favorable recommendation of the proposed text amendment to all Kenton County Zoning Ordinances updating all sections that refer to Physically Restricted Development Areas (PRDA) to Developmentally Sensitive Areas (DSA).

Request 2

Favorable recommendation of the proposed text amendments to all Kenton County Zoning Ordinances updating all sections that refer to Urban and Nonurban Service Areas to Urban/Suburban Focus Areas and Rural Focus Areas respectively.

Request 3

Favorable recommendation of the proposed text amendments to all Kenton County Zoning Ordinances updating all sections that refer to Northern Kentucky Area Planning Commission (NKAPC) to Planning and Development Services of Kenton County (PDS).

Request 4

Favorable recommendation of the proposed text amendments to all Kenton County Zoning Ordinances to update the Floodplain Regulations to clearly define who the Floodplain Administrator is in every jurisdiction.

COMPREHENSIVE PLAN DOCUMENTATION:

- Date of Adoption by the Kenton County Planning Commission: September 4, 2014.

SUPPORTING INFORMATION/BASES FOR KCPC RECOMMENDATION:**Request 1**

The proposed text amendments updating all sections that refer to Physically Restricted Development Areas (PRDA) to Developmentally Sensitive Areas (DSA) are appropriate (see Attachment A). Providing consistent terminology between Direction 2030 and all of the zoning ordinances in Kenton County is necessary to avoid confusion in the administration of the codes.

Request 2

The proposed text amendments updating all sections that refer to Urban and Nonurban Service Areas to Urban/Suburban Focus Areas and Rural Focus Areas respectively are appropriate (see Attachment B). Providing consistent terminology between Direction 2030 and all of the zoning ordinances in Kenton County is necessary to avoid confusion in the administration of the codes.

Request 3

The proposed text amendments updating all sections that refer to Northern Kentucky Area Planning Commission (NKAPC) to Planning and Development Services of Kenton County (PDS) are appropriate (see Attachment C). Updating this terminology to reflect the new name of this organization in all zoning ordinances in Kenton County is necessary to avoid confusion in the administration of the codes.

Request 4

The proposed text amendments updating the Floodplain Regulations in all zoning ordinances in Kenton County to clearly define who the Floodplain Administrator is in every jurisdiction is appropriate (see Attachment D). It is necessary that these regulations provide clear guidance on who the Floodplain Administrator is in each jurisdiction.

PAUL J. DARPEL, CHAIR
KENTON COUNTY PLANNING COMMISSION

ATTACHMENT A

Proposed Text Amendment to all Kenton County Zoning Ordinances
 Words to be **added** are underlined, Words to be **deleted** are ~~lined through~~

Physically Restricted Development Area (PRDA) to Developmentally Sensitive Area (DSA)	
City	Section Number(s) and Name
Bromley	9.23, Hillside Development Controls
Covington	9.09.03, Hillside Protection Regulations
Crescent Springs	9.24, Hillside Development Controls
Crestview Hills	9.23, Hillside Development Controls
Edgewood	9.24, Hillside Development Controls
Elsmere	9.24, Hillside Development Controls
Erlanger	9.26, Hillside Development Controls
Fairview	9.24, Hillside Development Controls
Fort Mitchell	9.24, Hillside Development Controls
Fort Wright	9.24, Hillside Development Controls
Independence	9.24, Hillside Development Controls
Unincorporated Kenton County	9.24, Hillside Development Controls
Kenton Vale	9.24, Hillside Development Controls
Lakeside Park	9.22, Hillside Development Controls
Ludlow	9.24, Hillside Development Controls
Park Hills	12.0, Hillside Development Controls
Ryland Heights	9.23, Hillside Development Controls
Taylor Mill	9.23, Hillside Development Controls
Villa Hills	None

Example text (specific text will vary by jurisdiction):

SECTION 9.24 HILLSIDE DEVELOPMENT CONTROLS

- B. Areas of land on which development is physically restricted due to excessive hillside slopes shall be limited according to the following requirements:
 1. Development proposed on land areas identified on the Comprehensive Plan as "~~Physically Restrictive Development Areas~~ Developmentally Sensitive Areas", and any other areas which have slopes of 20 percent or greater, shall require approval before development may occur. In those areas which are identified in the Comprehensive Plan as "~~Physically Restrictive Development Areas~~ Developmentally Sensitive Areas " and containing slopes less than 20 percent, the requirements contained herein may be waived; if, after review of the proposed site plan by the engineer, it is determined that said development will not result in any significant hillside slippage or soil erosion.
 2. No excavation, removal, or placement of any soil, foundation placement, or construction of buildings or structures of any nature within the area identified as ~~Physically Restrictive Development Areas~~ Developmentally Sensitive Areas in (1) above, may occur until plans and specifications for such work have been submitted in the form of a site plan as regulated by Section 9.19 of this ordinance. In addition to site plan requirements, the following shall also be submitted:

ATTACHMENT B

Proposed Text Amendment to all Kenton County Zoning Ordinances
 Words to be **added** are underlined, Words to be **deleted** are lined through

Urban and Nonurban Service Area to Urban/Suburban and Rural Focus Area	
City	Section Number(s) and Name
Bromley	None
Covington	None
Crescent Springs	9.15, Building Regulations and Water and Sanitary Sewer Service
Crestview Hills	None
Edgewood	None
Elsmere	None
Erlanger	None
Fairview	9.15, Building Regulations and Water and Sanitary Sewer Service
Fort Mitchell	None
Fort Wright	None
Independence	9.15, Building Regulations and Water and Sanitary Sewer Service
Unincorporated Kenton County	8.0, Establishment of Zones 9.15, Building Regulations and Water and Sanitary Sewer Service 10.25, I-4 (Industrial Four River) Zone 10.26, I-5 (Industrial-River) Zone 10.27, I-6 (Rural Industrial) Zone
Kenton Vale	None
Lakeside Park	None
Ludlow	None
Park Hills	None
Ryland Heights	None
Taylor Mill	9.15, Building Regulations and Water and Sanitary Sewer Service
Villa Hills	10.15, I-4 (Industrial Four River) Zone

Example text (specific text will vary by jurisdiction):

SECTION 9.15 BUILDING REGULATIONS AND WATER AND SANITARY SEWER SERVICE

- B. WATER AND SANITARY SEWER SERVICE: Except as herein provided, no building may be constructed in any zone unless such building is connected to a public water and central sanitary sewer system of adequate capacity and design, and approved by proper authorities.
 - 1. Those areas within the ~~Urban Service Area~~ Urban/Suburban Focus Area, as identified by the Kenton County Comprehensive Plan, may be permitted to utilize on-site subsurface disposal systems, provided that said lots and systems are designed, constructed, and approved in accordance with the Kenton County

Subdivision Regulations and other applicable state and local regulations and the following conditions:

2. Those areas within the ~~Nonurban-Service-Area~~ Rural Focus Area, as identified by the Kenton County Comprehensive Plan, may be permitted to utilize on-site subsurface disposal systems, provided that said lots and systems are designed and constructed and approved in accordance with the Kenton County Subdivision regulations and other applicable state and local regulations, and the following conditions:
3. Except for areas within the ~~Nonurban-Service-Area~~ Rural Focus Area, as provided in Section 9.15, B., 2., where existing or proposed development is presently not served by a public sanitary sewer system, and is located within a reasonable distance of an existing or newly extended sanitary sewer line, as determined by the legislative body and/or the Northern Kentucky District Board of Health, said development shall be required to connect with the public sanitary sewer system and the private sewage disposal system shall be discontinued.

SECTION 10.25 I-4 (INDUSTRIAL FOUR RIVER) ZONE

- A. **PERMITTED USES:** The intent of the I-4 Zone is to provide for those industrial uses which do not require extensive urban services, in the ~~nonurban-service areas~~ rural focus areas, which depend on the use of the adjacent river for access to barge traffic as part of a transportation mode of exchange and/or distribution. The following uses are permitted providing all uses are in compliance with both the performance standards as set forth in Article XI of this ordinance, and all appropriate local, state, and federal regulations, and that the use complies with the above stated intent of the I-4 Zone, except as herein provided:

SECTION 10.26 I-5 (INDUSTRIAL-RIVER) ZONE

- A. **PERMITTED USES:** The intent of the I-5 Zone is to provide for industrial uses in ~~urban service areas~~ urban/suburban focus areas which depend on the use of the adjacent river for access to barge traffic as part of a transportation mode of exchange and/or distribution. The following uses are permitted providing all uses are in compliance with both the performance standards as set forth in Article XI of this ordinance, and all appropriate local, state, and federal regulations, and that the use complies with the above stated intent of the I-5 Zone, except as herein provided:

SECTION 10.27 I-6 (RURAL INDUSTRIAL) ZONE

- A. **PERMITTED USES:** The intent of the I-6 Zone is to provide for light industrial uses which do not require extensive urban services, in the ~~nonurban-service area~~ rural focus area. The following uses are permitted within the ~~nonurban-service area~~ rural focus area, provided that such uses are in compliance with all requirements of this ordinance, including performance standards as set forth in Article XV of this ordinance:

ATTACHMENT C

Proposed Text Amendment to all Kenton County Zoning Ordinances
 Words to be **added** are underlined, Words to be **deleted** are ~~lined through~~

Northern Kentucky Area Planning Commission (NKAPC) to Planning and Development Services of Kenton County (PDS)	
City	Section Number(s) and Name
Bromley	Table of Contents 7.0, Definitions 8.1, Official Zoning Map or Maps 8.2, Changes on Zoning Map or Maps 9.19, Site Plan Requirements 9.28, Regulations of Sexually Oriented Businesses 17.0, Filing of Amendment Application 17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing 17.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission 18.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission
Covington	Table of Contents 1.07.01, Official Zoning Map Adoption 1.07.02, Zoning Map Amendments 1.07.03, Replacement of Official Zoning Map 4.07.05, LGD Zone Review and Approval Procedures 5.08.04, MUC-O Review and Approval Procedures 12.03.06, Notice to NKAPC 12.04.01, Zoning Map Amendments Application 12.04.07, Notice to NKAPC 12.05.02, Stage I Development Plan 12.07.06, Notice of Decision to NKAPC 12.08.06, Notice of Decision to NKAPC 12.09.03, Public Hearing for Administrative Appeals 16.03.164, Definitions
Crescent Springs	Table of Contents 7.0, Definitions 8.1, Official Zoning Map or Maps 8.2, Changes on Zoning Map or Maps 9.20, Stage I – Plan Requirements 9.31, Regulations of Sexually Oriented Businesses 11.3, Approval of Access Points Required 17.0, Filing of Amendment Application 17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing 17.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission 18.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission
Crestview Hills	Table of Contents 8.2, Changes on Zoning Map or Maps 9.26, Regulations of Sexually Oriented Businesses 17.0, Filing of Amendment Application 17.1, Northern Kentucky Area Planning Commission Staff Review and

Crestview Hills (cont'd.)	<p>Recommendation Required Prior to or at the Scheduled Public Hearing</p> <p>17.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission</p> <p>18.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission</p>
Edgewood	<p>Table of Contents</p> <p>7.0, Definitions</p> <p>8.1, Official Zoning Map or Maps</p> <p>8.2, Changes on Zoning Map or Maps</p> <p>9.19, Site Plan Requirements</p> <p>9.24, Hillside Development Controls</p> <p>9.33, Regulations of Sexually Oriented Businesses</p> <p>17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing</p> <p>17.2, Overriding the Northern Kentucky Area Planning Commission Recommendations – Reasons, in Writing, Required</p> <p>17.3, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission</p> <p>18.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission</p>
Elsmere	<p>Table of Contents</p> <p>7.0, Definitions</p> <p>8.1, Official Zoning Map or Maps</p> <p>8.2, Changes on Zoning Map or Maps</p> <p>9.19, Site Plan Requirements</p> <p>9.24, Hillside Development Controls</p> <p>9.29, Regulations of Sexually Oriented Businesses</p> <p>11.3, Approval of Access Points Required</p> <p>17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing</p> <p>17.2, Overriding the Northern Kentucky Area Planning Commission Recommendations – Reasons, in Writing, Required</p> <p>17.3, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission</p> <p>18.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission</p>
Erlanger	<p>Table of Contents</p> <p>7.0, Definitions</p> <p>8.2, Changes on Zoning Map or Maps</p> <p>9.19, Site Plan Requirements</p> <p>9.26, Hillside Development Controls</p> <p>9.32, Conceptual Plans</p> <p>9.35, Regulations of Sexually Oriented Businesses</p> <p>11.3, Approval of Access Points Required</p> <p>17.0, Filing of Amendment Application</p> <p>17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing</p> <p>17.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission</p>
Fairview	<p>Table of Contents</p> <p>7.0, Definitions</p> <p>8.1, Official Zoning Map or Maps</p> <p>8.2, Changes on Zoning Map or Maps</p> <p>9.19, Site Plan Requirements</p> <p>9.24, Hillside Development Controls</p>

Fairview (cont'd.)	<p>9.25, Flood Protection Development Controls 9.28, Regulations of Sexually Oriented Businesses 11.3, Approval of Access Points Required 14.0, Filing of Amendment Application 14.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing 14.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission 15.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission</p>
Fort Mitchell	<p>Table of Contents 7.0, Definitions 8.1, Official Zoning Map or Maps 8.2, Changes on Zoning Map or Maps 9.19, Site Plan Requirements 9.24, Hillside Development Controls 9.29, Regulations of Sexually Oriented Businesses 11.3, Approval of Access Points Required 17.0, Filing of Amendment Application 17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing 17.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission 18.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission</p>
Fort Wright	<p>Table of Contents 7.0, Definitions 8.1, Official Zoning Map or Maps 8.2, Changes on Zoning Map or Maps 9.24, Hillside Development Controls 9.33, Regulations of Sexually Oriented Businesses 11.3, Approval of Access Points Required 17.0, Filing of Amendment Application 17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing 17.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission 18.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission</p>
Independence	<p>Table of Contents 7.0, Definitions 8.1, Official Zoning Map or Maps 8.2, Changes on Zoning Map or Maps 9.19, Site Plan Requirements 9.24, Hillside Development Controls 9.34, Regulations of Sexually Oriented Businesses 11.3, Approval of Access Points Required 17.0, Filing of Amendment Application 17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing 17.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission 18.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission</p>

<p>Unincorporated Kenton County</p>	<p>Table of Contents 7.0, Definitions 8.1, Official Zoning Map or Maps 8.2, Changes on Zoning Map or Maps 9.19, Site Plan Requirements 9.24, Hillside Development Controls 9.33, Regulations of Sexually Oriented Businesses 11.3, Approval of Access Points Required 17.0, Filing of Amendment Application 17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing 17.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission 18.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission</p>
<p>Kenton Vale</p>	<p>Table of Contents 7.0, Definitions 8.1, Official Zoning Map or Maps 8.2, Changes on Zoning Map or Maps 9.19, Site Plan Requirements 9.24, Hillside Development Controls 11.3, Approval of Access Points Required 17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing 17.2, Overriding the Northern Kentucky Area Planning Commission Recommendations – Reasons, in Writing, Required 17.3, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission 18.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission</p>
<p>Lakeside Park</p>	<p>Table of Contents 7.0, Definitions 8.1, Official Zoning Map or Maps 8.2, Changes on Zoning Map or Maps 9.17, Site Plan Requirements 9.22, Hillside Development Controls 9.27, Regulations of Sexually Oriented Businesses 11.3, Approval of Access Points Required 17.0, Filing of Amendment Application 17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing 17.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission 18.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission</p>
<p>Ludlow</p>	<p>Table of Contents 7.0, Definitions 9.19, Site Plan Requirements 9.24, Hillside Development Controls 9.32, Regulations of Sexually Oriented Businesses 11.3, Approval of Access Points Required 17.0, Filing of Amendment Application 17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing</p>

<p>Ludlow (cont'd.)</p>	<p>17.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission 18.8, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission</p>
<p>Park Hills</p>	<p>Table of Contents 9.18, Site Plan Requirements 9.22, Regulations of Sexually Oriented Businesses</p>
<p>Ryland Heights</p>	<p>Table of Contents 7.0, Definitions 8.1, Official Zoning Map or Maps 8.2, Changes on Zoning Map or Maps 9.19, Site Plan Requirements 9.24, Hillside Development Controls 11.3, Approval of Access Points Required 17.0, Filing of Amendment Application 17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing 17.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission 18.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission</p>
<p>Taylor Mill</p>	<p>Table of Contents 8.2, Changes on Zoning Map or Maps 9.28, Regulations of Sexually Oriented Businesses 11.2, Approval of Access Points Required 17.0, Filing of Amendment Application 17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing 17.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission 18.9, Actions of Board of Adjustment to be Furnished to the Northern Kentucky Area Planning Commission</p>
<p>Villa Hills</p>	<p>Table of Contents 7.0, Definitions 8.1, Official Zoning Map or Maps 8.2, Changes on Zoning Map or Maps 9.19, Site Plan Requirements 9.24, Hillside Development Controls 9.29, Regulations of Sexually Oriented Businesses 11.3, Approval of Access Points Required 17.0, Filing of Amendment Application 17.1, Northern Kentucky Area Planning Commission Staff Review and Recommendation Required Prior to or at the Scheduled Public Hearing 17.2, Actions of the Local Governmental Units to be Furnished to the Northern Kentucky Area Planning Commission</p>

ATTACHMENT D

Proposed Text Amendment to all Kenton County Zoning Ordinances
 Words to be **added** are underlined, Words to be **deleted** are ~~lined through~~

Designation of Floodplain Administrator	
City	Section Number(s) and Name
Bromley	9.24, Designation of Local Floodplain Coordinator
Covington	11.04.01, Designation of Local Administrator
Crescent Springs	9.32, Designation of Local Floodplain Coordinator
Crestview Hills	9.27, Designation of Local Administrator
Edgewood	9.34, Designation of Local Administrator
Elsmere	9.30, Designation of Local Administrator
Erlanger	9.24, Designation of Local Administrator
Fairview	None
Fort Mitchell	9.30, Designation of Local Administrator
Fort Wright	9.25, Designation of Local Administrator
Independence	9.25, Designation of Local Floodplain Coordinator
Unincorporated Kenton County	9.25, Designation of Local Administrator
Kenton Vale	None
Lakeside Park	None
Ludlow	9.25, Designation of Local Administrator
Park Hills	None
Ryland Heights	9.24, Designation of Local Administrator
Taylor Mill	9.24, Designation of Local Administrator
Villa Hills	9.25, Designation of Local Administrator

Example text (specific text will vary by jurisdiction):

SECTION 9.25 FLOOD PROTECTION DEVELOPMENT CONTROLS

D. ADMINISTRATION

1. ~~The legislative body of the City of Villa Hills hereby appoints the NKAPC's Deputy Director for Current Planning to administer, implement, and enforce the provisions of this ordinance by granting or denying development permits in accordance with its provisions, and is herein referred to as the Floodplain Administrator.~~
1. The legislative body of [Kenton County/City of XX] hereby appoints the Zoning Administrator to administer, implement, and enforce the provisions of this ordinance by granting or denying development permits in accordance with its provisions, and is herein referred to as the Floodplain Administrator.

Certification

The undersigned, Gena M. Forsyth, Assistant City Clerk/Special Events Coordinator of City of Taylor Mill, in Kenton County, Kentucky, hereby certified as follows:

1. The foregoing Ordinance No. 308 (10-14-15) was introduced in writing and read to the City Commission of the City of Taylor Mill at regular or special meetings thereof on the 9th day of September, 2015 and the 14th day of October, 2015, at which quorums were present; and said Ordinance was enacted by the City Commission of the City of Taylor Mill upon the affirmative vote of at least a majority of a quorum thereof, at the meeting thereof on the 14th day of October, 2015, with the vote of each member of the City Commission entered upon the official record of such meeting; and
2. After the passage and adoption of the foregoing Ordinance by the City Commission of the City of Taylor Mill, it was submitted to the Mayor of the City of Taylor Mill who approved said Ordinance by affixing his signature thereto within ten (10) days after the submission thereof to him; and
3. The foregoing Ordinance was published on the 23^d day of November, 2015 in the Kentucky Enquirer, a newspaper qualified therefore, pursuant to the provisions of K.R.S. Chapter 424.



Gena Forsyth, Assistant City Clerk/
Special Events Coordinator

Affidavit of Publication

Publisher's Fee 116.69 Affidavit Charge 0.00

State of Ohio }
 }
 } **SS.**
 }
Hamilton County }

Personally appeared Kirk Kloepfer

Of the The Enquirer, a newspaper printed in Cincinnati, Ohio and published in Cincinnati, in said County and State. and of general circulation in said county, and as to the Kentucky Enquirer published in Ft. Mitchell, Kenton County, Kentucky, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy. has been published in the said newspaper times, once in each issue as follows:
11/13/15

LEGAL NOTICE

TAYLOR MILL ORDINANCE NO. 308 (10-14-15)

TITLE

AN ORDINANCE AMENDING THE OFFICIAL ZONING ORDINANCE OF THE CITY OF TAYLOR MILL UPDATING ALL SECTIONS THAT REFER TO PHYSICALLY RESTRICTED DEVELOPMENT AREAS (PRDA), URBAN AND NONURBAN SERVICE AREA, NORTHERN KENTUCKY AREA PLANNING COMMISSION (NKAPC) AND FLOODPLAIN REGULATIONS

NARRATIVE

Taylor Mill Ordinance No. 308 was enacted on October 14, 2015; and it is an ordinance that amends the text of the official zoning ordinance of the City to update all sections that refer to Physically Restricted Development Areas (PRDA), Urban and Nonurban Service Area, Northern Kentucky Area Planning Commission (NKAPC) and floodplain regulations to change various terms that are no longer in use to terms now in use with the same meaning; and to clearly define the floodplain administrator to be the Zoning Administrator.

FINES, PENALTIES, FORFEITURES, TAXES OR FEES

No section of Taylor Mill Ordinance No. 308 imposes any fine, penalty, forfeiture, tax or fee. 858739

- Cincinnati Enquirer
- Kentucky Enquirer
- Cincinnati.Com

Kirk Kloepfer

AFFIANT

Sworn to before me, this

11/13/15

Crystal Williams

Notary Public of Ohio



Crystal Williams
Notary Public, State of Ohio
My Commission Expires 08-24-2020

The Cincinnati Enquirer
The Kentucky Enquirer
Cincinnati.Com

312 ELM STREET
CINCINNATI, OHIO 45202-2739
(513) 721-2700

TAYLOR MILL CITY OF
5225 TAYLOR MILL RD
TAYLOR MILL, KY 41015

Monday, January 11, 2016

Acct#: CIN-619651

Order #: 0000858739

LEGALNOTICETAYLORMILLORDINANCENO308101415TITLEANORI

PO Number: LEGAL NOTICE

DATES			TOTAL AMOUNT
11/13/15			
			116.69
Affidavit of Publication Charge			0.00
TOTAL AMOUNT DUE			116.69

Check #: _____

Date: _____

**CONFIRMATION OF PRICE
NOT AN INVOICE**