

ORDINANCE NO. 330 (3-14-18)

**AN ORDINANCE OF THE CITY OF TAYLOR MILL IN KENTON COUNTY KENTUCKY, AMENDING THE TEXT OF SECTIONS 10.18, 10.19, 10.20 AND 11.1 OF THE TAYLOR MILL ZONING ORDINANCE TO ALLOW DRIVE-THROUGH FACILITIES ASSOCIATED WITH RESTAURANTS WITHIN THE DTM-1, DTM-2 AND DTM-3 ZONES TO HAVE TWO ORDERING POINTS AND DECREASING THE NUMBER OF OFF-STREET PARKING SPACES REQUIRED FOR COMBINATION RESTAURANTS**

**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 allow drive-through facilities associated with restaurants within the DTM-1, DTM-2 and DTM-3 zones to have two ordering points and decreasing the number of off-street parking spaces required for combination restaurants

**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 PC1712-0003 thereof; and, after a public hearing on January 4, 2018, the KCPC 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 10.18, 10.19, 10.20 and 11.1 of the Taylor Mill Zoning Ordinance numbered 1977-24, as previously revised and amended from time to time, is hereby again amended to allow drive-through facilities associated with restaurants within the DTM-1, DTM-2 and DTM-3 zones to have two ordering points and decreasing the number of off-street parking spaces required for combination restaurants; all in conformity with the language in ATTACHMENTS A and B respectively to this ordinance, which are incorporated herein by reference, with the words, letters and numbers being added indicated by a single solid line beneath them.

**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**Section 3.0 – Conflicting Ordinances Repealed**

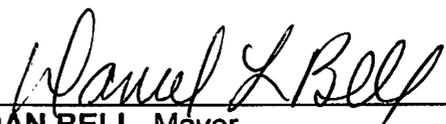
All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**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 K.R.S. 83A.060 (9).

  
\_\_\_\_\_  
DAN BELL, Mayor

**General Attachment Notice:**

*For ease of viewing, only those portions of the Zoning Ordinance pertaining to the requests within the submitted application have been included within these attachments. The complete zoning code can be viewed online at: [www.pdskc.org](http://www.pdskc.org)*

**ATTACHMENT A**

**ARTICLE X**

**ZONES**

**SECTION 10.18 DTM-1 (DOWNTOWN TAYLOR MILL PRIMARY MAIN STREET) ZONE**

- F. **USE STANDARDS:** This section provides standards for specific land uses permitted by this ordinance. These standards are intended to apply in addition to all other requirements of this ordinance.
1. **Drive-Through Facilities:** Drive-through facilities are auto-oriented uses that detract from the pedestrian-friendly and human-scale environment planned in Downtown Taylor Mill. However, in recognition of the need to balance business interests with overall downtown revitalization goals, drive-through facilities are permitted in limited circumstances when all of the following requirements are satisfied:
    - a. Drive-through facilities shall be accessory to banks and other financial institutions and drug store uses, whether such uses are principal or accessory uses.
    - b. Ingress and egress to the drive-through shall not be provided directly from KY 16, Taylor Mill Road, or arterial or collector streets.
    - c. In no circumstances shall a new curb cut be approved to provide access to a drive-through facility.
    - d. Drive-through facilities shall be located at the rear of buildings only and must be completely screened from all adjacent right-of-ways.
    - e. Only one stacking lane per drive-through facility is permitted. Financial Institutions will be permitted to have up to three stacking lanes. For design purposes, a stacking lane is a complete customer service lane, from beginning to end. Restaurant drive-through lanes that split for an additional order point, then merge, are considered a single stacking lane.
    - f. Ingress and egress to any drive-through facility shall not interfere or conflict with on- or off-site pedestrian or vehicular circulation.

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

F. **USE STANDARDS:** This section provides standards for specific land uses permitted by this ordinance. These standards are intended to apply in addition to all other requirements of this ordinance.

1. **Drive-Through Facilities:** Drive-through facilities are auto-oriented uses that detract from the pedestrian-friendly and human-scale environment planned in Downtown Taylor Mill. However, in recognition of the need to balance business interests with overall downtown revitalization goals, drive-through facilities are permitted in limited circumstances when all of the following requirements are satisfied:

- a. Drive-through facilities shall be accessory to banks and other financial institutions and drug store uses, whether such uses are principal or accessory uses.
- b. Ingress and egress to the drive-through shall not be provided directly from KY 16, Taylor Mill Road, or arterial or collector streets.
- c. In no circumstances shall a new curb cut be approved to provide access to a drive-through facility.
- d. Drive-through facilities shall be located at the rear of buildings only and must be completely screened from all adjacent right-of-ways.
- e. Only one stacking lane per drive-through facility is permitted. Financial Institutions will be permitted to have up to three stacking lanes. For design purposes, a stacking lane is a complete customer service lane, from beginning to end. Restaurant drive-through lanes that split for an additional order point, then merge, are considered a single stacking lane.
- f. Ingress and egress to any drive-through facility shall not interfere or conflict with on- or off-site pedestrian or vehicular circulation.

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

F. **USE STANDARDS:** This section provides standards for specific land uses permitted by this ordinance. These standards are intended to apply in addition to all other requirements of this ordinance.

1. **Drive-Through Facilities:** Drive-through facilities are auto-oriented uses that detract from the pedestrian-friendly and human-scale environment planned in Downtown Taylor Mill. However, in recognition of the need to balance business interests with overall downtown revitalization goals, drive-through facilities are permitted in limited circumstances when all of the following requirements are satisfied:

- a. Drive-through facilities shall be accessory to banks and other financial institutions and drug store uses, whether such uses are principal or accessory uses.
- b. Ingress and egress to the drive-through shall not be provided directly from KY 16, Taylor Mill Road, or arterial or collector streets.
- c. In no circumstances shall a new curb cut be approved to provide access to a drive-through facility.
- d. Drive-through facilities shall be located at the rear of buildings only and must be completely screened from all adjacent right-of-ways.
- e. Only one stacking lane per drive-through facility is permitted. Financial Institutions will be permitted to have up to three stacking lanes. For design purposes, a stacking lane is a complete customer service lane, from beginning to end. Restaurant drive-through lanes that split for an additional order point, then merge, are considered a single stacking lane.
- f. Ingress and egress to any drive-through facility shall not interfere or conflict with on- or off-site pedestrian or vehicular circulation.

ATTACHMENT B

ARTICLE XI

OFF-STREET PARKING AND ACCESS CONTROL REGULATIONS

**SECTION 11.1 SPECIFIC OFF-STREET PARKING REQUIREMENTS:** The amount of off-street parking space required for uses, buildings, or additions, and changes in intensity of uses thereto, shall be determined according to the following requirements, and the space, so required, shall be stated in the application for a zoning and building permit and shall be reserved for such use. Where more than one use is located in the same building each individual use shall be in accordance with the off-street parking requirements of this section of the ordinance.

TYPES OF USES

REQUIRED NUMBER OF SPACES

- |    |   |   |
|----|---|---|
| M. | Establishments for sale and consumption on the premises of alcoholic beverages, food, refreshments, or for take home food service | One (1) parking space for each two (2) employees on shift of largest employment plus one parking space for each:  |
|    | A.  | Thirty (30) square feet of gross floor area in a drive-in restaurant;   |
|    | B.  | One hundred forty (140) square feet of gross floor area in a carry-out restaurant:  |
|    | C.  | <u>One hundred (100)</u> [ <del>Forty (40)</del> ] square feet of gross floor area or two (2) seating accommodations, based on maximum capacity, whichever is greater, in a combination restaurant: |
|    | D.  | Two (2) seating accommodations, based on maximum seating capacity, in a sit-down restaurant.  |

## 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. 330 (3-14-18) was introduced in writing and read to the City Commission of the City of Taylor Mill at regular or special meetings thereof on the 14 day of February, 2018 and the 14 day of March, 2018, 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 14 day of March, 2018, 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 day of March, 2018, in the Kentucky Enquirer, a newspaper qualified therefore, pursuant to the provisions of K.R.S. Chapter 424.



Gena Forsyth, City Clerk/  
Special Events Coordinator

# ENQUIRER MEDIA

PART OF THE USA TODAY NETWORK

**Advertiser:**

TAYLOR MILL CITY OF  
5225 TAYLOR MILL RD

TAYLOR MILL KY 41015

## AFFIDAVIT OF PUBLICATION

Newspaper: CIN-EN Kentucky Enquirer

LEGAL NOTICE  
ATTACHED

State of Wisconsin

RE: Order # 0002808370

Account #: CIN-619651  
Total Cost of the Ad: \$140.12

Last Run Date: 03/23/2018

I, 

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, deposes 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:

03/23/18

Subscribed and sworn to before me this 23th day of March, 2018

  
Notary Public

9-19-21  
Commission expires



**LEGAL NOTICE**  
TAYLOR MILL ORDINANCE NO.330 (03-14-18)

**TITLE**

AN ORDINANCE OF THE CITY OF TAYLOR MILL IN KENTON COUNTY KENTUCKY, AMENDING THE TEXT OF SECTIONS 10.18, 10.19, 10.20 AND 11.1 OF THE TAYLOR MILL ZONING ORDINANCE TO ALLOW DRIVE-THROUGH FACILITIES ASSOCIATED WITH RESTAURANTS WITHIN THE DTM-1, DTM-2 AND DTM-3 ZONES TO HAVE TWO ORDERING POINTS, AND DECREASING THE NUMBER OF OFF-STREET PARKING SPACES REQUIRED FOR COMBINATION RESTAURANTS

**NARRATIVE**

Taylor Mill Ordinance No. 330 (03-14-18) was enacted on March 14, 2018; and it is an ordinance that amends the text of the City of Taylor Mill zoning ordinance to allow drive through facilities associated with restaurants within the DTM 1, DTM 2 and DTM 3 zones to have 2 ordering points and decreasing the number of off-street parking spaces required for combination restaurants

**TAXES OR FEES**

No section of Taylor Mill Ordinance No. 330 (03-14-18) imposes any tax or fee.  
KY, Mar23'18#2808370