

ORDINANCE NO. 349 (08-21-2019)

AN ORDINANCE OF THE CITY OF TAYLOR MILL IN KENTON COUNTY KENTUCKY AMENDING THE TEXT OF THE TAYLOR MILL ZONING ORDINANCE TO AMEND THE DEFINITION OF A "PRIVATE GARAGE" ADD THE DEFINITION OF A PRIVATE GARAGE AND AMEND THE SIZE RESTRICTIONS ON PRIVATE GARAGES AND ACCESSORY STRUCTURES

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 amend the definition of a "private garage" and amend the size restrictions on private garages and accessory structures; 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 PC1907-0003 thereof; and, after a public hearing on August 6, 2019 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 7.0 and 9.10 F of the Taylor Mill Zoning Ordinance numbered 1977-24, as previously revised and amended from time to time, are hereby again amended to amend the definition of a "private garage and amend the size limitations on customary accessory uses; 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. 83A.060(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Section 3.0 – Conflicting Ordinances Repealed

Taylor Mill ordinance 338 and all other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.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).



DANIEL L. BELL, Mayor

ATTACHMENT A

ARTICLE VII

DEFINITIONS

SECTION 7.0 WORDS AND PHRASES

~~GARAGE, PRIVATE: An accessory building or portion of a principal building not exceeding eight hundred (800) square feet of area, per dwelling unit, designed intended, and use for the storage of not more than four (4) motor driven vehicles, per dwelling unit, owned, used and registered in the name of the occupants of the dwelling unit for which said private garage is intended. Not more than one (1) of the vehicles shall be a commercial vehicle and this vehicle shall not be more than two (2) ton capacity. This definition shall not include a public garage.~~

GARAGE PRIVATE: A building used for the storage of vehicles and clearly accessory to the principal use permitted. Said accessory private garage may contain additional rooms for family recreational purposes, storage, without facilities for the preparation of food, i.e. kitchen. No more than one (1) vehicle shall be a commercial vehicle and this vehicle shall not be more than two (2) ton capacity. This definition shall not include a public garage.

ARTICLE IX GENERAL REGULATIONS

SECTION 9.10 APPLICATION OF ZONING REGULATIONS

F. Customary Accessory Structures and Uses

1. Accessory structures and uses, including off-street parking and loading and/or unloading areas, shall not be permitted within any required minimum front yard or side yard (on each side of the lot) except in the NC, HC, NSC, PO and R-1 Zones as provided. Accessory structures and uses, including off-street parking and loading and /or unloading areas, shall be permitted to be extended into the minimum rear yard area, as defined herein, in all zones, but by never more than ten (10) feet.
2. Customary accessory structures and uses shall never exceed [~~twenty-five per cent (25%)~~] ten per cent (10%) of either of the following, whichever is less: greater:

- 1.1 The gross floor area of the principle building on the same lot as the customary accessory use; or
 - 1.2 The available yard area in excess of the minimum yard areas required by this ordinance.
3. For single-family dwellings, private garages and carports shall not exceed five hundred (500) square feet in gross floor area or a maximum coverage of ten (10) per cent of the available yard area in which said structure is to be located, whichever is greater. In all cases, the floor area of such structures shall be less than the gross floor area of the principal structure