



To: City of Fort Thomas, KY Planning Commission

From: Alisa Duffey Rogers, AICP  
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Subject: Zoning Ordinance Update  
Considerations for May 17, 2023 Meeting

Date: May 11, 2023

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- ▶ At the community engagement sessions on April 20, 2023, ten community members attended, and the following topics were discussed:
  - Fort Thomas Avenue Overlay District specifically the Development & Residential Contextual Standards
  - Parcels included in the Fort Thomas Avenue Overlay District
  - Midway District on the National Register of Historic Places
  - Location of parking areas in the R-3 District
  - Large number of residential lots that don't conform to the Minimum Lot Width requirement & implications for rebuilding after tragedies
  - History & applicability of the existing Central Business District Local Historic District
  - Proposed Tower Park Historic Overlay District & existing deed restrictions
  - U. S. Secretary for the Interior Standards for Rehabilitation and the Guidelines for Rehabilitating Historic Buildings

- ▶ At the Planning Commission meeting on May 17, we will present the following Ordinance Sections and potential discussion topics, which are highlighted in yellow text boxes in the draft Sections.

### **Article V – Regulations Applicable to All Districts**

- Section 5.1 – Temporary and Accessory Use/Structure Regulations – This Section regulates temporary and accessory uses and structures in all zoning districts.
  - ◆ Do the existing home occupation standards need to be updated?  
(Page 3 in Section 5.1)



- ◆ Should the minimum side setback for HVAC condensing units & other mechanical devices be reduced to 3 feet? (Page 8 in Section 5.1)
- ◆ Are the proposed standards for Integrated and Rooftop Solar Energy Systems appropriate, particularly the height exception? (Page 15 in Section 5.1)
- Section 5.7 – Sign Regulations – This Section regulates signs in both residential and non-residential zoning districts. This Section includes sign definitions and rules for measuring area and height.
  - ◆ For building-mounted signs in the non-residential districts (Pages 16-18 in Section 5.7):
    - > Projecting Signs: Should the permitted area be enlarged? Larger projecting signs would permit such signs to be used as directory signs for multi-tenant buildings. Should projecting signs be allowed above the first-floor sign band?
    - > Should wall signs be permitted above the first-floor sign band?
    - > Should awning signage be permitted above windows on upper floors?
  - ◆ For freestanding signs in the non-residential districts (Pages 19-21 in Section 5.7):
    - > Should the height of ground signs be reduced in the CBD?
    - > Should pole/pylon signs be prohibited except in limited circumstances?
    - > Should upper floor tenants have pedestrian signs?
    - > Large, freestanding signs are currently permitted adjacent to I-471. It is necessary to permit such signs adjacent to I-471?
  - ◆ Permanent Signs in Residential and Conservation Districts (Page 24 – 27 in Section 5.7):
    - > What is the appropriate size of ground signs for conditional uses in Residential Districts?
    - > What is the appropriate size of wall signs for multi-family & attached single-family developments?
    - > Is it appropriate to prohibit pole and pylon signs in the multi-family districts?
    - > Should electronic message centers be permitted for all Community Facilities/Institutions in Residential Districts?



- ◆ Murals (Page 29-30 in Section 5.7):
  - > Should murals be permitted in non-residential districts outside of the CBD?
  - > Should the size of murals be limited?
  - > Should smaller murals not visible from public streets be permitted without approval of the Design Review Board? (These would be murals only visible from walking paths, etc.)
  - > Should murals be prohibited on front facades?
- ◆ Administrative Provisions - Should the Planning Commission be authorized to grant waivers to the Sign Regulations? (Page 37 in Section 5.7)