



To: City of Fort Thomas, KY Planning Commission

From: Alisa Duffey Rogers, AICP  
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Subject: Zoning Ordinance Update  
Considerations for July 19, 2023 Meeting

Date: July 10, 2023

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▶ At the community engagement sessions on May 18, 2023, twelve community members attended, and the following topics were discussed:

- The appropriateness of murals in Downtown (Town Center) and in the other commercial/office areas of the City
- The attendees’ vision for the future built environment in Downtown (Town Center) – Attendees expressed concerns about the mass and scale of tall, long buildings located adjacent to the sidewalk
- Sign regulations particularly:
  - concerns regarding the proliferation of electronic message centers (digital signs)
  - signs in the front yards of R-3 properties
  - pedestrian signs in Downtown and Midway
- The upcoming meeting between the Planning Commission and the City Council on June 5, 2023
- The proposed Tower Park Historic Overlay District and the timeline for enacting the new Overlay District as well as enforcement before enactment

▶ At the Planning Commission meeting on July 19, we will present the following Ordinance Sections and potential discussion topics, which are highlighted in yellow text boxes in the draft Sections.

### **Article III – Zoning Districts**

- **Section 3.7** - Central Business District & Traditional Business District Regulations – This Section incorporates many of the discussion items from the joint Planning Commission and City Council Meeting on June 5, 2023. The districts and sub-districts are described, uses appropriate to each district/sub-district are listed, and development standards are tailored to each district/sub-district.



- ◆ Are these the correct districts and sub-districts? See maps of each district and sub-district to determine the location of each district and sub-district. (Page 3 in Section 3.7)
- ◆ Regarding the uses in each district and sub-district (Page 7 in Section 3.7),
  - Should drive-thru uses be conditional uses or become non-conforming in CBD-TCC?
  - In the residential sub-districts, TCR, MR1, and MR2, should more uses be permitted as by-right, restricted, or conditional?
  - Are the proposed uses appropriate for each district and sub-district?
- ◆ Regarding the Development Standards in Schedule 3.7.03 B. (Page 11 in Section 3.7),
  - Are the maximum height restrictions appropriate for each district/sub-district?
  - For the CBD-TCS sub-district, are the setbacks and the minimum distance between buildings appropriate?
- ◆ Concerning the Required Design Standards in Schedule 3.7.04 G., should other aspects of design be regulated to create and preserve the character of Downtown, Midway, and Inverness? (Page 18 in Section 3.7)

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

- **Section 5.0** – General Regulations – This Section explains how to handle unique situations in the administration of the Zoning Ordinance, and much of this Section was imported from the existing Zoning Ordinance with only minor changes. The only new sub-section incorporates Performance Standards which are standards that govern objectionable impacts from land uses.
- **Section 5.1** – Temporary and Accessory Use/Structure Regulations – This Section regulates accessory uses and structures as well as temporary uses in all zoning districts.
  - ◆ Do the existing home occupation standards need to be updated? (Page 3 in Section 5.1)
  - ◆ Accessory dwelling units (ADU) are smaller dwelling units in single-family residential districts that used to be called “granny flats” or “in-law suites.” Accessory dwelling units can be internal to a home, such as over an attached



garage, or a detached unit. As currently drafted, detached ADUs are prohibited. (Page 10 in Section 5.1)

- > Should ADUs be permitted by right or conditionally permitted?  
Should the classification vary by zoning district?
  - > Should detached ADUs be permitted? If so, what zoning district(s)? If so, by-right or conditionally?
  - > Should non-conforming lots be allowed to have an ADU?
  - > Is the floor area limitation appropriate?
  - > Are there any other Appearance standards that should be added?
  - > Should parking be required?
- ◆ Should the minimum side setback for HVAC condensing units & other mechanical devices be reduced to 3 feet? (Page 10 in Section 5.1)
  - ◆ Are the proposed standards for Integrated and Rooftop Solar Energy Systems appropriate, particularly the height exception? (Page 17 in Section 5.1)