



To: City of Fort Thomas, KY Planning Commission

From: Alisa Duffey Rogers, AICP
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Subject: Zoning Ordinance Update
Considerations for August 16, 2023 Meeting

Date: August 4, 2023

- ▶ At the community engagement sessions on July 18 and 19, 2023, seven community members attended, and the following topics were discussed:
 - The adequacy of the existing lighting regulations especially when parking lots abut residential neighborhoods.
 - The draft text and maps for the Central Business District (CBD) and sub-districts for Midway and Town Center as well as the draft text and map for the Traditional Business District, which will cover the Inverness Business District.
 - Community members expressed concerns regarding putting the VA Hospital into the CBD-Midway District.
 - Attendees discussed at length changing the sub-district that encompasses 2 – 24 S. Fort Thomas Avenue. These attendees felt that US Bank; Guardian Bank; and the US Post Office should be in the Supporting sub-district, rather than the Core sub-district.

- ▶ At the Planning Commission meeting on August 16, 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 5.0** – 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. (Pages 8 - 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)
- **Section 5.2** – Environmental Regulations – This Section includes the existing regulations for Hillside Development and for Tree Conservation and Restoration.
 - ◆ Should the existing Hillside Development Controls be amended? Have you had any issues effectively using these regulations in the past? (Page 4 in Section 5.2)
 - ◆ Are the regulations for Tree Conservation and Restoration, in concert with Chapter 98, Trees, of the City’s General Ordinances working well? Are any modifications needed? (Page 6 in Section 5.2)
- **Section 5.3** - Landscaping, Screening, & Lighting Regulations – This Section regulates landscaping, buffering, screening, and lighting. Much of the City’s



existing regulations were incorporated into this Section, but additional requirements were included.

- ◆ Do these landscaping, buffering, and screening requirements provide for sufficient landscaping and screening? (Page 18 in Section 5.3)
- ◆ Are the changes to the Lighting Regulations appropriate? (Page 27 in Section 5.3)
- **Section 5.5** - Off-Street Parking, Loading, and Access Regulations – This Section includes the minimum parking requirements for uses as well as provisions for off-site and shared parking.
 - ◆ Most parking requirements have been reduced. Is this reduction appropriate? (Page 10 in Section 5.5)
 - ◆ Like in the existing Zoning Ordinance, parking requirements in the Central Business District (CBD) and the Traditional Business District (TBD) may be waived or reduced. Additional factors for the Planning Commission to consider have been added. Should any other factors be considered when deciding to waive parking requirements in the CBD or TBD? (Page 11 in Section 5.5)
 - ◆ New standards are proposed for shared parking. Are these new standards appropriate? (Page 15 in Section 5.5)
 - ◆ New standards are included for off-site parking. Are there any concerns regarding these new standards? (Page 16 in Section 5.5)