

To: City of Fort Thomas, KY Planning Commission

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Subject: Zoning Ordinance Update
Considerations for September 20, 2023 Planning Commission Meeting

Date: September 14, 2023

- ▶ At the community engagement sessions on August 17, 2023, five community members attended, and the following topics were discussed:
 - Lighting Concerns:
 - The adequacy of the existing lighting regulations especially when parking facilities abut residential neighborhoods.
 - How best to light parking lots when adjacent to residential uses.
 - The environmental considerations of too much lighting.
 - The draft text and maps for the Central Business District (CBD) and sub-districts for Midway and Town Center.
 - Home occupations and the appropriate way to regulate especially given the prevalence of remote working.
 - Accessory dwelling units and the possible negative consequences of permitting accessory dwelling units.
 - The desirability of permitting Shop Houses in the CBD. Concerns were expressed about this use.
 - Possible development of a new single-family subdivision in the vicinity of Highlands High Soccer Field.
 - The existing and proposed regulation of temporary signs.

- ▶ At the Planning Commission meeting on September 20, we will present and discuss 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 5.4 – Conditional and Restricted Use Regulations** – This Section establishes supplemental standards, exceptions to standards, or alternative standards for specific uses.
 - ◆ Please review the standards for each use in Section 5.4 being mindful as to whether the use is conditional or restricted and in what zoning district. The standards were developed to manage specific uses in specific zoning districts. (Page 1 in Section 5.4)
 - ◆ Schedule 5.4.03 – Schedule of Use-Specific Regulations. (Pages 4 - 6 in Section 5.4)
 - Should Single-family Detached Dwellings be “P” or “R” in CBD-TCS (CBD-Town Center Supporting)?
 - Should Single-family Detached Dwellings be “P” or “R” in TBD (Traditional Business District)?
 - ◆ Live/Work Uses including Shop House, Artisan or Craft Workshop & Artist Studio - Are the standards appropriate given the location of these live/work units? (Pages 41 & 42 in Section 5.4)

2

Article VII – Subdivision Regulations

The Subdivision Regulations govern the subdivision or dividing of parcels. The existing regulations were adopted in 1990 and are a standalone Ordinance outside of the Zoning Ordinance. At this time, we are proposing to integrate the Subdivision Regulations and the Zoning Ordinance into a Unified Development Ordinance (UDO), so that most development regulations are in one ordinance.

Subdivision Regulations are process oriented and highly technical, and they contain engineering standards and drawings for constructing public improvements within subdivisions. Because Fort Thomas’ Subdivision Regulations have not been updated in many years and engineering standards have changed in the intervening years, many of the revisions in the draft Subdivision Regulations consist of these needed engineering modifications.

- **Section 7.1 – Definitions** - Many of the existing definitions are lined out because these definitions will be incorporated into Section 1.1- Definitions of the UDO. Some definitions that are particular to subdivisions may remain in Section 7.1 – Definitions. The one substantive change to Section 7.1 is adding definitions for Major and Minor Subdivisions. Adding these definitions has process



implications that we will discuss at the meeting on September 20, 2023. (See page 7 in Section 7.1)

- **Section 7.2 – Subdivision Procedure.** This Section outlines the procedure for consideration of subdivision applications.
 - ◆ Sub-section 7.2.16 lists the process for minor subdivisions or Identification Plats. Use of an Identification plat means an applicant has a one step process for plat approval. In other words, an applicant does not have to submit and receive approval from the Planning Commission for both a preliminary and final plat. They only come before the Planning Commission one time for approval of an Identification Plat. Given that process implication:
 - > Are the requirements in sub-section 7.2.16 A. for an Identification Plat still appropriate?
 - > If not, what type of subdivision/lot line adjustments/etc. should be able to use an Identification Plat? (See page 14 in Section 7.2)
- Section 7.5 - **Design Standards for the Layout of Subdivisions.** This Section includes technical standards for designing the physical layout of a proposed subdivision.
 - ◆ Sub-section 7.5.01 Streets includes Table 4 which prescribes the required width of street rights-of-way, pavement width, etc. The pavement width of streets is a defining community characteristic. Therefore, in Table 4 on page 31 of the Subdivision Regulations, is it appropriate to reduce the minimum pavement width, as shown in Table 4, given that the width of many City streets is less than 25 feet?