

ORDINANCE O-06-2018

AN ORDINANCE AMENDING THE OFFICIAL ZONING ORDINANCE OF THE CITY OF FORT THOMAS, CAMPBELL COUNTY, KENTUCKY, BEING ORDINANCE NO. O-16-2007, ENACTED ON MAY 21, 2007, ARTICLE SECTION 9.10 (F) APPLICATION OF ZONING REGULATIONS, TO PERMIT THE PLACEMENT OF A DETACHED GARAGE IN A SIDE YARD.

WHEREAS, the Fort Thomas Planning Commission initiated a request to amend the text of the Official Zoning Ordinance of the City of Fort Thomas, Kentucky under Article IX, Section 9.10 (F)... Application of Zoning Regulations; and

WHEREAS, said text amendment will permit the placement of a detached garage in a side yard; and

WHEREAS, the Fort Thomas Planning Commission held a public hearing on said text amendment which was properly advertised and held on Wednesday, April 18, 2018; and

WHEREAS, the Fort Thomas Planning Commission has received and reviewed all exhibits presented including the proposed text amendment permitting the placement of a detached garage in a side yard as contained in the Official Zoning Ordinance of the City of Fort Thomas under Article IX, Section 9.10 (F)... Application of Zoning Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FORT THOMAS, CAMPBELL COUNTY, KENTUCKY:

SECTION I

That the City of Fort Thomas Official Zoning Ordinance, known as Ordinance O-4-02, and adopted on May 21, 2007, is hereby amended by adding the following underlined words or phrases:

Article IX, Section 9.10 (F)... Application of Zoning Regulations

Accessory structures shall not be permitted in any front or side yard unless they are attached to the principal structure on the lot and also conform to the minimum yard requirements of the zone, except in the CBD Zone; provided however, garages not attached to the principal structure, if approved by the Board of Adjustment, may be permitted within a side yard but must be a minimum of sixty (60) feet from the front lot line and meet side yard setback requirements.

SECTION II

That the City Clerk be, and she is, hereby authorized and directed to deliver a certified copy of this Ordinance to the Zoning Administrator

SECTION III

That this Ordinance shall amend, but not repeal, the existing Zoning Ordinance. The provisions of this Ordinance are severable. If any provision, section, paragraph, or part thereof is held invalid, such decision shall not affect or impair the validity of the remainder of this Ordinance.

SECTION IV

That this Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

APPROVED:

Eric Haas, Mayor

1st Reading: May 21, 2018

ADOPTED: June 18, 2018

ATTEST:

Melissa K. Beckett, City Clerk