

ORDINANCE NO. O-10-2016

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE FORT THOMAS PLANNING COMMISSION SUBMITTED IN ITS RESOLUTION NO. Z-01-2016 AND AMENDING THE OFFICIAL ZONING ORDINANCE OF THE CITY OF FORT THOMAS, CAMPBELL COUNTY, KENTUCKY, BEING ORDINANCE NO. O-16-2007, TO INCLUDE "HOTEL" AS A LISTED PERMITTED USE IN A GENERAL COMMERCIAL ZONE UNDER ARTICLE X, "ZONE REGULATIONS", SECTION 10.12 GENERAL COMMERCIAL ZONE (GC), SUBSECTION (A) USES PERMITTED.

WHEREAS, the Fort Thomas Planning Commission conducted a public hearing on August 17, 2016, to review and consider possible amendment to the text of Section 10.12 (A) "Zone Regulations" pertaining to allowing hotel as a permitted use within the General Commercial Zoning Districts; and

WHEREAS, the Fort Thomas Planning Commission made the following Findings of Facts pertaining to the amendment: "Hotel" fits the guidelines for permitted uses in the General Commercial Zone.

WHEREAS, the Fort Thomas Planning Commission has submitted Resolution No. Z-01-2016 recommending the text of the Zoning Ordinance be amended as indicated therein.

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

SECTION I

That Section 10.12 (A) of the Fort Thomas Zoning Ordinance be and the same is hereby amended as follows:

SECTION 10.12 GENERAL COMMERCIAL ZONE (GC)

A. USES PERMITTED: The following retail sales and service businesses:

1. Advertising agencies; 2. Antique shop; 3. Apparel shop; 4. Art supplies, framing, galleries; 5. Automobile, motorcycle and truck sales, new and used; 6. Automotive parts and accessory store, new; 7. Automotive service and repair, providing all business activities are conducted within a completely enclosed building; 8. Automotive and truck rentals; 9. Bakery and bakery goods store providing the products are sold primarily on the premises; 10. Banks and other financial institutions, including savings, loan, and finance companies with drive-in windows; 11. Barber shop; 12. Beauty shop; 13. Billiard or pool hall; 14. Boat and marina sales and service, new and used; 15. Book, stationery or gift shop; 16. Bowling alley; 17. Business and professional colleges; 18. Camera and photographic supplies; 19. Candy, soda fountain, and ice cream stores, excluding drive-ins; 20. Carpet and rug store; 21. Clinics - medical or dental; 22. Clothing Stores; X-115 23. Clubs, including philanthropic, YMCA, YWCA; 24. Delicatessen store; 25. Department store; 26. Drug store; 27. Dry cleaning and laundry pickup stations; 28. Eating and drinking places, including drive-throughs; 29. Electronic stores; 30. Employment

agencies; 31. Florist shop; 32. Food store and supermarket; 33. Funeral home; 34. Furniture store; 35. Garden supplies; 36. Glass, china or pottery store; 37. Hardware store; 38. Health clinics and health spas; 39. Hobby shop; 40. Household appliance store, including incidental repair; 41. Interior decorating studio; 42. Jewelry store, including repair; 43. Laboratories - medical and dental; 44. Laundromats - self service washing and drying; 45. Leather goods and luggage store; 46. Library; 47. Locksmith shop; 48. Music, music studio, musical instruments and record shop; X-116 49. Newspaper office, including printing; 50. Office; 51. Office appliances and supply; 52. Off-street parking lots and/or garages; 53. Opticians and optical supply; 54. Package liquor and wine store; 55. Paint and wallpaper store; 56. Pet shop, excluding boarding and outside runs; 57. Plumbing sales and repair; 58. Police, fire stations, and other municipal uses; 59. Personal packaging, mailing and/or shipping service; 60. Printing establishments; 61. Shoe store and shoe repair; 62. Sporting goods; 63. Studios for professional work or teaching of any form of fine arts, photography, music, drama, and dance; 64. Tailor shop; 65. Theaters, excluding drive-in theater; 66. Travel bureau; 67. Hotel

SECTION II

That the City Clerk be and 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 Official Zoning Ordinance of the City of Fort Thomas.

SECTION IV

That this Ordinance shall be effective when read, passed and advertised at the earliest date according to law.

APPROVED:

Eric Haas, Mayor

ATTEST:

Melissa Kelly, City Clerk

1st Reading: September 6, 2016

Adopted: September 19, 2016

Published: September 29, 2016