

**ORDINANCE O-16-2019**

**AN ORDINANCE AMENDING THE TEXT OF THE OFFICIAL ZONING ORDINANCE OF THE CITY OF FORT THOMAS, KENTUCKY TO INCLUDE “CHURCHES AND OTHER BUILDINGS FOR THE PURPOSE OF RELIGIOUS WORSHIP PROVIDED THEY ARE ADJACENT TO AN ARTERIAL STREET” AS A LISTED PERMITTED USE IN A GENERAL COMMERCIAL ZONING DISTRICT UNDER ARTICLE X, “ZONE REGULATIONS”, SECTION 10.12 GENERAL COMMERCIAL ZONE (GC), SUBSECTION (A) USES.**

**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 X, Section 10.12 (A); and

**WHEREAS**, said text amendment will permit *churches and other buildings for the purpose of religious worship provided they are adjacent to an arterial street* as a permitted use within General Commercial zoning districts; and

**WHEREAS**, the Fort Thomas Planning Commission held a public hearing on said text amendment which was properly advertised and held on Wednesday, September 18, 2019; and

**WHEREAS**, the Fort Thomas Planning Commission has received and reviewed all exhibits presented including the proposed text amendment to permitted uses contained in Article X, Section 10.12 (A) of the Official Zoning Ordinance; and

**WHEREAS**, the Fort Thomas Planning Commission hereby makes the following finding:

**The proposed “Churches and other buildings for the purpose of religious worship providing that they are adjacent to an arterial street” fits the guidelines for permitted uses in the General Commercial Zone.**

**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:

**SECTION 10.12 GENERAL COMMERCIAL ZONE (GC)**

**A. USES PERMITTED:**

The following retail sales services 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;
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 supermarkets;
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;
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. Shoe store and shoe repair;
61. Printing establishments;
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. Adult Day Care facilities.
68. **Churches and other buildings for the purpose of religious worship provided they are adjacent to an arterial street.**

## **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

1<sup>st</sup> Reading: October 21, 2019  
ADOPTED: November 18, 2019

ATTEST:

---

Melissa K. Beckett, City Clerk