RESOLUTION NO.
CITY OF ERLANGER, KENTON COUNTY, KENTUCKY

A RESOLUTION SPONSORING A PROPOSED TEXT AMENDMENT

Whereas, KRS 100.211(3) provides that a proposal for a text amendment may originate with the legislative body; and

Whereas, Article 4 regulates uses and standards within all zones and Article 3 describes the zones within the City of Erlanger, and;

Whereas, the City of Erlanger desires to modify the text:

Removing Multi-family from the list of permitted uses within the BP (Business Park) District and any additional standards to apply to the use within that zone: The previous zoning ordinance allowed Multi-Family in a very limited manner as a park of the Planned Unit Development Overlay, which would allow additional restrictions to be placed by City Council. The newly adopted zoning ordinance more loosely permits this use within the Business Park District, which was not the intent. Moving forward, a zone change request to a Planned Unit Development (which would become a stand alone district) will be the avenue for requesting this type of development, and;

Whereas, it is the intent of the legislative body to sponsor and direct PDS to study and KCPC to conduct a public hearing on a proposed text amendment and make a recommendation concerning the application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ERLANGER, COUNTY OF KENTON, COMMONWEALTH OF KENTUCKY, THAT:

The City's Economic Director, as an agent of the City's legislative body, is authorized to apply and propose the following to be studied and set for public hearing pursuant to KRS 200.211:

Removing Multi-family from the list of permitted uses within the BP (Business Park) District and any additional standards to apply to the use within that zone: The previous zoning ordinance allowed Multi-Family in a very limited manner as a park of the Planned Unit Development Overlay, which would allow additional restrictions to be placed by City Council. The newly adopted zoning ordinance more loosely permits this use within the Business Park District, which was not the intent. Moving forward, a zone change request to a Planned Unit Development (which would become a stand alone district) will be the avenue for requesting this type of development.

ARTICLE 4 USE REGULATIONS & STANDARDS

4.04 Table of Uses

TABLE 4.1 PERMITTED AND CONDITIONAL USES

Remove P from the table on the row of Multi-Family under the column for the BP District.

ARTICLE 4 USE REGULATIONS & STANDARDS

4.05 Use-Specific Standards

1. Multi-Family

a. If a property owner puts locks on each bedroom door in a single-family home with the intention of subleasing bedrooms as units, that single-family home shall be considered a multi-family residence.

b. The location of detached garages, carports, and surface parking lots shall comply with Section 10.02, Location of Parking.

c. Parking garages containing more than 50 spaces shall comply with Section 7.07, 2., d., Parking Garages - Landscaping.

d. A building shall not be located closer than 20 feet to any other building.

e. Walkways shall connect all buildings to each other, parking areas, amenity areas, and existing public sidewalks adjacent to the development.

f. All sides of a building shall display a similar level of architectural features and materials.

g. Garages shall be:

1. Made of the same material as the primary structure.

2. Similar in architectural style to the primary structure (roof pitch, gables, etc.).

3. Sited in a way that avoids long, monotonous rows of garage doors and building walls.

4. Oriented so that they do not visually dominate the building façade or the streetscape.

~~h. In addition to the above requirements, within the BP-1 Zone:~~

~~1. Shall not exceed a density of 20 dwelling units per net acre.~~

~~2. Shall be limited to a maximum of 10% of the total BP-1 acreage within the city boundary.~~

This the _____ day of August, 2022.

CITY OF ERLANGER

BY: _____
Jessica Fette
Mayor

ATTEST: _____
Sherry Hoffman
City Clerk