

**COMMONWEALTH OF KENTUCKY  
COUNTY OF KENTON  
CITY OF ERLANGER  
ORDINANCE NO. 2552**

**AN ORDINANCE AMENDING THE ERLANGER ZONING ORDINANCE INCLUDING: (1) REMOVING MULTI-FAMILY RESIDENTIAL AS A PERMITTED USE WITHIN THE BP (BUSINESS PARK) ZONE; (2) REMOVING USE SPECIFIC STANDARDS FOR MULTI-FAMILY RESIDENTIAL CONSTRUCTED WITHIN BP (BUSINESS PARK) ZONES; AND (3) ADOPTING USE SPECIFIC STANDARDS FOR TEMPORARY USES;**

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**WHEREAS** a request for a text amendment to the Erlanger Zoning Ordinance was submitted to the Kenton County Planning Commission by the Kenton County Planning Commission per Emi Randall, Director of Economic Development/Assistant City Administrator; and

**WHEREAS** the PDS staff reviewed the application and recommended that the proposed text amendment be approved; and

**WHEREAS**, the Kenton County Planning Commission, upon reviewing the PDS staff recommendations and after holding a public hearing, voted to approve the text amendment, on the basis that the text amendment is allowed to be included within the text of the zoning ordinance, as authorized by Kentucky Revised Statute (KRS) 100.203(1); and

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ERLANGER, COUNTY OF KENTON, COMMONWEALTH OF KENTUCKY:**

**Section I**

That the Erlanger City Council hereby approves said text new text amending Multiple proposed text amendments to the Erlanger Zoning Ordinance including:

- (1) Removing multi-family residential as a permitted use within the BP (Business Park) Zone;
- (2) Removing use specific standards for multi-family residential constructed within BP (Business Park) Zones; and
- (3) Adopting use specific standards for Temporary Uses.

SEE THE ATTACHED “EXHIBIT A” AND ATTACHED “EXHIBIT B” WHICH INCORPORATE THE TEXT BEING MODIFIED

**SUPPORTING INFORMATION/BASES FOR KCPC RECOMMENDATION:**

1. Removing multi-family residential as a permitted use within the BP (Business Park) Zone and removing the corresponding use specific standards is reasonable. Including multi-family residential as a permitted use is not consistent with the stated purpose of the BP Zone which is intended for office, light-fabrication, and limited retail in a campus-like setting. Additionally, this change will still be consistent with the original zoning ordinance which only allowed multi-family residential within the preceding zone as part of a Planned Unit Development Overlay Zone. The new zoning ordinance will still allow multi-family residential to be included as part of a Planned Unit Development, which can be sought anywhere in the city with at least five acres.

2. Adding use specific standards for temporary uses is logical and reasonable. Providing objective standards for these uses is consistent with the other jurisdictions who have recently adopted new ordinances including Villa Hills, Independence, Elsmere, Fort Mitchell, and Taylor Mill.
3. Based on compliance with KRS 100 and testimony provided during the public hearing held on September 1, 2022.

## **Section II**

That should any section or part of any section or any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance. That this Ordinance shall take effect and be in full force when passed, published, and recorded according to the law.

**Adopted this 4th day of October, 2022.**

1<sup>st</sup> Reading - September 6, 2022

2<sup>nd</sup> Reading - October 4, 2022

Vote: 9 Yes, 1 No

City of Erlanger,  
Kenton County, Kentucky

By:  
Jessica Fette  
Mayor

Attest:

Sherry Hoffman  
Clerk