

**ORDINANCE 810-2016**

**AN ORDINANCE OF THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, AMENDING THE TEXT OF THE OFFICIAL ZONING ORDINANCE 692-2006, ARTICLE 10, (REGULATIONS FOR ZONING BOUNDRIES), SECTION 10.2 (R-1B (RESIDENTIAL ONE)) ZONE.**

**WHEREAS**, On the 25th day of April 2016, the Grant county Joint Planning Commission did hold a public hearing on an application from the City of Dry Ridge, Kentucky, requesting a text amendment to the City of Dry Ridge Official Zoning Ordinance 692-2006, Article 10 (Regulations for Zoning Boundaries), Section 10.2 R-1B (Residential One); and,

**WHEREAS**, Upon the foregoing application, the Grant County Joint Planning Commission did make written findings and conclusions in support of the requested text amendment together with written recommendations addressed to and received by the City Council of the City of Dry Ridge, Grant County, Kentucky, that the text amendment be granted, approved, and duly so ordained by the City of Dry Ridge, Kentucky, outlined in the findings and recommendations at the public hearing of the Grant County Joint Planning Commission; and,

**WHEREAS**, The City Council of The City of Dry Ridge, Kentucky, did so concur in the findings, conclusions, and recommendations of the Commission concerning the change in the text amendment, by majority vote of the entire legislative body.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL, CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY:**

**SECTION I**

As the Legislative Body of The City of Dry Ridge, Kentucky, the Dry Ridge City Council hereby adopts the findings of facts and conclusions of law review of the evidence and record of the Grant County Joint Planning Commission and adopts its hearings as its own:

- A. That on the 25th day of April 2016, the Grant County Joint Planning Commission did hold a public hearing on an application from the City of Dry Ridge, Kentucky, requesting a text amendment to the City of Dry Ridge Official Zoning Ordinance 692-2006, Article 10 (Regulations for Zoning Boundaries), Section 10.2 R-1B (Residential One) and;
- B. Upon the following application, the Grant County Joint Planning Commission did make written findings and conclusions in support of the requested text amendment together with findings and conclusions in support of the requested text amendment together with recommendations to and received by the City Council of the City of Dry Ridge, Grant County, Kentucky, that the text amendment be granted and approve; and,
- C. That the City Council of Dry Ridge, Kentucky, after hearing and reviewing evidence provided thereto so occurred in the findings, conclusions, recommendations, and conditions of the Commission concerning the change in the text amendment.

## SECTION II

Ordinance 692-2006 and those amendments thereto and Article 10 (Regulations for Zoning Boundaries), Section 10.2 R-1B (Residential One) Zone is hereby amended with the words and numbers being added indicated by being double-underlined and deletions by being struck through as required by K.R.S. 83A.060(3) and the changes shall be incorporated into the Dry Ridge Code of Ordinances and the text of Ordinance 692-2006 as follows:

### **SECTION 10.2 R-1B (RESIDENTIAL-ONE) ZONE:**

**PURPOSE:** The purpose of this district is to permit the establishment of single-family detached residential units. The lots in this district must have an adequate public water supply for both household and fire protection, and must be served by a centralized sewage disposal system.

**A. PERMITTED USES:**

1. Single-family residential dwelling (detached)
2. Short-term vacation/housing rentals, not to exceed 10 consecutive days

**B. ACCESSORY USES:**

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article 13; Fences and Walls
3. Signs, as regulated by Article 14; Signs, of this ordinance

**C. CONDITIONAL USES:** The following uses or any customary accessory buildings or uses, subject to the approval of the Board of Adjustment as set forth in Sections 9.15; Conditional Uses and 20.5; Conditional Use Permits, of this ordinance.

1. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
2. Institutions for higher education providing they are located adjacent to an arterial street
3. Institutions for human medical care - hospitals, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
4. Home occupations, as regulated by Article 9.12; Home Occupations
5. Public and parochial schools
6. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
7. Recreational users other than those publicly owned and/or operated, as follows:
  - a. Golf courses.
  - b. Country clubs.

c. Swimming pools.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:

1. Minimum Lot Area – One half acre; Twenty one thousand seven hundred eighty (21,780) square feet
2. Minimum Lot Width at Building Setback Line – One hundred (100) feet
3. Minimum Front Yard Depth – Thirty-five (35) feet
4. Minimum Side Yard Width - Twenty (20) feet
5. Minimum Rear Yard Depth -. Twenty-five (25) feet
6. Maximum Building Height - Thirty-five (35) feet
7. Maximum Lot Coverage by all buildings– Forty (40) %

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:

(Home occupations excepted)

1. Minimum Lot Area - One (1) acre
2. Minimum Lot Width at Building Setback Line - One hundred (100) feet
3. Minimum Front, Side (on each side of lot) and Rear Yards - Thirty-five (35) feet
4. Maximum Building Height - Thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles 11; Off-Street Parking, and 12; Off-Street Loading
2. No outdoor storage of any material shall be permitted in this zone
3. All buildable lots must abut a publicly maintained right-of-way. An off the road lot must abut a dedicated publicly maintained right-of-way a minimum of at least fifty feet except for those that pre-existed prior to the adoption or amendment of this ordinance
4. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property
5. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide bufferyard, as regulated by Section 9.17; Screening Area, of this ordinance, shall be required
6. The Board of Adjustment may grant variances to the setbacks provided in D. 2-7 & E. 2-4, as provided for in Section 20.4; Dimensional Variances

**SECTION III**

This text amendment is subject to terms and conditions established by the Grant County Joint Planning Commission in its approval of the subject application in recommending the text amendment to the City of Dry Ridge, Kentucky.

**SECTION IV**

The provisions of this ordinance are severable; and the invalidity of any provision of this ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and effect as long as they remain valid in the absence of those provisions determined to be invalid.

**SECTION V**

All ordinance or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**SECTION VI**

This ordinance shall be effective as soon as possible according to law.

**SECTION VII**

This ordinance shall be published in summary pursuant to K.R.S. 83A.060(9).

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Publication: \_\_\_\_\_

\_\_\_\_\_  
James Wells, Mayor  
City of Dry Ridge, Kentucky

ATTEST:

\_\_\_\_\_  
Amy Kenner, City Clerk/ Treasurer