

ORDINANCE 814-2016

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 10.5 (R-3 (RESIDENTIAL THREE)) 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 10.5 R-3 (Residential Three); 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 10.5 R-3 (Residential Three) 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 10.5 R-3 (Residential Three) 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 10.5 R-3 (RESIDENTIAL-THREE) ZONE:

PURPOSE: The purpose of this zone is to permit a mixture of higher density residential uses which includes attached single and multi family dwellings. Adequate infrastructure (central water and sewer owned and/or operated by an agency of government) must be available to the site.

A. USES PERMITTED:

1. Attached single-family and two-family dwellings
2. Single family dwellings, attached, not to exceed 8 units per structure
3. Multifamily dwellings
4. 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, of this ordinance
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. Home occupations, as regulated by Article 9.12; Home Occupations
2. Self-laundry and restaurant facilities where intended for the occupants of multi-family apartment complexes
3. Any other use that is determined by the Board of Adjustment to be of the same general character as the above

D. REQUIRED LOT AREA AND WIDTH:

5. Attached single-family dwellings shall be on a lot of not less than 6,000 square feet
6. Two-family dwellings shall be located on a lot of not less than 8,000 square feet
7. Multi-family dwellings shall be located on a lot of not less than 8,000 square feet for the first two units, with 1,000 square feet for each additional dwelling unit
8. The minimum lot width for two family dwellings the minimum width at the setback line shall be 75 feet; for multi-family dwellings the minimum width at the setback line shall be 100 feet
9. Maximum lot coverage 60%
10. Maximum Building Height - Forty (40) feet or three stories

E. YARDS REQUIRED:

1. The minimum side yard on each side of any building or structure shall be ten (10) feet; the front yard setback shall be a minimum of thirty (30) feet; the rear yard a minimum of ten (10) feet. When adjoining an R-1 zone the setback shall be forty (40) feet

A. OTHER DEVELOPMENT CONTROLS:

1. A site plan is required for all projects under R-3 zoning.
2. The Board of Adjustment may grant variances to the setbacks in section D. 2-6, and E., 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