

ORDINANCE NO. 858-2019

AN ORDINANCE OF THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY AMENDING THE DRY RIDGE ZONING ORDINANCE ADDING TEXT AND THE ZONING CLASSIFICATION FOR THE RESIDENTIAL R-1E (RESIDENTIAL-ONE ZONE)

WHEREAS, a request for a text amendment to the Dry Ridge Zoning Ordinance was submitted to the Grant County Planning Commission by the City of Dry Ridge, to add the zoning classification of R1E in the City Zoning Ordinance; and

WHEREAS, the Grant County Planning Commission 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).

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

Section I

That the Dry Ridge City Council hereby approves said text amendment:

SECTION 10.5 R-1E (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 municipally supplied water system and municipally supplied wastewater disposal system.

A. PERMITTED USES:

1. Single-family residential dwelling (detached)

B. ACCESSORY USES:

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article 13
3. Signs, as regulated by Article 14, 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, and 20.5, of this ordinance.

1. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
2. Governmental offices.

3. Fire and police stations, providing they are located adjacent to an arterial street.
4. Institutions for higher education providing they are located adjacent to an arterial street
5. Institutions for human medical care - hospitals, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street.
6. Day Care Centers or Nursery schools.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
9. Home occupations, as regulated by Article 9.12
10. 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 – Nine Thousand (9,000) square feet
2. Minimum Lot Width at Building Setback Line – Seventy five (75) feet
3. Minimum Front Yard Depth and Building Setback Line – Thirty five (35) feet
4. Minimum Side Yard Width – Seven and a Half (7.5) feet, each side.
5. Minimum Rear Yard Depth - Seven and a Half (7.5) feet.
6. Maximum Building Height - Thirty-five (35) feet.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:

(Home occupations exempted)

1. Minimum Lot Area – Twenty One Thousand, seven hundred eighty (21,780) square feet.
2. Minimum Lot Width at Building Setback Line - One hundred Fifty (150) feet.
3. Minimum Front, Side (on each side of lot) and Rear Yards - Forty (40) feet
4. Maximum Building Height - Thirty-five (35) feet
5. Minimum frontage – Forty (40) feet on public road.

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Article 11, and Article 12.
2. No outdoor storage of any material shall be permitted in this zone.
3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. All lots must abut onto public right-of-way, (40 feet minimum).
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 buffer yard, as regulated by Section 9.18, of this ordinance, shall be required.

Section II

The Text Amendment to the Dry Ridge Zoning Ordinance is approved, on the following bases:

- (1) The proposed text amendment is authorized to be included within the City's zoning ordinance per Kentucky Revised Statute (KRS) 100.203(1).

(2) The proposed text amendments are consistent with the purpose of the Residential zones and is consistent to Grant County's residential zones

(3) The proposed text amendment is reasonable.

(4) The proposed text amendment will not have an adverse effect on the public health, safety, or welfare and will not be injurious to the public residing in or moving through the area.

(5) Based on the testimony presented at the public hearing on September 19, 2017.

Section III

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.

Section IV

That this Ordinance shall take effect and be in full force when passed, published and recorded according to the law.

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

Adopted this 18 day of MARCH, 2019.

1st Reading - February 19, 2019

2nd Reading - MARCH 18, 2019

Vote: 6, Yes, 0, No

City of Dry Ridge,
Grant County, Kentucky

By: _____
Greg Brockman
Mayor

Attest:

Amy Kenner

City Clerk / Treasurer