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**ORDINANCE NO. 2020-2**

**AN ORDINANCE OF THE CITY OF LUDLOW, IN KENTON COUNTY, KENTUCKY, AMENDING THE LUDLOW ZONING ORDINANCE TO (1) ADD ATTACHED SINGLE-FAMILY RESIDENTIAL DWELLINGS AS A PERMITTED USE WITHIN THE R-1J (RESIDENTIAL ONE-J) ZONE WITH SPECIFIC STANDARDS AND DEVELOPMENTAL CONTROLS; AND, (2) ADD THE R-1J ZONE TO THE EXCEPTION TO AREA AND YARD REGULATIONS**

**WHEREAS**, City Administrative Officer Scott Smith, on behalf of the City of Ludlow, submitted an application requesting that the Kenton County Planning Commission review and make recommendations on proposed text amendments to the Ludlow Zoning Ordinance to (1) add attached single-family residential dwellings as a permitted use within the R-1J (Residential One-J) Zone with specific standards and developmental controls, and, (2), add the R-1J Zone to the Exception to Area and Yard Regulations; and

**WHEREAS**, Planning and Development Services of Kenton County reviewed the application and recommended that the proposed text amendments be approved; and

**WHEREAS**, the Kenton County Planning Commission, upon reviewing the recommendations of Planning and Development Services of Kenton County, and after holding a public hearing, voted to approve the text amendments on the basis that the text amendments are consistent with the comprehensive plan; and

**WHEREAS**, the Ludlow City Council desires to adopt the recommendation of the Kenton County Planning Commission and vote to approve the text amendments.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF LUDLOW, KENTUCKY, AS FOLLOWS:**

**SECTION I**

That the Ludlow City Council hereby approves and adopts the text amendments to the Ludlow Zoning Ordinance attached as **Exhibit A** and incorporated by reference herein. The Ludlow City Council further adopts the supporting information/bases of the Kenton County Planning Commission, which are also shown in Exhibit A and incorporated by reference herein.

**SECTION II**

Any and all ordinances in conflict with this ordinance shall be, and hereby are, repealed to the extent of said conflict.

**SECTION III**

If any part of this ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the

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effectiveness of the remaining provisions or applications and, to this end, the provisions of this ordinance are severable.

**SECTION IV**

That this ordinance shall become effective upon its passage and shall be published under KRS §83A.060(9) and other applicable law. The ordinance may be published by summary.

Passed by City Council on March 12, 2020.

CITY OF LUDLOW, KENTUCKY

By: Joshua C. Boone  
Josh Boone, Mayor

ATTEST:

Laurie Sparks  
Laurie Sparks, City Clerk

FIRST READING: 2/13/2020

SECOND READING: 3/12/2020

PUBLICATION: \_\_\_\_\_



**KENTON COUNTY PLANNING COMMISSION  
STATEMENT OF ACTION AND RECOMMENDATION**

NUMBER: PC1912-0001

**WHEREAS**

The City of Ludlow per Scott Smith, City Administrator, HAS SUBMITTED AN APPLICATION REQUESTING THE KENTON COUNTY PLANNING COMMISSION TO REVIEW AND MAKE RECOMMENDATIONS ON: Proposed text amendments to the Ludlow Zoning Ordinance: (1) adding attached single-family residential dwellings as a permitted use within the R-1J (Residential One-J) Zone with specific standards and development controls; and, (2) adding the R-1J Zone to the Exception to Area and Yard Regulations, which will allow for yards and lot sizes smaller than required in the R-1J Zone if certain criteria are met.; AND

**WHEREAS**

A PUBLIC HEARING WAS HELD ON THIS APPLICATION ON THURSDAY, JANUARY 7, 2020, AT 6:15 P.M., IN THE KENTON CHAMBERS, 1840 SIMON KENTON WAY, COVINGTON, KY; AND A RECORD OF THAT HEARING IS ON FILE AT THE OFFICES OF THE KENTON COUNTY PLANNING COMMISSION, 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY.

**NOW, THEREFORE,**

THE KENTON COUNTY PLANNING COMMISSION SUBMITS THE FOLLOWING RECOMMENDATIONS, ALONG WITH SUPPORTING INFORMATION AND COMPREHENSIVE PLAN DOCUMENTATION:

**KCPC RECOMMENDATION – LUDLOW ZONING ORDINANCE:**

Favorable recommendation on the proposed text amendments to the to the Ludlow Zoning Ordinance: (1) adding attached single-family residential dwellings as a permitted use within the R-1J (Residential One-J) Zone with specific standards and development controls; and, (2) adding the R-1J Zone to the Exception to Area and Yard Regulations, which will allow for yards and lot sizes smaller than required in the R-1J Zone if certain criteria are met.

**COMPREHENSIVE PLAN DOCUMENTATION:**

- Date of Adoption by the Kenton County Planning Commission: September 5, 2019.

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

1. The proposed text amendments are authorized to be included within the City's zoning ordinance per Kentucky Revised Statutes (KRS) 100.203 (1) (see Attachment A).



2. The proposed text amendment is reasonable. The R-1J Zone is an urban single-family residential zone; adding attached single-family will allow additional types of single-family development on existing or proposed city lots.
3. The proposed text amendment will not be detrimental to the public health, safety, or welfare. The amendment includes additional development controls that will place limitations on scale and work to reasonably integrate this type of development into the existing urban fabric. It will not allow for an increase in the overall density, only permit a different style of housing within the city's neighborhoods.
4. The proposed text amendment is in compliance with the comprehensive plan as stated above.
5. Based on testimony provided during the public hearing held on January 7, 2020.

A handwritten signature in black ink, appearing to read "Paul J. Darpel". The signature is stylized with a large, sweeping initial "P" and "D".

PAUL J. DARPEL, CHAIR  
KENTON COUNTY PLANNING COMMISSION



**General Attachment Notice:**

*For ease of viewing, only those portions of the Zoning Ordinance pertaining to the requests within the submitted application have been included within these attachments. The complete zoning code can be viewed online at: [www.pdskc.org](http://www.pdskc.org)*

**ATTACHMENT A**

Proposed Text Amendments to Ludlow Zoning Ordinance  
Words to be **deleted** are ~~[lined through]~~ - Words to be **added** are underlined

**ARTICLE IX****GENERAL REGULATIONS****SECTION 9.13 EXCEPTIONS AND MODIFICATIONS****D. EXCEPTION TO AREA AND YARD REGULATIONS:**

1. Where existing or proposed development within the single-family (R-1J), multi-family (R-2 and R-3) and commercial (NC, PO, SC, and LHS) Zones is to be subdivided, the minimum area and yard requirements may be less than required by this ordinance provided that:
  - a. The maximum density of the zone is not exceeded and/or the minimum site for the total development must not be less than that required by the respective zone. In the case of existing development, the existing density may not be increased unless the permitted density of the zone is greater.
  - b. A community association or other responsible entity is established prior to the approval by the planning commission of any subdivision of land. The "association" shall be obligated and empowered to own, operate, and maintain all common areas (as specifically identified on the submitted site plan required by item c. of this section) including such items as open space, recreational facilities, access drives, parking area, pedestrian walkways, etc., and all facilities constructed thereon.
  - c. A site plan, as regulated by the applicable requirements of Section 9.19 of this ordinance, including the proposed area and yard requirements for the development, is submitted for review and approval by the planning commission.
  - d. In addition, the planning commission may waive the requirement that all lots abut a minimum frontage along a dedicated right-of-way provided that those lots that do not abut a dedicated right-of-way area assured an unencumbered and maintained accessway by the

association to a dedicated right-of-way in accordance with Subsection 9.13, D., 1., b., above, of this ordinance.

## ARTICLE X

### ZONES

#### SECTION 10.3 R-1J (RESIDENTIAL ONE-J) ZONE:

##### A. PERMITTED USES:

1. Single-family residential dwellings (attached and detached)

##### D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES

1. Minimum lot area – Three thousand (3,000) square feet
2. Minimum lot width at building setback line – Thirty-five (35) feet
3. Minimum front yard depth – Twenty-five (25) feet
4. Minimum side yard width – Two and one-half (2 – ½) feet
5. Minimum rear yard depth – Fifteen (15) feet
6. Maximum building height – Thirty-five (35) feet, except for attached single-family which shall be a maximum of forty-five (45) feet

##### F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII
2. Not outdoor storage of any material (usable or waste) shall be permitted in this zoned, except within closed containers.
3. No lighting shall be permitted which would glare from this zoned onto any street, or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.
5. Attached single-family dwellings
  - a. Each dwelling unit shall be located on its own lot or established as a condominium created under KRS Chapter 381. Exceptions to area and yard regulations may be permitted as regulated in Section 9.13 of this ordinance;
  - b. No more than two adjacent dwelling units may have the same front façade setback. Variations in front façade setback shall be a minimum of three feet;
  - c. No more than six (6) dwelling units may be attached in one structure; and
  - d. Individual units shall not be stacked and shall only be attached side by side.