

LUDLOW ORDINANCE NO. 2022-10

AN ORDINANCE OF THE CITY OF LUDLOW, IN KENTON COUNTY, KENTUCKY, AMENDING LUDLOW'S ZONING ORDINANCE TO INCLUDE MUSEUMS AS A CONDITIONAL USE IN ALL I-1 (INDUSTRIAL-ONE) ZONES.

WHEREAS, the Kenton County Planning Commission has proposed text amendments to the Ludlow Zoning Ordinance to: (i) include Museums as a conditional use in the I-1 (Industrial-One) Zone, where they are not a fully permitted use, and (ii) make any necessary revisions to permit Museums in the Industrial-One Zone.; and

WHEREAS, the proposed text amendments were reviewed by the Kenton County Planning Commission on October 6, 2022, pursuant to the requirements of KRS 100.211, and the Commission recommended approval of the proposed text amendments; 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, IN KENTON COUNTY, 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.

SECTION II

All ordinances in conflict with this ordinance shall be, and hereby are, repealed to the extent of said conflict.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

Passed by the City Council this _____ day of _____, 2022.

CITY OF LUDLOW, KENTUCKY

Joshua A. Boone, Mayor

ATTEST: _____
Laurie Sparks, City Clerk

FIRST READING: _____

SECOND READING: _____

PUBLICATION: _____

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

ATTACHMENT A

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

ARTICLE X ZONES

SECTION 10.12 I-1 (INDUSTRIAL-ONE) ZONE

- C. **CONDITIONAL USES:** The following uses and their customary accessory buildings or uses subject to the approval of the Board of Adjustment as set forth in **SECTION 9.14** and **SECTION 18.7** of this ordinance:
1. Event Center and Entertainment Facilities, subject to the following standards:
 - a. Off-street parking and loading and/or unloading shall be provided in accordance with **ARTICLE XI** and **ARTICLE XII**.
 - b. The facility must have an access point from an arterial street.
 - c. Any outdoor event and dining areas shall be designated to clearly identify the limits of the outdoor dining area.
 - d. Seating in the outdoor event and dining area shall not exceed 50 percent of the maximum indoor seating capacity of the restaurant.
 - e. Sound amplifying systems shall not be permitted before 10:00 a.m. and after 10:00 p.m.
 - f. Such area shall not be permitted to locate within any minimum required front, side, or rear yard setback.
 - g. Outdoor event and dining areas shall only be operated between 11:00 a.m. and 9:00 p.m. on Sundays through Thursdays, and 11:00 a.m. and 11:00 p.m. on Fridays and Saturdays.
 - h. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.
 - i. Where any yard of any conditional use in this zone abuts a residential zone, a minimum yard requirement of twenty-five (25) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by **SECTION 9.17** of this ordinance.
 - j. A site plan, as regulated by **SECTION 9.19** of this ordinance, shall

be required for any conditional use permit in this zone.

2. Museums, subject to the following standards:

- a. A museum is a not-for-profit, permanent institution in the service of society that researches, collects, conserves, interprets and exhibits tangible and intangible heritage. Open to the public, and accessible. They operate and communicate ethically, professionally and with the participation of communities, offering varied experiences for education, enjoyment, reflection, and knowledge sharing.
- b. Off-street parking and loading and/or unloading shall be provided in accordance with [ARTICLE XI](#) and [ARTICLE XII](#).
- c. The facility must have an access point from an arterial street.
- d. Any outdoor event and dining areas shall be designated to clearly identify the limits of the outdoor dining area.
- e. Seating in the outdoor event and dining area shall not exceed 50 percent of the maximum indoor seating capacity of the restaurant.
- f. Sound amplifying systems shall not be permitted before 10:00 a.m. and after 10:00 p.m.
- g. Such area shall not be permitted to locate within any minimum required front, side, or rear yard setback.
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- i. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.
- j. Where any yard of any conditional use in this zone abuts a residential zone, a minimum yard requirement of twenty-five (25) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by [SECTION 9.17](#) of this ordinance.
- k. A site plan, as regulated by [SECTION 9.19](#) of this ordinance, shall be required for any conditional use permit in this zone.