

2024 Zoning Ordinance Update – Summary of Changes

Will need to add a complete Table of Contents and title page once document has final approval

Article I – Title, Interpretation, and Enactment

Minor language change

Article II – Definitions

DEFINITIONS		
New		Edited
Accessory Dwelling Units	Junk	Accessory Use or Structure
Brewpub	Land Disturbance Activity	Bedroom
Cannabis Business	Lighting	Building Permit
Carport	Medical Facility	Easement
Certificate of Compliance	Mixed Use	Family
Craft Brewery, Distillery, or Winery	Modular Storage Unit	Hotel or Motel
Dispensary	Patio	Lot
Drive-Through	Pergola	Lot of Record
Electric Vehicle (EV)	Porch	Manufactured Home
EV Infrastructure	Refuse	Mobile Home or Trailer
Farmer's Market	Restaurant	Mobile Home Park or Trailer Park
Fitness Center	Short Term Rental	Principle Use of Structure
Garbage	Stacking Lanes	Setback Line
Gazebo	Transient Guests	
Gross Floor Area (GFA)	Trash	
Host	Vision Clearance Triangle	
	Zoning Permit	

Also: “Access Permit,” “Short Term Rental Clusters”

Article III – Administration and Enforcement

310, 320 – language clarification

320 e. – Changed from “void” permit to “expire” and cutoff for no fee renewal

360 – Update penalty fees from 1992 to comparable 2024 values and language to include “corporation, company, limited liability company or similar organizations” under penalties

Article IV – Board of Adjustment

470 – title change from “Administrative Review” to “Administrative Appeal”

Article V – Nonconforming Lots, Structures, and Uses

520 – f. and g. added to comply with statutory changes.

Article VI – Establishment of Districts

610 – Ordinance number and date will need to be updated upon approval

630 – Time component to the assignment of zoning designation for annexed properties

640 – Creation of P-1 (Public/Civic District) and renaming of Floodplain District to Special Flood Hazard Area

641 b. – Addition of nuisance language to strengthen enforcement

641 e. – ~~Added animal control prohibitions from Animal Control Ordinance~~

642 – New to this Article, clarifies where setback lines are measured from in absence of platted right-of-way, moved from 810

643 – New to this Article, moved from 811

644 – New to this Article, Access Permit required, moved from 820

645 – New to this Article, moved from 880

646 – New to this Article, adds the following language: “Removal or placement of approved natural materials less than 45 cubic yards in one twelve (12) month period outside of a zoned floodplain or designated floodway shall not require a Conditional Use Permit. Any land disturbance within a 100 year floodplain or designated floodway shall require a Conditional Use Permit and a Floodplain Permit.”

647 – New to this Article

648 - New to this Article

649 – Compiles district standards into a table (current ordinance lists standards separately in each district), and references new Articles for additional standards

661 2. – R-1 zone district: Adds Conditional Uses as amended in previous ordinances and Accessory Dwelling Units, Childcare and Adult Daycare Centers, Farmer’s Markets and Short-Term Rentals

662 2. Refers all Conditional Uses to those allowed in R-1

663 2. – R-3 zone district: (a) excepts Accessory Dwelling Units and Short Term Rentals from Conditional Uses, (c) adds Qualified Manufactured Homes, (d) changes name from “Mobile Home Park” to “Manufactured Home Land-Lease Community”

663 3. – R-3 zone district: Allows Manufactured Homes as Accessory Use in a Manufactured Home Land-Lease Community which is in compliance with the conditions of an approved Conditional Use Permit.

671 1. – B-1 zone district: adds EV infrastructure, studio type commercial uses, and childcare centers or adult daycare centers to General Commercial

671 2. – B-1: Adds Dispensaries and Farmer’s Markets to Conditional Uses in General Commercial

672 – Changes name of B-2 district from “Central Business District” to “Pedestrian-Oriented Commercial District”

672 1. – B-2 zone district: specifies restaurants without drive-thrus, adds permitted uses: Studio type commercial uses, childcare centers or adult daycare centers, Craft Breweries, Distilleries and Wineries less than 5,000 GFA, and prohibits drive-thrus, public EV charging stations, battery exchanges and rapid charging stations

672 2. – Adds Farmer’s Markets to Conditional Uses

673 1. b. – B-3 zone district: Adds Equipment rental, building material sales, self-storage facilities, craft breweries, distilleries and wineries less than 10,00 GFA, EV battery exchanges and rapid charging stations

673 2. – B-3 zone district: Adds Farmer’s Markets, lot sales of storage-type buildings, and sexually oriented businesses to Conditional Uses

673 3. – Clarifies drive-thrus are accessory uses in district

681 2. – Add Facilities for the cultivation, processing, production, and testing of cannabis products subject to KRS 218B as Conditional Use

690 – Adds new District P-1

695 – Changes designation of Floodplain District and updates language

Article VII – Application of Regulations

No changes

Article VIII – Supplemental District Regulations

Old 810 – Moved to 642 and updated

Old 811 – Moved to 643 no changes

Old 820 – Moved to 644 updated to include Access Permit required and culvert size must be approved

Old 830 – changed to 810 and added language to clarify meaning of “accessory” and added a square footage restriction in residential zone districts

831 – Amended to clarify pool regulations

855 – New – outdoor storage

860 – New section, residential outdoor storage

870 - New section, B-1 outdoor storage

875 - New section, B-2 outdoor storage

880 - New section, I-1 outdoor storage

890 - New section, I-2 outdoor storage

Article IX – Manufactured and Mobile Homes

920 a. – add “Qualified Manufactured Homes”

920 a. ix. – add Type I / Qualified Manufactured Homes as Conditional Use

920 b. vii. – add Type II Manufactured Homes as an Accessory Use in a Manufactured Home Land-Lease Community in compliance with an approved Conditional Use Permit

920 c. vii. – add Type II Manufactured Homes as an Accessory Use in a Manufactured Home Land-Lease Community in compliance with an approved Conditional Use Permit

930 – Updated Table 9.1 to indicate Type II, III and Certified Mobile Homes as Accessory Use in a Manufactured Home Land-Lease Community which is in compliance with an approved Conditional Use Permit

935 – New section, Compatible in terms of value (from City Ordinance)

970 7. – Updated definition of “Manufactured Home”

970 16. – Add definition for “Qualified Manufactured Home” from KRS

Article X – Off-Street Parking, Loading & Stacking

Added “Stacking” to title of Article

1010 – Added provision that all parking must be contained on the primary property where permitted use is located and adds required parking spaces table

1010 (1) – references Table 10.1 for parking standards by use

1030 (1) – Clarifying language how off-site parking in consolidated parking lots can be approved through variance request. (2) clarifies Proof of Availability of parking

1040 – Adds Drive-Through Stacking Requirements

1050 – Adds Parts of a Drive-Through Facility

1060 – Adds Drive-Through Setbacks and Landscaping

1065 – Adds Exceptions

1070 – Adds Stacking Lane Design and Layout and Required Stacking Space Table 10.2

1075 – Adds Drive-Through Noise

Table 10.1 added and moved to end of chapter for formatting purposes

Article XI – Signs and Billboards

Entire Article rewritten

Article XII – Lighting

New Article

Article XIII – Fences

New Article

Article XIV – Alternate Energy Standards

New Article

Article XV – Telecommunications Facilities

New Article

Article XVI – Planned Development Units

Previously Article XII

No changes

Article XVII – Development Plans

Previously Article XIII

1700 – Preliminary Development Plans required for all new Commercial, Industrial, and Multifamily developments

Article XVIII – Amendments

Previously Article XIV

1890 – Clarifies when a development plan is required subsequent to a zone change and clarifies conditions and procedure for reversion of zoning