THE CITY OF WOODLAWN
CAMPBELL COUNTY, KENTUCKY

ORDINANCE NO. 25-~~25~~06

AN ORDINANCE AMENDING THE TEXT OF THE OFFICIAL ZONING ORDINANCE FOR THE CITY OF WOODLAWN KENTUCKY RELATED TO THE ADDITION OF A MULTI-FAMILY ZONE

WHEREAS, the City of Woodlawn has adopted an Official Zoning Ordinance; and

WHEREAS, the City of Woodlawn is a member of the Campbell County & Municipal Planning & Zoning Commission; and

WHEREAS, the Campbell County & Municipal Planning & Zoning Commission has been requested to review and act upon a request to amend the Woodlawn Zoning Ordnance to incorporate multi-family uses; and

WHEREAS, the Campbell County & Municipal Planning & Zoning Commission held a public hearing on November 12, 2024 to review said proposed text to amendments and after due consideration of the evidence and testimony presented, the Commission voted to recommend to the City of Woodlawn City Council that said text revisions to the Official Woodlawn Zoning Ordnance be adopted.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAWN, KENTUCKY, AS FOLLOWS:

The revision of definitions to ARTICLE VII, SECTION 7.0 WORDS AND PHRASES:

DWELLING, ~~MULTIPLE~~ MULTI-FAMILY: A residential building ~~used and/or arranged for rental occupancy, or cooperatively owned by applicants,~~ having three (3) or more dwelling units, as separate housekeeping units. ~~This type of dwelling shall be inclusive of apartment buildings and group house dwellings.~~

The addition of a section to ARTICLE X:

SECTION 10.3 R-3 (RESIDENTIAL THREE) ZONE:

A. PERMITTED USES:

1. Two-family residential dwellings.
2. Multi-family residential dwellings.

B. ACCESSORY STRUCTURES AND USES:

1. Customary accessory structures or uses.
2. Fences and walls, as regulated by Article XII.
3. Signs, as regulated by Article XV.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory structures or uses be permitted until and unless the location of said use shall have

been applied for and approved of by the Board of Adjustment as set forth in Article XVIII of this Ordinance:

1. Cemeteries
2. Religious institutions, providing they are located adjacent to an arterial or collector street.
3. Fire and police stations, providing they are located adjacent to an arterial or collector street.
4. Institutions for higher education providing they are located adjacent to an arterial street.
5. Nursery school.
6. Public and parochial schools.
7. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
8. Recreational uses other than publicly-owned and/or operated as follows
   a. Golf courses
   b. Country clubs
   c. Semi-public swimming pools
9. Elderly / Retirement Housing provided they are located adjacent to an arterial or collector street.
10. Facilities for human medical care – hospital / health care, adult day care, assisted living / residential care, human care clinic, nursing home, providing they are located adjacent to an arterial or collector street.
11. Governmental facilities.
12. Event facility

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:

1. MINIMUM LOT AREA - Twelve thousand five hundred (12,500) square feet for the first four (4) dwelling units or less; two thousand (2,000) square feet shall be provided for every dwelling unit thereafter. In the case of this zone more than one principal building, as defined herein, may be permitted on one lot.
2. MINIMUM LOT WIDTH - One hundred (100) feet.
3. MINIMUM FRONT YARD SETBACK – Thirty (30) feet.
4. MINIMUM SIDE YARD SETBACK ON EACH SIDE OF LOT:
   a. One side: 10 feet
   b. Total both sides: 25 feet
5. MINIMUM REAR YARD SETBACK - Thirty (30) feet.
6. MAXIMUM BUILDING HEIGHT- Forty (40) feet.

E. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
2. No outdoor storage shall be permitted except within enclosed containers or structures.
3. No lighting shall be permitted which would glare from this zone into a street or adjacent property.
4. Where a yard of a conditional use abuts property in a single-family residential zone, a ten-foot wide buffer area, regulated by Section 9.17 of this Ordinance, shall be required.

5. A development plan, as regulated by Section 9.19 of this Ordinance, shall be required for any use permitted in this zone, except when development is proposed under the Residential Cluster Development regulations as regulated by Section 10.8 of this Ordinance.

The revision of definitions to ARTICLE XVII,, SECTION 17.0 AMENDMENT PROCEDURE

F. MINIMUM SIZE OF NEW ZONES: No amendment to this Ordinance shall be adopted whereby the zoning classification of an area is changed unless the total area being applied for meets the following requirements as to minimum size. For the purpose of computing the total size of an area to be rezoned for compliance herewith, there shall be added to such area: (1) the area of public rights-of-way interior to the area being changed: (2) one-half the area of public rights-of-way abutting the area being changed: (3) the area of any land which is contiguous to the area being changed (including land located outside a city but contiguous to the city's corporation line) and which land already bears the zoning classification sought for the area being changed. For the purpose of this Section, neither continuity nor abutment shall be destroyed by the existence of a street, alley, or city's corporation line. Subject to the foregoing limitations, every zone shall be of at least the following size: The zoning map or maps shall not be amended, changed, or modified in such manner as to create a freestanding zone of less than ~~five (5)~~ one (1) acres, except where specific area restrictions are stipulated in this Ordinance, or as outlined in the Adopted Comprehensive Plan by the Planning Commission.

WHEREAS, the City Council, of the City of Woodlawn Kentucky, having reviewed the proposed zoning text amendments, hereby concurs in the recommendation of the Campbell County & Municipal Planning & Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL, OF THE CITY OF WOODLAWN KENTUCKY, CAMPBELL COUNTY, COMMONWEALTH OF KENTUCKY, AS FOLLOWS:

That the Official Zoning Ordinance for the City of Woodlawn, Kentucky, ARTICLE VII, SECTION 7.0 WORDS AND PHRASES, ARTICLE X, SECTION 10.3 R-3 (RESIDENTIAL THREE) ZONE, and ARTICLE XVII, SECTION 17.0 AMENDMENT PROCEDURE be amended as listed above.

Read by title and a summary given on the XX day of XXXX 2025.

Read and adopted after second reading by title and a summary given on the XX day of XXXX 2025.

Dated this 11th day of March 2025

Corinne Rasche, Mayor

ATTEST:

Terri Stahl, City Clerk