

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 Fort Wright Zoning Ordinance
Words to be **deleted** are ~~lined through~~ - Words to be **added** are underlined

ARTICLE 4 USE REGULATIONS & STANDARDS

Contents:

- 4.01 Establishment of a Table of Uses**
- 4.02 Determination of Use Category**
- 4.03 Multiple Principal Uses Permitted**
- 4.04 Table of Uses**
- 4.05 Use-Specific Standards**

4.04 Table of Uses

- A. **General.** The following table lists permitted and conditional uses in each base zoning district. Additional use restrictions may be contained in Section **4.05, Use-Specific Standards**, or as part of an Overlay District.
- B. **Districts.** Table 4.1, Permitted and Conditional Uses lists uses for each standard district within the City of Ft. Wright's zoning jurisdiction. Planned Unit Development and Overlay Districts are not listed in the table. Uses within a Planned Unit Development District are approved through the Development Plan approval process. Uses permitted within an Overlay District are generally regulated by the underlying base district.
- C. **Symbols.**
 - 1. Where the symbol "P" is shown, the use to which it refers is permitted as a "use by right" in the indicated district, provided it complies fully with all applicable Use-Specific Standards included in Section **4.05, Use-Specific Standards**.
 - 2. Where the symbol "C" is shown, the use to which it refers is a conditional use which must be approved by the Board of Adjustment and is subject to any Use-Specific Standards included in Section **4.05, Use-Specific Standards**. The Board of Adjustment may also impose additional conditions as part of the conditional use approval per KRS 100.237.
 - 3. Where the symbol "-" is shown, the use to which it refers is prohibited in the indicated district.
 - 4. All uses will be hyperlinked to their corresponding definition in **Article 14, Definitions**.

TABLE 4.1 PERMITTED AND CONDITIONAL USES

Use	Residential						Commercial			Employment		Other		Use Specific Standards
	R-RE	R-CVS	R-CPS	R-M	R-MF	MHP	NC	CC	HC	BP	GI	CO	INST	
ACCESSORY (must have a permitted use on the same lot)														
Accessory Structures or Uses, Customary	P	P	P	P	P	P	P	P	P	P	P	P	P	4.05, J.1.
Collection Boxes	-	-	-	-	-	-	-	-	-	-	P		P	4.05, J.3[4].
Drive Up or Drive Through Facilities	-	-	-	-	-	-	-	P	P	-	P	-	-	10.21
Home Occupation	P	P	P	P	P	P	-	-	-	-	-	-	-	4.05, J.4[5].
Individual Service (ATM, Redbox)	-	-	-	-	-	-	P	P	P	P	P	-	-	4.05, J.7[8].
Outdoor Display and Sales, On-going	-	-	-	-	-	-	-	-	-	-	P	-	-	4.05, J.8[9].
Delivery Drone Station, Accessory	⚡	⚡	⚡	⚡	⚡	⚡	⚡	⚡	⚡	⚡	C	⚡	⚡	4.05, J.9.

4.05 Use-Specific Standards

J. Accessory Structures or Uses, Customary

9. Delivery Drone Station, Accessory

- All designated delivery drone stations shall be located on the same lot as the use served and in a side or rear yard, subject to all required setbacks.
- Delivery drone stations placed on a roof shall be screened from view of the public street frontage or a private access drive which functions as a street.
- Delivery drone stations shall be paved with light or heavy duty asphalt or concrete as determined in Appendix 15.03, Specifications For Paving of Off-Street Parking and Loading Areas.
- Delivery drone stations shall be permanently available, marked and maintained only for drone delivery purposes.
- Delivery drone stations shall not conflict with required off-street parking, loading, and vehicular drive aisles.
- Any building associated with a delivery drone station may not be a shipping container and must meet the requirements of the Kentucky Building Code.
- All delivery drone stations and associated buildings shall be enclosed in a fence or wall that meets the type, location, and height requirements of Section 7.06 Fences and Walls.
- Landscaping, screening, and buffers shall be provided per Section 7.07 Landscaping, Screening, and Buffers.

- i. Delivery drone stations must comply with all Federal, State, and local regulations regarding their licensing and operation.

ARTICLE 14 DEFINITIONS

Contents:

14.01 Rules for Words and Phrases

14.02 Definitions

14.03 Definitions for Flood Protection Development Standards

14.04 Definitions for Sexually Oriented Businesses

14.02 Definitions

Except for Flood Protection Development Standards (Section 8.04) and Sexually Oriented Businesses (Article 9), the words, phrases and terms used within this ordinance shall be interpreted as stated in this Article. Except as specifically defined herein, all words and phrases used in this Zoning Ordinance shall have their customary meaning as defined in a standard, common dictionary. The definitions for Flood Protection Development Standards (Section 8.04) are in Section 14.03. The definitions for Sexually Oriented Businesses (Article 9) are in Section 14.04.

D

Delivery Drone – A delivery drone is a type of unmanned aerial vehicle (UAV), or unmanned aircraft system (UAS), that operates autonomously or by remote control and is used for delivery, distribution, or transport of products and packages.

Delivery Drone Station, Accessory – The specialized location, which may include a building, structure, or area of land, from which delivery drones land and take off remotely or autonomously. The delivery drone station may be used for takeoff, landing, drone staging, storage, recharging, repair, maintenance, or other related activities as allowed.

ATTACHMENT B

Permitted and Conditional Uses within the GI Zone

Permitted Uses:

Commercial:

1. Agriculture Equipment / Chemical sales, Distribution, Storage
2. Animal Care – enclosed
3. Bar Or Drinking Place
4. Brewery, Distillery, Winery
5. Building Material Sales
6. Carpenter shops, electrical, plumbing and heating shops, furniture upholstery and similar establishments
7. Commercial Printing
8. Equipment Sales, Rental, Repair
9. Motor Vehicle Sales and Rental
10. Motor Vehicle Service, Major
11. Motor Vehicle Service, Minor
12. Nursery / Garden Supply
13. Office
14. Off-Street Parking Lot, Non-Accessory

Institutional:

15. College or University
16. Museum

Industrial:

17. Fabrication, light
18. Manufacturing, heavy
19. Mini-warehouse, personal storage
20. Mining, quarrying and crude petroleum and natural gas production
21. Outdoor storage
22. Research and Development
23. Warehouse and Logistics

Transportation:

24. Airport
25. Railroad Facilities
26. Truck Terminals

Accessory:

27. Accessory Structures or Uses, Customary
28. Collection Boxes
29. Drive Up or Drive Through Facilities
30. Individual Service (ATM, Redbox)
31. Outdoor Display and Sales, On-going

Temporary Uses:

- 32. Construction Trailer or Sales Office
- 33. Mobile Food Sales
- 34. Outdoor Display and Sales, Temporary

Medical Cannabis:

- 35. Medical Cannabis, Cultivation
- 36. Medical Cannabis, Processing
- 37. Medical Cannabis, Producing
- 38. Medical Cannabis, Safety Compliance Facility

Conditional Uses:

Commercial:

- 1. Animal Care – outdoor activities
- 2. Farmer’s Market

Industrial:

- 3. Junk, Scrap or Salvage Yards

Transportation:

- 4. Heliport, Not Associated with Emergency Medical Services