ORDINANCE 09-2026

AN ORDINANCE OF THE CITY OF FORT WRIGHT, IN KENTON COUNTY, KENTUCKY, AMENDING ORDINANCE NO. 08-2024, KNOWN AS THE FORT WRIGHT ZONING ORDINANCE, AMENDING VARIOUS SECTIONS OF THE ZONING CODE OF THE CITY OF FORT WRIGHT, TO AMEND TEXT REGARDING USE AND REGULATION STANDARDS RELATIVE TO THE DEFINITION OF DELIVERY DRONES AND DELIVERY DRONE STATIONS, AND TO PERMIT DELIVERY DRONE STATIONS AS AN ACCESSORY USE IN THE GI (GENERAL INDUSTRIAL) ZONE, SUBJECT TO CONDITIONAL USE APPROVAL, PURSUANT TO THE RECOMMENDATION OF THE KENTON COUNTY PLANNING COMMISSION.

WHEREAS, the Kenton County Planning Commission has recommended text amendments to the Fort Wright Zoning Ordinance, Ordinance No. 08-2024, regarding use and regulation standards relative to the definition of delivery drones and delivery drone stations, and to permit delivery drone stations as an accessory use in the GI (General Industrial) zone, subject to conditional use approval; and

WHEREAS, pursuant to this recommendation, the Fort Wright City Council desires to update and amend Ordinance No. 08-2024 and its code of ordinances relating to the Zoning Code, as codified in the City's Code of Ordinances, in the manner set forth in Attachment "A", attached hereto and made a part hereof;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FORT WRIGHT, KENTON COUNTY, KENTUCKY, AS FOLLOWS.

SECTION 1

The Fort Wright Zoning Ordinance, Ordinance No. 08-2024, as codified in the City's Code of Ordinances, is hereby amended in the manner reflected in Attachment "A", attached hereto and made a part hereof (with any text being added shown by a single solid line drawn underneath it; text that is removed marked at the beginning with an opening bracket and at the end with a closing bracket, with the text between the brackets is stricken through with a single solid line).

SECTION 2

Any and all Ordinances in conflict with this Ordinance shall be, and hereby are, repealed to the extent of said conflict.

SECTION 3

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 4

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

Passed by City Council on 10/7, 2026.

CITY OF FORT WRIGHT, KENTUCKY

By: _____
Dave Hatter, Mayor

ATTEST:

Kerrie Holland
Kerrie Holland, City Clerk

FIRST READING: 9-2-2026

SECOND READING: 10-7-2026

PUBLICATION: 10-22-2026

Attachment "A"

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**

a. 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.

b. 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.

c. 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.

d. Delivery drone stations shall be permanently available, marked and maintained only for drone delivery purposes.

e. Delivery drone stations shall not conflict with required off-street parking, loading, and vehicular drive aisles.

f. Any building associated with a delivery drone station may not be a shipping container and must meet the requirements of the Kentucky Building Code.

g. 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.

h. 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.