ORDINANCE 08 - 2024

AN ORDINANCE OF THE CITY OF FORT WRIGHT, IN KENTON COUNTY, KENTUCKY, REPEALING THE OFFICIAL ZONING ORDINANCE OF THE CITY OF FORT WRIGHT, KENTUCKY, ORDINANCE 290-1983, AND ALL AMENDMENTS THERETO, AS WELL AS ALL ORDINANCES, REGULATIONS, CODES AND/OR ORDERS IN CONFLICT HEREWITH, AND ADOPTING AND APPROVING PURSUANT TO K.R.S. CHAPTER 1-- A NEW ZONING CODE AND ZONING MAP AS THE OFFICIAL ZONING CODE AND ZONING MAP OF THE CITY OF FORT WRIGHT, KENTUCKY.

WHEREAS, pursuant to Ordinance 290-1983 passed on July 6, 1983, the City of Fort Wright adopted an Official Zoning Ordinance of the City of Fort Wright, Kentucky, as thereafter amended; and

WHEREAS, the Kenton County Planning Commission initiated an audit of the zoning codes in Kenton County to determine the usefulness of the zoning code in light of nearly forty years of amendments, granted variances, court rulings, and technological advancements; and

WHEREAS, it was determined that the new zoning ordinances would better serve the communities in Kenton County, and the Kenton County Planning Commission created a blueprint code and review process called *Zoning for the 21st Century*, or *Z21*; and

WHEREAS, the City of Fort Wright submitted an application requesting the Kenton County Planning Commission to review and made recommendations on the proposed new zoning ordinances, which includes new text and a new official zoning map; and

WHEREAS, the PDS staff reviewed the application and recommended that the proposed new zoning ordinances be approved; and

WHEREAS, the Kenton County Planning Commission, upon reviewing the PDS staff recommendations and after holding a public hearing, gave its recommendation for approval with Findings of Fact; and

WHEREAS, the City Council of Fort Wright, Kentucky having reviewed the record compiled by the Kenton County Planning Commission, and agreeing with the recommendations of the Planning Commission, hereby adopts the Planning Commission's Findings of Fact in support of the new zoning ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FORT WRIGHT, KENTUCKY, AS FOLLOWS:

SECTION I

That the Official Zoning Ordinance of the City of Fort Wright, Kentucky, Ordinance 290-1983, enacted on July 6, 1983, and all subsequent amendments thereto, is hereby repealed in its entirety.

SECTION II

That the City of Fort Wright, Kentucky, pursuant to K.R.S. Chapter 100, hereby approves and adopts a new Zoning Ordinance, which includes a new text and a new official zoning map for the City of Fort Wright, and which new Zoning Ordinance shall supersede, amend, and fully restate the prior Zoning Ordinance repealed hereby. The new Zoning Ordinance is attached hereto as <u>Exhibit A</u> and incorporated herein by reference.

SECTION III

The Official Zoning Ordinance of the City of Fort Wright, Kentucky shall be available for public inspection in the office of the city at 409 Kyles Lane, Fort Wright, Kentucky 41011.

SECTION IV

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

SECTION V

If any provisions of this ordinance or their 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 VI

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 by summary.

Passed by City Council on Suptemb	<u>n</u> 4, 2024.
	CITY OF FORT OR KENTUCKY
	By
	David Hatter, Mayor
ATTEST: Collected Collect	
FIRST READING: 8/7/24	

SECOND READING: PUBLICATION: ____



See Proof on Next Page

LINK Reader 31 Innovation Aly, Ground Floor (859) 878-1669

I, Viet Tran, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of LINK Reader, a publication that maintains a "notice website" as that phrase is defined in the State of Kentucky (KRS 424.145), that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper or online notice website at https://linkreader.column.us/search, as provided by the requirements of KRS 424, in consecutive issues on the following dates:

PUBLICATION DATES:

Sep. 12, 2024

Notice ID: rybgjkU0XIebceAdWGTj

Notice Name: City of Fort Wright Ordinance 08-2024

PUBLICATION FEE: \$138.36

Viet Iran

Agent

VERIFICATION

State of Pennsylvania

Subscribed and sworn to before me $\frac{09}{13}/2024$

County of Lancaster

nicole Burkholder

Notary Public Notarized remotely online using communication technology via Proof.

Commonwealth of Pennsylvania - Notary Seal

Nicole Burkholder, Notary Public Lancaster County My commission expires March 30, 2027

Commission Number 1342120

UDINANCE 48 - 2014

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