

ORDINANCE NO. 8, 2020 SERIES

AN ORDINANCE TO AMEND THE CITY OF FRANKFORT'S CODE OF ORDINANCES – CHAPTER 152 – BY AMENDING THE CITY OF FRANKFORT'S ZONING REGULATIONS; ARTICLE 3, AND ARTICLES 4.114, 4.124, 4.134 AND 4.144 TO INCLUDE STREET SIDE SETBACKS.

Whereas, the Frankfort/Franklin County Planning Commission held public hearings on February 13, 2020 and voted unanimously for approval to recommend the City of Frankfort's Board of Commissioners to approve the proposed text amendments;

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FRANKFORT, KENTUCKY,

That the City's Zoning Ordinance, Article 3 and Articles 4, Subsections 4.114, 4.124, 4.134 and 4.144 hereby amended and adopted as indicated in the attachment of this ordinance.

First Reading on the 23 day of March, 2020

Final adoption on the 27 day of April, 2020

S/William I. May, Jr.
T/Mayor

Attest:

S/Chermie Maxwell
T/City Clerk

Summary: This ordinance amends the City's Zoning Ordinance, Article 3 and Articles 4.114, 4.124, 4.134 and 4.144-to amend the City's Zoning Ordinance to include Street Side Setbacks.

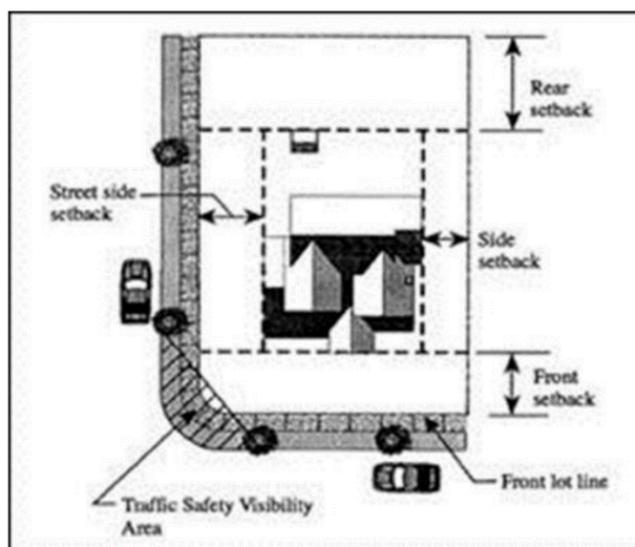
S/Laura Milam Ross
T/City Solicitor

Published by title & summary May 5, 2020.

ARTICLE 3 DEFINITIONS

YARD, FRONT: Any yard extending across the full width of the lot between any parts of a lot line which runs adjacent to a public street, not including the street side yard which is elsewhere defined. (pg. 21)

YARD, STREET SIDE: A yard between the main building and the side lot line of a corner lot which abuts a side street extending from the front lot line to the rear lot line. The street side yard does not include the front yard which is the yard between the main street and the face of the main building. (pg. 21)



4.11 Residential "E" District "RE"

4.111 Purpose. It is the intent of this district to establish and preserve a quiet single family home neighborhood, free from other uses except those which are convenient to and compatible with the residences of such neighborhood. This district is intended to be of very low density and will customarily be located in areas where public sewer facilities are not available or planned.

4.112 General Uses Permitted. Detached single family dwelling units.

4.113 Conditional Uses Permitted. Permitted with approval of Board of Adjustments and subject to conditions defined in Article 19. Home Occupations, nursery schools and day care centers, elementary and secondary schools, parks and public recreation facilities.

4.114 Bulk Density and Height

A) Minimum lot area	1 ½ acres
B) Minimum lot frontage	100 feet
C) Minimum front yard	35 feet *
D) Minimum street side yard	22 feet
E) Minimum side yard	10 feet
F) Minimum rear yard	40 feet
G) Maximum lot coverage	10 %
H) Maximum height	35 feet

4.115 Off-street Parking. Two spaces per residential dwelling unit, others as required in Article 12.

* For Additional requirements, see Section 4.08, Bulk Density and Height Table. (pg. 58)

4.12 Residential “A” District “RA”

4.121 Purpose. The purpose of this district is to establish and preserve a quiet single family dwelling neighborhood, free from other uses except those which are convenient to and compatible with the residences of such neighborhood. This district is a low density, large lot, single family dwelling district but requires a full range of community facilities.

4.122 General Uses Permitted. Detached single dwelling residential units; churches in accordance with Section 4.06 (5).

4.123 Conditional Uses Permitted. With approval of the Board of Zoning Adjustments and subject to conditions defined in Article 19, home occupations, nursery schools, day care centers, elementary and secondary schools, parks and public recreation facilities.

4.124 Bulk Density and Height

A) Minimum lot area	15,000 sq feet
B) Minimum lot frontage	80 feet
C) Minimum front yard	30 feet *
D) Minimum street side yard	20 feet
E) Minimum side yard	10 feet
F) Minimum rear yard	40 feet
G) Maximum lot coverage	20 %
H) Maximum height	35 feet

5 Off-Street Parking. Two spaces per dwelling unit, other uses as required in Article 12.

* For Additional requirements, see Section 4.08, Bulk Density and Height Table.

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4.13 Residential “B” District “RB”

4.131 Purpose. It is the intent of this district to establish and preserve a quiet single family home neighborhood free from other uses except those which are convenient to and compatible with the residences of such neighborhood. This district is a medium density single dwelling district but requires a full range of community facilities.

4.132 General Uses Permitted. Detached single family dwelling units; churches in accordance with Section 4.06 (5).

4.133 Conditional Uses Permitted. With the approval of the Board of Zoning Adjustments and subject to conditions defined in Article 19. Home occupations, nursery schools, day care centers, elementary and secondary schools, parks and public recreation facilities.

4.134 Bulk Density and Height

A) Minimum lot area	9,000 sq feet
B) Minimum lot frontage	65 feet
C) Minimum front yard	25 feet *
D) Minimum street side yard	15 feet
E) Minimum side yard	8 feet
F) Minimum rear yard	25 feet
G) Maximum lot coverage	25 %
H) Maximum height	35 feet

4.135 Off-Street Parking. Two spaces per dwelling unit, other uses as required in Article 12.

* For Additional requirements, see Section 4.08, Bulk Density and Height Table.

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4.14 Residential “C” District “RC”

4.141 Purpose. It is the intent of this district to establish and preserve a quiet single family home neighborhood, free from other uses except those which are convenient to and compatible with the residence of such neighborhood. This district is intended to provide a medium density single family environment on small lots. It is particularly appropriate to more densely developed areas of Frankfort, but may be suited to new developments where higher density is desirable.

4.142 Permitted Uses. Detached single family dwelling units.

4.143 Conditional Uses Permitted. With approval of the Board of Zoning Adjustments and subject to conditions defined in Article 19, home occupations, nursery schools and day care facilities, elementary and secondary schools, parks and recreation facilities, semi-attached dwellings.

4.144 Bulk Density and Height

A) Minimum lot area	5,000 sq feet
B) Minimum lot frontage	40 feet
C) Minimum front yard	15 feet *
D) Minimum street side yard	10 feet
E) Minimum side yard	6 feet
F) Minimum rear yard	25 feet
G) Maximum lot coverage	40 %
H) Maximum height	35 feet

4.144 Off-street parking. Two spaces per dwelling unit.

* For Additional requirements, see Section 4.08, Bulk Density and Height Table.