

**CITY OF FLORENCE, KENTUCKY  
ORDINANCE O-1-21**

**AN ORDINANCE ADOPTING AND APPROVING TEXT AMENDMENTS TO ARTICLES 6, 7, 8, 9, 10, 11, 12, 20, 23, 31, AND 40 OF THE BOONE COUNTY ZONING REGULATIONS TO (1) DEFINE “HOUSEHOLD AGRICULTURE” AND “HOUSEHOLD PETS”; (2) NOT PERMIT “HOUSEHOLD AGRICULTURE” IN THE CITY OF FLORENCE; AND (3) PERMIT THE KEEPING OF “HOUSEHOLD PETS” AS AN ACCESSORY USE FOR DWELLING UNITS IN AGRICULTURAL, RECREATION (R), CONSERVATION (CONS), RESIDENTIAL, COMMERCIAL, PROFESSIONAL OFFICE ONE (O-1A), PUBLIC FACILITIES (PF), SMALL COMMUNITY OVERLAY (SC), AND FLORENCE MAIN STREET ZONING STUDY (FMS) ZONES.**

**WHEREAS**, the City of Florence, Kentucky, is a member of the county-wide planning unit for Boone County, which is served by a joint county-wide planning commission known as the Boone County Planning Commission, and

**WHEREAS**, the Boone County Planning Commission was requested to study and recommend appropriate zoning text regulations pertaining to “Household Pets” and “Household Agriculture” within appropriate zoning districts of the City of Florence, Kentucky, and

**WHEREAS**, the Boone County Planning Commission has recommended by Resolution No. R-20-016-A approval and adoption of text amendments to Articles 6, 7, 8, 9, 10, 11, 12, 20, 23, 31, and 40 of the Boone County Zoning Regulations adopted by the City of Florence, Kentucky, in year 2014, this recommendation by the Boone County Planning Commission being in accordance with Chapter 100 of the Kentucky Revised Statutes, and

**WHEREAS**, the recommendation for approval of these text amendments from the Boone County Planning Commission is based upon certain findings attached to, and made part of, that Commission’s Resolution, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:**

**SECTION I**

That Article 40 Definitions of the Boone County Zoning Regulations text as applicable to the City of Florence, Kentucky, shall be and is hereby amended and approved to define “Household Agriculture” and “Household Pets”, within the City of Florence. Accordingly, Article 40 Definitions of the Boone County Zoning Regulations text as applicable to the City of Florence, Kentucky, shall be and is hereby amended to read as follows:

## **Article 40 Definitions**

### **Household Agriculture (Applies to City of Florence only)**

Agricultural activities of a hobby or non-commercial scale, scope, and nature that are conducted as an accessory use to a dwelling unit, and which are conducted outside of a dwelling unit. Activities pursuant to this definition include the keeping of one or more customary farm animals such as horses, mules, donkeys, cows, bison, lamas, sheep, pigs, goats, rabbits, chinchillas, ostriches, pigeons, chickens and other fowl, as well as beekeeping and aquaculture, and maintaining related structures such as stables, hutches, coops, and hives. Due to the limited scale and scope, household agriculture per this definition does not constitute an agricultural use as defined by KRS 100.111.

### **Household Pets (Applies to Unincorporated Boone County, City of Walton, and City of Union only)**

Animals customarily kept within a home or upon the premises for the resident's personal use and enjoyment. They are not to be raised for commercial purposes and must be appropriately confined to a dwelling unit or a private boarding stable so as to not create a nuisance to adjoining property owners. Household pets include, but not limited to, domestic dogs, domestic cats, domestic birds, domestic fish, and domestic rodents.

### **Household Pets (Applies to City of Florence only)**

Animals customarily kept within a home or upon the premises for the resident's personal use and enjoyment. Household pets are not raised or maintained for commercial purposes and must be appropriately confined so as to not create a nuisance to adjoining property owners. Household pets include, but are not limited to, domestic dogs, domestic cats, domestic birds excluding chickens and other fowl, domestic fish, and domestic rodents. Household pets do not include customary farm animals as described in the definition of household agriculture, or any other activity described in said definition.

## **SECTION II**

That Article 31 Supplemental Performance Standards, Section 3140, of the Boone County Zoning Regulations text as applicable to the City of Florence, Kentucky, shall be and is hereby amended and approved to not permit “Household Agriculture” in the City of Florence, Kentucky, and shall be and is hereby amended to provide as follows:

## **Article 31 Supplemental Performance Standards**

### **SECTION 3140**

#### **Household Agriculture**

Household agriculture, as defined in Article 40, is not permitted in the City of Florence.

### SECTION III

That Articles 6, 7, 8, 9, 10, 11, 12, 20 and 23 of the Boone County Zoning Regulations text shall be and are hereby amended and approved to not permit “Household Agriculture” in the City of Florence, Kentucky, and to permit the keeping of “Household Pets” as an accessory use for dwelling units in Agricultural, Recreation (R), Conservation (CONS), Residential, Commercial, Professional Office One (O-1A), Public Facilities (PF), Small Community Overlay (SC), and Florence Main Street Zoning Study (FMS) Zones. Accordingly, Articles 6, 7, 8, 9, 10, 11, 12, 20, and 23 of the Boone County Zoning Regulations text as applicable to the City of Florence, Kentucky, shall be and is hereby amended to provide as follows:

#### Article 6 Agricultural Districts

Agriculture (A-1) District

#### SECTION 612

##### Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Dwelling units of the family of the farm owner-operator, resident manager or farm laborer including:

- a. private garages and parking;
- b. structures such as fences, satellite dishes, and walls;
- c. buildings such as storage sheds, private greenhouses and gazebos;
- d. storage of a recreational vehicle or unit;
- e. private swimming pool, sauna, bathhouse and like accessories;
- f. private recreational court, complex or similar recreational activity;
- g. private stables or other keeping and use of pets and animals **(Does not apply in the City of Florence)**;
- h. chicken coops **(Does not apply in the City of Florence)**;
- i. **keeping of household pets (Applies to City of Florence only – see Section 3140)**;

2. Temporary buildings incidental to construction;

3. Offices for farm management and administration of agricultural services offered on the farm premises;

4. Accessory dwelling units;

5. Family day care.

## Article 7 Recreation (R) District

### SECTION 712

#### Accessory Uses

Such uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Dwelling units (subject to SR-2 zoning district standards) of the family of the owner-operator and/or resident manager including:
  - a. private garages and parking;
  - b. structures such as fences and walls;
  - c. buildings such as storage sheds, private greenhouses and gazebos;
  - d. storage of a recreational vehicle or unit;
  - e. private swimming pools, saunas, bathhouses and similar accessories;
  - f. Private recreational courts, complexes, or similar recreational activities;
  - g. private stables or other keeping and use of pets and animals **(Does not apply in the City of Florence);**
  - h. chicken coops **(Does not apply in the City of Florence);**
  - i. keeping of household pets (Applies to City of Florence only – see Section 3140);
2. Signage (see Article 34);
3. Parking (see Article 33);
4. Temporary buildings incidental to construction;
5. Dwellings or rooming houses for persons employed on the premises on a permanent or seasonal basis to operate, maintain, administer or protect the leisure activity;
6. Country clubs, clubhouses, lodges and similar places of assembly or entertainment;
7. Boarding stables, boat moorage and storage, other vehicle, equipment and personal storage services or lockers and related services;
8. Utility generation, production, storage, treatment and disposal;
9. First aid stations;
10. Day care centers;
11. Recycling collection containers.

## Article 8 Conservation (CONS) District

### SECTION 812

#### Accessory Uses

Such uses, buildings, and structures customarily incidental and subordinate to any of the permitted uses including:

1. Dwelling unit (subject to RSE zoning district standards) for grounds keeper, caretaker, or manager of the property including:
  - a. private garages and parking;
  - b. structures such as fences and walls;
  - c. storage sheds, barns;
  - d. private stables or other keeping and use of pets and animals **(Does not apply in the City of Florence)**;
  - e. chicken coops **(Does not apply in the City of Florence)**;
  - f. keeping of household pets (Applies to City of Florence only – see Section 3140);
2. Signage (see Article 34);
3. Parking (see Article 33).

## Article 9 Residential Districts

### Rural Suburban Estates (RSE) District

#### SECTION 912

#### Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit including:
  - a. Private garages and parking;
  - b. Structures such as fences, and walls;
  - c. Buildings such as storage sheds, private greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (according to Article 31);
  - e. Private recreational courts, fields, swimming pools, or similar recreational activities;
  - f. Private stable or other keeping and use of pets and animals **(Does not apply in the City of Florence)**;
  - g. Chicken coops (Does not apply in the City of Florence);
  - h. Keeping of household pets (Applies to City of Florence only – see Section

**3140);**

2. Signage (according to Article 34);
3. Parking (according to Article 33);
4. Temporary buildings incidental to construction.
5. Accessory dwelling unit.
6. Family day care.

**Rural Suburban (RS) District**

**SECTION 922**

**Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit including:
  - a. Private garages and parking;
  - b. Structures such as fences, and walls;
  - c. Buildings such as storage sheds, private greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (according to Article 31);
  - e. Private recreational courts, fields, swimming pools, or similar recreational activities;
  - f. Private stable or other keeping and use of pets and animals **(Does not apply in the City of Florence);**
  - g. Chicken coops (Does not apply in the City of Florence);
  - h. **Keeping of household pets (Applies to City of Florence only – see Section 3140);**
2. Signage (according to Article 34);
3. Parking (according to Article 33);
4. Temporary buildings incidental to construction.
5. Accessory dwelling unit.
6. Family day care.

## **Suburban Residential One (SR-1) District**

### **SECTION 932**

#### **Accessory Uses**

Accessory Uses, buildings and structure customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit including:
  - a. Private garages and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds, private greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (according to Article 31);
  - e. Private swimming pool, sauna, bathhouse and similar accessories;
  - f. The keeping and use of pets and animals **(Does not apply in the City of Florence)**;
  - g. **Keeping of household pets (Applies to City of Florence only – see Section 3140)**;
2. Signage (according to Article 34);
3. Parking (according to Article 33);
4. Temporary buildings incidental to construction.
5. Clubhouses, community centers and similar common assembly or shared facilities where the facility is an integral part of a residential development and the membership is limited to residents of a common development or neighborhood;
6. Family day care.

## **Suburban Residential Two (SR-2) District**

### **SECTION 942**

#### **Accessory Uses**

Accessory uses, buildings, and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit:
  - a. Private garages and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds, private greenhouses and gazebos;

- d. Storage of recreational vehicle or unit (according to Article 31);
  - e. Private swimming pool, sauna, bathhouse and like accessories;
  - f. The keeping and use of pets and animals **(Does not apply in the City of Florence)**;
  - g. **Keeping of household pets (Applies to City of Florence only – see Section 3140)**;
2. Signage (according to Article 34);
  3. Parking (according to Article 33);
  4. Temporary buildings incidental to construction.
  5. Clubhouses, community centers and similar common assembly or shared facilities where the facility is an integral part of a residential development and the membership is limited to residents of a common development or neighborhood;
  6. Family day care.

### **Suburban Residential Three (SR-3) District**

#### **SECTION 952**

##### **Accessory Uses**

Accessory uses, buildings, and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit:
  - a. garages and parking;
  - b. structures such as fences and walls;
  - c. buildings such as storage sheds, private greenhouses and gazebos;
  - d. storage of a recreational vehicle or unit (according to Article 31)
  - e. private swimming pool, sauna, bathhouse and similar accessories;
  - f. the keeping and use of pets **(Does not apply in the City of Florence)**;
  - g. **keeping of household pets (Applies to City of Florence only – see Section 3140)**;
2. Signage (according to Article 34);
3. Parking (according to Article 33);
4. Temporary buildings incidental to construction.
5. Clubhouses, community centers and similar common assembly or shared facilities where



the facility is an integral part of a residential development, and the membership is limited to residents of a common development or neighborhood (Site Plan Review required);

6. Accessory dwelling unit;
7. Family day care.

### **Urban Residential One (UR-1) District**

#### **SECTION 962**

##### **Accessory Uses**

Accessory uses, buildings and structure customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit:
  - a. garages and parking;
  - b. structures such as fences and walls;
  - c. buildings such as storage sheds, private greenhouses and gazebos;
  - d. storage of a recreational vehicle or unit (according to Article 31);
  - e. private swimming pool, sauna, bathhouse and similar accessories;
  - f. the keeping and use of pets (**Does not apply in the City of Florence**);
  - g. **keeping of household pets (Applies to City of Florence only – see Section 3140)**;
2. Signage (according to Article 34);
3. Parking (according to Article 33);
4. Temporary buildings incidental to construction.
5. Clubhouses, community centers and similar common assembly or shared facilities where the facility is an integral part of a residential development, and the membership is limited to residents of a common development or neighborhood (Site Plan Review required);
6. Accessory dwelling unit;
7. Family day care.

## Urban Residential Two (UR-2) District

### SECTION 970

#### Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit:
  - a. Garages and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds, greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (according to Article 31);
  - e. Residential swimming pool, sauna, bathhouse and similar accessories;
  - f. The keeping of household pets (**Does not apply in the City of Florence**);
  - g. **Keeping of household pets (Applies to City of Florence only – see Section 3140)**;
2. Signage (according to Article 34);
3. Parking (according to Article 33);
4. Temporary buildings incidental to construction.
5. Clubhouses, community centers and similar common assembly or shared facilities where the facility is an integral part of a residential development, and the membership is limited to residents of a common development or neighborhood (Site Plan Review required);
6. Accessory dwelling unit.
7. Family day care.

## Urban Residential Three (UR-3) District

### SECTION 978

#### Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit:
  - a. Garages and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds, greenhouses and gazebos;

- d. Storage of a recreational vehicle or unit (according to Article 31);
  - e. Residential swimming pool, sauna, bathhouse and similar accessories;
  - f. The keeping of household pets (**Does not apply in the City of Florence**);
  - g. **Keeping of household pets (Applies to City of Florence only – see Section 3140)**;
2. Signage (according to Article 34);
  3. Parking (according to Article 33);
  4. Temporary buildings incidental to construction.
  5. Clubhouses, community centers and similar common assembly or shared facilities (Site Plan Review required);
  6. Accessory dwelling unit;
  7. Family day care.

#### **Mobile Home Park (MHP) District**

#### **SECTION 986**

#### **Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a mobile home including;
  - a. Car ports and parking;
  - b. Structures such as trailer skirting, fences and walls;
  - c. Buildings such as storage sheds, private greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (according to Article 31);
  - e. The keeping and use of appropriate household pets (**Does not apply in the City of Florence**);
  - f. **Keeping of household pets (Applies to City of Florence only – see Section 3140)**;
2. A dwelling unit of the family of the mobile home park owner-operator and/or resident manager (must meet minimum standards for single-family dwelling of SR-1 district) including the accessory uses listed for a mobile home above plus:
  - a. A private garage;
  - b. Private swimming pool, sauna, bathhouse and like accessories;
  - c. Private recreational courts, complexes or similar recreational activities;

3. Signage (According to Article 34);
4. Parking (According to Article 33);
5. Temporary buildings incidental to construction.
6. Clubhouses, community centers and similar common assembly or shared facilities;
7. Family day care.

### **Residential One Family (R1F) District**

#### **SECTION 993**

##### **Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit including:
  - a. Private garage and parking (See Article 33);
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds, private greenhouses and gazebos;
  - d. Storage of a recreational vehicle or unit (According to Article 31);
  - e. Private swimming pool, sauna, bathhouse;
  - f. The keeping and use of pets (**Does not apply in the City of Florence**);
  - g. **Keeping of household pets (Applies to City of Florence only – see Section 3140)**;
2. Signage (According to Article 34);
3. Temporary buildings incidental to construction.
4. Clubhouses, community centers and similar common assembly or shared facilities;
5. Family day care.

### **Article 10 Commercial Districts**

#### **Commercial One (C-1) District**

#### **SECTION 1012**

##### **Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the

permitted uses defined to be:

1. Recreation uses or spaces of integral relation to the developed portions of the district including:
  - a. Temporary exhibit spaces;
  - b. Aquariums, botanical gardens and other natural exhibitions;
  - c. Stages and similar assembly areas;
  - d. Indoor target ranges and similar athletic uses;
2. A dwelling unit of the property owner, or owner-operator, manager, or employee of the business including:
  - a. Private garage and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds;
  - d. The keeping and use of appropriate household pets **(Does not apply in the City of Florence)**;
  - e. **Keeping of household pets (Applies to City of Florence only – see Section 3140)**;
3. Signage (See Article 34);
4. Parking (See Article 33);
5. Temporary buildings incidental to construction;
6. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use and do not create outside spaces which will tend to enlarge or overpower the activities of permitted uses, and which are conducted in accordance with Section 3154;
7. Retail sale of motor fuels;
8. Drive-up photo finishing services and automatic teller services;
9. The rental of trucks and trailers (only permitted to be displayed in the side or rear of the property);
10. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155;
11. Recycling collection containers.

## Commercial Two (C-2) District

### SECTION 1022

#### Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Recreation uses or spaces of integral relation to the developed portions of the district defined to be:
  - a. Stages and similar assembly areas;
  - b. Auditoriums, exhibition halls and other public assembly spaces;
  - c. Billiards;
  - d. Play lots and tot lots;
  - e. General, leisure, ornamental and other parks, spaces, trails bikeway systems, malls and urban pedestrian networks;
2. A dwelling unit of the property owner, or owner-operator, manager, or employee of the business including:
  - a. Private garage and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds;
  - d. The keeping and use of appropriate household pets **(Does not apply in the City of Florence)**;
  - e. **Keeping of household pets (Applies to City of Florence only – see Section 3140)**;
3. Signage (See Article 34);
4. Parking (See Article 33);
5. Temporary buildings incidental to construction;
6. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use and do not create outside spaces which will tend to enlarge or overpower the activities of permitted uses, and which are conducted in accordance with Section 3154;
7. Retail sale of motor fuels;
8. Drive-up photo finishing services and automatic teller services;
9. Indoor target ranges and similar athletic uses;

10. The rental of trucks and trailers (only permitted to be displayed in the side or rear of the property);
11. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155;
12. Recycling collection containers.

### **Commercial Services (C-3) District**

#### **SECTION 1032**

##### **Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Recreation uses, buildings and structures customarily incidental and subordinate to any of the permitted uses and defined to be:
  - a. Stages and similar assembly areas;
  - b. Auditoriums, exhibition halls and other public assembly spaces;
  - c. Amusement centers;
  - d. Tennis courts and billiards;
  - e. Play lots, tot lots, recreation centers and similar athletic uses;
  - f. Swimming beaches and swimming pools;
  - g. General, leisure, ornamental and other park spaces;
2. A dwelling unit of the property owner, or owner-operator, manager, or employee of the business including:
  - a. Private garage and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds;
  - d. Appropriate storage of a recreation vehicle or unit;
  - e. The keeping and use of appropriate household pets **(Does not apply in the City of Florence)**;
  - f. **Keeping of household pets (Applies to City of Florence only – see Section 3140)**;
3. Signage (See Article 34);
4. Parking (See Article 33);
5. Temporary buildings incidental to construction;

6. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use, and which are conducted in accordance with Section 3154;
7. Retail sale of motor fuels;
8. The rental of trucks and trailers;
9. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155;
10. Recycling collection containers.

### **Commercial Four (C-4) District**

#### **SECTION 1042**

##### **Accessory Uses**

Accessory uses, building and structures customarily incidental and subordinate to any of the permitted uses including:

1. Recreation uses, buildings and structures customarily incidental and subordinate to any of the permitted uses and defined to be:
  - a. Stages and similar assembly areas;
  - b. Auditoriums, exhibition halls and other public assembly spaces;
  - c. Amusement centers;
  - d. Tennis courts and swimming pools;
  - e. Play lots, tot lots, recreation centers and similar athletic uses;
  - f. General leisure, ornamental and other park spaces;
2. Signage (See Article 34);
3. Parking (See Article 33);
4. Temporary buildings incidental to construction;
5. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use, and which are conducted in accordance with Section 3154;
6. A dwelling unit of the property owner, or owner-operator, manager, or employee of the business including:
  - a. Private garage and parking;
  - b. Structures such as fences and walls;



- c. Buildings such as storage sheds;
  - d. Appropriate storage of a recreation vehicle or unit;
  - e. The keeping and use of appropriate household pets (**Does not apply in the City of Florence**);
  - f. **Keeping of household pets (Applies to City of Florence only – see Section 3140)**;
7. Retail sale of motor fuels;
  8. The rental of trucks and trailers (only permitted to be displayed in the side or rear of the property);
  9. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155;
  10. Recycling collection containers.

## **Article 11 Employment Districts**

### **Professional Office One (O-1A) District**

#### **SECTION 1183**

##### **Conditional Uses**

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided; a) the activity is an integral and subordinate function of a permitted office use; or b) the arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district:

1. Single-family or multi-family dwelling units provided the structure was originally designed for residential use, including:
  - a. Private garage and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds;
  - d. **Keeping of household pets (See Section 3140)**;
2. Day care centers;
3. Retail and sales of drugs and proprietary goods;
4. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(C).

## Article 12 Public Facilities (PF) District

### SECTION 1212

#### Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to the purposes of the district including:

1. Recreation uses or spaces of integral relation to the district defined to be:
  - a. Planetaria, aquariums, botanical gardens, and arboretums, zoos, nature preserves, wildlife sanctuaries, and other natural exhibitions;
  - b. Historic sites, structures, monuments, and other exhibits available for public viewing;
  - c. Auditoriums, exhibition halls and other public or miscellaneous assembly;
  - d. Golf driving ranges;
  - e. Golf courses, tennis courts, ice skating, roller skating, bowling, and like sports activities;
  - f. Play lots or tot lots, playgrounds, play fields or athletic fields, recreation centers, gymnasiums, clubs, and other athletic uses and structures;
  - g. Swimming beaches and swimming pools;
  - h. Yachting, boat rental, boat access sites, and other marina activities;
  - i. Camping, picnicking, hiking areas, trails and other recreational uses;
  - j. Hunting and fishing grounds;
  
2. Dwelling unit(s) for the owner-operator or resident manager or detective, protective, and similar personnel or for the resident staff and employees when the primary use involves a work force on 24 hour shifts; including:
  - a. Private garages and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds;
  - d. The keeping of security dogs, etc.;
  - e. Keeping of household pets (Applies to City of Florence only – see Section 3140);
  
3. The administration, management, stenographic, reproduction, research, and any related or integral office use or activity of the permitted use;
  
4. Signage (See Article 34);
  
5. Parking (See Article 33);
  
6. Temporary buildings incidental to construction;

7. Blueprinting and photocopying services;
8. Cafeterias, food service for employees;
9. Books, stationery, and limited sales of office supply articles;
10. Postal services;
11. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155;
12. Recycling collection containers.

## **Article 20 Small Community Overlay (SC) District**

### **SECTION 2011**

#### **Accessory Uses**

All accessory uses, buildings, and structures permitted in the basic, underlying district(s) are permitted in the SC overlay district. In addition, uses that are customarily and incidental to the uses permitted as principally permitted uses or conditional uses will also be permitted by right within the SC overlay district, including the following:

1. Recreation uses or spaces of integral relation to the developed portions of the district including:
  - a. Temporary exhibit spaces;
  - b. Aquariums, botanical gardens and other natural exhibitions;
  - c. Stages and similar assembly areas;
2. Dwelling units including:
  - a. Private garage and parking;
  - b. Structures such as fences and walls;
  - c. Buildings such as storage sheds;
  - d. The keeping and use of appropriate household pets **(Does not apply in the City of Florence)**;
  - e. **Keeping of household pets (Applies to City of Florence only – see Section 3140)**;
3. Accessory dwelling units;
4. Signage (See Article 34);
5. Parking (See Article 33);

6. Temporary buildings incidental to construction;
7. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use and do not create outside spaces which will tend to enlarge or overpower the activities of permitted uses, and which are conducted in accordance with Section 3154;
8. Manufacturing, refinishing or production of crafts and household items sold on premises.

## **Article 23 Florence Main Street Zoning Study (FMS) District**

### **SECTION 2315**

#### **Accessory Uses**

1. Accessory uses for a dwelling unit:
  - a. private garages;
  - b. structures such as fences and walls;
  - c. buildings such as storage sheds, private greenhouses and gazebos;
  - d. private swimming pool, sauna, bath house and similar accessories;
  - e. ~~the keeping and use of appropriate household pets;~~
  - e. keeping of household pets (See Section 3140);
2. Parking located in the side or rear of the lot (See Article 33);
3. Temporary buildings incidental to construction;
4. Play lots and tot lots;
5. Directional and incidental signage (See Article 34);
6. Automatic teller services;
7. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use and do not create outside spaces which will tend to enlarge or overpower the activities of permitted uses, and which are conducted in accordance with Section 3154;
8. Recycling collection containers.

#### **SECTION IV**

This Ordinance and its recommended text amendments and enactments to the Boone County Zoning Regulations Text as applicable to the City of Florence, Kentucky, are based on the Findings of Fact recommended and adopted by the Boone County Planning Commission as outlined in its Technical/Design Review Committee Report dated November 18, 2020, which is contained within and made part of the Planning Commission's recommendation and is that Commission's Resolution No. R-20-016-A, marked as Exhibit "1", incorporated herein by reference as if fully set out.

#### **SECTION V**

Further, this Ordinance and its text amendments and enactments to the Boone County Zoning Regulations Text are intended to promote the public health, safety, and general welfare of the planning unit, which includes the City of Florence, Kentucky, to facilitate the orderly and harmonious land use development and intensity of land use and to assist in the proper regulation of congestion, the circulation of people and commodities, the loss of life, health, or property, from fire or other dangers, among other legitimate governmental purposes recognized in Chapter 100 of the Kentucky Revised Statutes.

#### **SECTION VI**

All other terms, provisions, clauses, parts, sections, subparts, subsections, or portions of the current Zoning Regulations Text as applicable to the City of Florence, Kentucky, adopted in year 2014 shall be and do hereby remain in full force and effect.

#### **SECTION VII**

If the approval of this Ordinance or its Text Amendments herein to Articles 6, 7, 8, 9, 10, 11, 12, 20, 23, 31, and 40 of the Boone County Zoning Regulations Text as applicable to the City of Florence, Kentucky, shall be held invalid, in whole or in part, by any court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning text regulations, zoning map, comprehensive plan, or other portions, provisions, or terms of any other regulations adopted as Zoning or Land Use Regulations applicable to the City of Florence, Kentucky, as they are deemed severable from this Ordinance and are intended to have continued full force and effect regardless of any invalidity relating to this particular Ordinance.

**SECTION VIII**

This Ordinance shall be published by posting on the City's internet website.

PASSED AND APPROVED ON FIRST READING THIS 12<sup>th</sup> DAY OF JANUARY, 2021.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 26<sup>th</sup> DAY OF JANUARY, 2021.

APPROVED:

/s/ Diane E. Whalen  
Diane E. Whalen, Mayor

ATTEST:

/s/ Melissa Kramer  
Melissa Kramer, City Clerk