

**COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON
CITY OF ERLANGER
ORDINANCE NO. 2420**

**AN ORDINANCE AMENDING THE ERLANGER ZONING ORDINANCE
ADDING “HOSPITALS (HUMAN CARE)” AS A PERMITTED USE WITHIN
THE HC (HIGHWAY COMMERCIAL) ZONE, HC-2 (HIGHWAY
COMMERCIAL TWO) ZONE, IP-1 (INDUSTRIAL PARK ONE) ZONE, AND
THE BP-1 (BUSINESS PARK ONE) ZONE**

WHEREAS, a request for a text amendment to the Erlanger Zoning Ordinance was submitted to the Kenton County Planning Commission by the City of Erlanger, to add “Hospitals (Human Care)” as a permitted use within the HC (Highway Commercial) Zone, HC-2 (Highway Commercial Two) Zone, IP-1 (Industrial Park One) Zone, and the BP-1 (Business Park One) zone; and

WHEREAS, the PDS staff reviewed the application and recommended that the proposed text amendment be approved; and

WHEREAS, the Kenton County Planning Commission, upon reviewing the PDS staff recommendations and after holding a public hearing, voted to approve the text amendment on the basis that the text amendment is allowed to be included within the text of the zoning ordinance, as authorized by Kentucky Revised Statute (KRS) 100.203(1).

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ERLANGER,
COUNTY OF KENTON, COMMONWEALTH OF KENTUCKY:**

Section I

That the Erlanger City Council hereby approves said text amendment, attached hereto as Exhibit “A” and incorporated reference herein, adding “Hospitals (Human Care)” as a permitted use within the HC (Highway Commercial) Zone, HC-2 (Highway Commercial Two) Zone, IP-1 (Industrial Park One) Zone and the BP-1 (Business Park One) zone, to the Erlanger Zoning Ordinance, on the following bases:

(1) The proposed text amendment, adding “Hospitals (Human Care),” as a permitted use, within the HC, HC-2, IP-1 and BP-1 Zones are allowed to be included within the text of the zoning ordinance, as authorized by the Kentucky Revised Statute (KRS) 100.203(1).

(2) The proposed text amendment is consistent with the purpose of the HC, HC-2, IP-1 and BP-1 Zones.

(3) The proposed text amendment is reasonable and appropriate. The proposed text amendment will permit a use that is similar in scale, scope and intensity as the current permitted uses within the HC, HC-2, IP-1 and BP-1 Zones.

(4) The proposed text amendment will not have an adverse effect on the public health, safety or welfare and will not be injurious to the public residing in or moving through the area.

(5) The proposed text amendment is consistent with the Goals and Objectives and Recommendations in the Direction 2030: Your Voice. Your Choice. Comprehensive Plan.

Section II

That should any section or part of any section or any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance.

Section III

That this Ordinance shall take effect and be in full force when passed, published and recorded according to the law.

Adopted this 1st day of September, 2015.

1st Reading - August 4, 2015

2nd Reading - September 1, 2015

Vote: 11 Yes, 0 No

City of Erlanger,
Kenton County, Kentucky

By:
Tyson Hermes
Mayor

Attest:

Melissa Andress
City Clerk/Director of Administration