

**AN ORDINANCE OF THE CITY OF VILLA HILLS, KENTUCKY IN KENTON COUNTY, KENTUCKY REPEALING AND REPLACING THE OFFICIAL ZONING CODE AS ADOPTED BY ORDINANCE NO. 5-1981 AS AMENDED AND ADOPTING A NEW ZONING CODE AND ZONING MAP AS THE OFFICIAL ZONING CODE AND ZONING MAP OF THE CITY OF VILLA HILLS, KENTUCKY**

**BE IT ORDAINED BY THE CITY OF VILLA HILLS, IN KENTON COUNTY, KENTUCKY, AS FOLLOWS:**

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

**WHEREAS**, it was determined that new zoning codes would better serve the communities in Kenton County and a draft blueprint code was created and a review process called *Zoning for the 21<sup>st</sup> Century* or *Z-21* was initiated; and,

**WHEREAS**, the City of Villa Hills participated in the *Z-21* process for two years molding the blueprint code into a code that best serves the City of Villa Hills, its residents, and businesses; and,

**WHEREAS**, The City Council of Villa Hills authorized an application to the Kenton County Planning Commission to review and make recommendations on the proposed new zoning code and zoning map; and,

**WHEREAS**, a public hearing was held on the application by the Kenton County Planning Commission on May 6, 2021, with the Kenton County Planning Commission having given its recommendation for approval with Findings of Fact; and,

**WHEREAS**, the City Council for the City of Villa Hills, having reviewed the record compiled by the planning commission and City Council, being in agreement with the recommendations of the planning commission, hereby adopts that body's factual findings in support of the new zoning code and zoning map; and,

**WHEREAS**, the proposed zoning map amendment promotes the public health and welfare of the City of Villa Hills in that it is consistent with the goals and objectives of *Direction 2030*, the *Villa Hills Study (VHS)*, and the *River Road Corridor Study*;

**NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF VILLA HILLS, KENTON COUNTY, KENTUCKY:**

#### **Section I**

That the City of Villa Hills, Kentucky Official Zoning Code, as adopted by Ordinance 5-1981 and amended is hereby repealed and a new Official Zoning Code and Zoning Map attached hereto and incorporated by reference as exhibits A, B, and C are adopted consistent with the findings and recommendations, and additional information, of the Kenton County Planning Commission, Number PC2104-0003, which are attached hereto and incorporated by reference as exhibit D.

#### **Section II**

The provisions of this ordinance are severable; and the invalidity of any provision of this ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and effect as long as they remain valid in the absence of those provisions determined to be invalid.

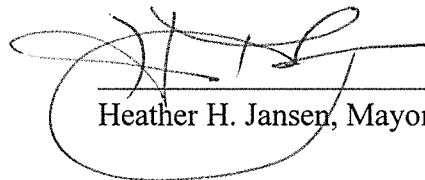
**Section III**

This ordinance shall take effect, and be in full force when passed, published, and recorded according to law.

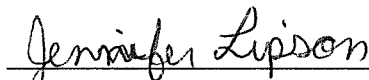
Passed by the City Council this 16th day of June, 2021.

City of Villa Hills, Kentucky

A Municipal Corporation of the Home Rule Class

  
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Heather H. Jansen, Mayor

ATTEST:

  
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Jennifer Lipson, City Clerk

Sponsor: Stover

First Reading: May 19, 2021

Second Reading: June 16, 2021

Ayes: Baehner, Cahill, Ringo, Stover, Thompson, Wadsworth

Nays: None

Abstentions: None

Absent: None

Published: June 19, 2021