

SUMMARY OF ORDINANCE

NO. 920.27C

AN ORDINANCE AMENDING THE TEXT OF THE CITY OF STANFORD ZONING ORDINANCE NO. 920.27
SECTION VI

The following summary was prepared pursuant to KRS 67.077 and KRS 83A.060(9), and is hereby certified by John Hackley, an attorney practicing in the Commonwealth of Kentucky.

The City of Stanford, Kentucky wishes to amend its zoning ordinance as recommended by the Stanford Zoning Board.

The proposed amendment relates to Article VI of the existent Zoning Ordinance, regarding Establishments of Districts.

Under Section 661, subsection 5, *Development Standards (R-1)*, the proposed amended language allows a Minimum lot area of 10,000 square feet (it having previously been 12,000 square feet), with a minimum lot frontage of 70 feet (previously 80 feet) and a minimum width at the building line of 70 feet (previously 80 feet).

Under Section 664, subsection 6, *Development Standards (R-4)*, the Minimum side yard for Multi-Family residences shall henceforth read "10 feet (except for town houses, which may have shared walls with separate lotted/deeded lots with no side yard) 10 feet shall apply to side yard of the principal building of the townhouse complex."

Under Section 671 Central Business District (B-1), subsection 1. *Permitted Uses*, those uses permitted shall be amended to include hotels (of less than 50 rooms for occupancy), including motels, short term residential rentals, and motor hotels, pawnbrokers, walk-in restaurants (not including drive in or "drive-thru" restaurants), pharmacies, including drive-thru pharmacies, non-quota retail alcoholic drink establishments, microbreweries (as referenced in Ordinance 410.2), day care facilities, Type I or Type II, places of entertainment or amusement, including, but not limited to karaoke, arcade games, games of skill, race books and sportsbooks.

Uses not permitted in the Central Business District shall be amended to include marijuana dispensaries (medical or otherwise).

Regarding Conditional Uses under subsection 2, the uses described as "municipal county, state, and federal buildings, and public utilities" shall be removed, as zoning does not affect such uses.

Within Section 672 Neighborhood Business District (B-2), subsection 1. *Permitted Uses, shall be added* "hotels (of less than 50 rooms for occupancy), including motels, short term residential rentals, and motor hotels, non-quota retail alcoholic drink establishments, microbrewery (as referenced in Ordinance 410.2), day care facility Type I or Type II, Pawnbrokers . . . hospitals, pharmacies, drive-through pharmacy, nursing homes, medical clinics, urgent care, in-patient treatment centers, out-patient treatment centers, including the name of the entity "Planning Commission", and striking the term "Board of Adjustment."

Under subsection 2. *Conditional Uses*, the following is hereby, stricken, "non-commercial public," and "nursing homes, hospitals and clinics for human care."

Also, a subsection 4 is added for "4 *Prohibited Uses – Marijuana Dispensary (medical or otherwise).*"

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Under 673 Highway Business District (B-3), subsection 1. Permitted Uses, is added "breweries, wineries, craft rectifiers and/or distilleries producing under a Class B license in KRS 243.120, marijuana /cannabinoid dispensaries."


Regarding section 681 Light Industrial District (I-1), subsection 1. Permitted Uses, the amendment shall allow "breweries, wineries, craft rectifiers, and/or distilleries producing under a Class B license per KRS 243.120, distillers and/or rectifiers operating under a Class A license per KRS 243.120, bottling house or bottling storage house per KRS 243.035, canning, barrel cooperages, storage and warehousing for brewed and distilled spirits." As well as "indoor agriculture processing or compliance facilities, including but not limited to cannabis processors, production, and safety compliance facilities;"

The following words shall be stricken from the ending of the above described subsection:

"Other industrial uses not listed above shall be considered conditional uses and will require written approval of the Board of Adjustment."

1st Reading November 9, 2023

2nd Reading December 14, 2023.


DALTON MILLER, MAYOR

ATTEST:


JONE ALLEN, CITY CLERK