

Rural Commercial Regulations Amended

Recommendation 5 of Direction 2030 called for review of Rural Commercial (RC) zones in unincorporated South Kenton. RC zones are defined as follows:

Rural RC Zones (section10:21)

1. PURPOSE: The purpose of the RC Zone is to provide retail and professional services to the local or neighborhood residents living in rural areas of Kenton County. Rural businesses are intended to be smaller in size, intensity and scale than commercial uses found in other commercial zoning districts. Development within the RC Zone is intended to maintain the rural character of South Kenton County.

With the help of Planning and Development Services, the 11 member zoning committee studied regulations for commercial zones in other rural areas as well as the city of Independence. Results from the 2016 survey guided our work. Our draft of text changes were submitted to Fiscal Court in Nov. 2016. PDS then reviewed these suggested changes and reported back to Fiscal Court. Joint meetings with fiscal court produced text amendments that were then reviewed by the Kenton County Planning Commission in June. The amendments were adopted by Fiscal Court on Oct. 14, 2017.

It should be noted that any businesses operating in RC zones before Oct. 14, 2017 are grandfathered and would only need to comply with new regulations if they change their present structures. Business owners have always had the right to apply to the Board of Adjustments for necessary adjustments to the regulations. However, a new attachment requires that notification be posted if such a hearing is requested and residents can attend. The updated RC regulations can be found at: www.pdskc.org

Our main focus in working with PDS and Fiscal court to draft these regulations was to structure RC zones that were conducive to small independent business owners, that would maintain our rural character and provide for minimal impact to surrounding residents.

Praise from PDS Executive Director

Upon passage of the RC Text Amendments, these kind words were sent to our zoning committee. We in turn, would like to thank PDS for its continual support in our efforts to carry out the goals set forth in the 2030 Comprehensive Plan. Their knowledge and expertise have been invaluable.

From Dennis Gordon:

Kathy, I'm writing to congratulate you and your neighbors and friends for the work you all did on amending the County's Rural Commercial (RC) zoning district. I've staffed planning commissions in three states over the past 40+ years and until you took this on, I'd never seen a group of citizens engage on a project like this. And, the fact that you succeeded on your first attempt just makes your accomplishment all the more notable.

Not knowing everyone who contributed to this project, I ask respectfully that you forward this message along to all who participated in the process. You're all to be commended for your participation toward the future of your community.

Thank you!

*Dennis Andrew Gordon, FAICP
Executive Director*