

ORDINANCE NO. 2025-04-03

AN ORDINANCE OF THE CITY OF EDGEWOOD, IN KENTON COUNTY, KENTUCKY, AMENDING ARTICLES VII AND X OF THE OFFICIAL ZONING ORDINANCE OF THE CITY OF EDGEWOOD, KENTUCKY TO PERMIT STUDIOS IN THE PO ZONE

WHEREAS, the City of Edgewood has proposed text amendments to the Edgewood zoning ordinance numbered 1977-24 as previously amended and re-enacted from time to time to: (1) permit studios in the PO zone and (2) adding a corresponding definition for the use

WHEREAS, pursuant to the requirements of K.R.S. 100.211, the proposed text amendments were submitted to and reviewed by the Kenton County Planning Commission (KCPC) in proceedings numbered PC-24-0028 thereof; and, after a public hearing on February 6, 2025 the KCPC recommended approval of the proposed text amendments;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF EDGEWOOD, IN KENTON COUNTY, KENTUCKY, AS FOLLOWS:

Section 1.0 – Zoning Text Amendments

The Edgewood zoning ordinance numbered 1927-24, as previously amended and readopted from time to time, is hereby again amended to:(1) permit studios in the PO zone; and (2) adding a corresponding definition for that use, all in conformity with the provisions thereof in Attachment A, which is incorporated herein by reference, with the words being added indicated by a single solid line beneath them, and the words being deleted indicated by brackets and a line through them, as required by K.R.S. 83A.060(3).

Section 2.0 – Provisions Severable

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Section 3.0 – Conflicting Ordinances Repealed

All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 4.0 – Effective Date

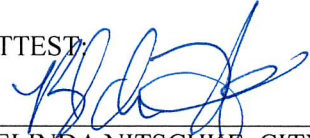
This Ordinance shall be effective as soon as possible according to law.

Section 5.0 - Publication

This ordinance shall be published online pursuant to the provisions of K.R.S. 424.145.



JOHN LINK, MAYOR

ATTEST: 

BELINDA NITSCHKE, CITY CLERK
FIRST READING: 4/2/25
SECOND READING: 4/2/25
PUBLISHED: 4/24/25

ATTACHMENT A

ARTICLE VII DEFINITIONS

SECTION 7.0 WORDS AND PHRASES:

STUDIOS FOR WORK OR TEACHING: an establishment primarily engaged in offering instruction in the arts, including dance, art, drama, and music (NAICS-611610). This can include work space for artists or artisans, including individuals practicing one of the fine arts or performing arts, or an applied art or craft. This use may include incidental display and retail sales of items produced on the premises, instructional materials, and instructional space for small groups of students.

ARTICLE X ZONES

SECTION 10.12 PO (PROFESSIONAL OFFICE BUILDING) ZONE;

A. PERMITTED USES

1. Banks and other financial institutions, including savings, loan, and finance companies with drive-in windows
2. Clinics – medical or dental
3. Offices
4. Off-street parking lots and/or garages
5. Police and fire stations
6. Post offices
7. Dental labs
8. Studios (for Work or Teaching)



AFFIDAVIT OF PUBLICATION

See Proof on Next Page

LINK Reader
31 Innovation Aly, Ground Floor
(859) 878-1669

I, Rachel Cozart, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of LINK Reader, a publication that maintains a "notice website" as that phrase is defined in the State of Kentucky (KRS 424.145), that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper or online notice website at <https://linkreader.column.us/search>, as provided by the requirements of KRS 424, in consecutive issues on the following dates:

PUBLICATION DATES:

Apr. 24, 2025

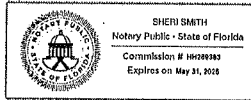
Notice ID: s4disTUcQkFf6lj8Yg7l

Notice Name: Ord 2025-04-03

PUBLICATION FEE: \$18.66

Rachel Cozart

Agent



VERIFICATION

State of Florida
County of Broward

Subscribed and sworn to before me 04/28/2025

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

The City of Edgewood has adopted Ordinance 2025-04-03 – Amending the PO zoning ordinance to permit studios. The ordinance may be viewed in full on our website at <http://edgewoodky.gov/currentordinances/> or 385 Dudley Road, Edgewood, Kentucky 859-331-5910.