

ORDINANCE NO. 2026 – 04 - 02

**AN ORDINANCE OF THE CITY OF EDGEWOOD, IN KENTON COUNTY
KENTUCKY REPEALING AND REPLACING THE OFFICIAL ZONING TEXT AND
MAP OF THE CITY OF EDGEWOOD NO. 1977-24, AS PREVIOUSLY AMENDED
FROM TIME TO TIME; AND SIMULTANEOUSLY ADOPTING A NEW ZONING TEXT
AND MAP AS THE OFFICIAL ZONING TEXT AND MAP OF THE CITY OF
EDGEWOOD, KENTUCKY**

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

WHEREAS, the Kenton County Planning Commission (KCPC) initiated an audit of the zoning codes and maps in Kenton County to determine their agreement with the adopted Comprehensive Plan known as Direction 2030 and their usefulness in light of nearly forty years of amendments, variances granted, court rulings, and technological advancements; and

WHEREAS, it was determined that new zoning texts and maps would better serve the communities in Kenton County and a draft blueprint text and map was created and a review process called Zoning for the 21st Century or Z-21 was initiated; and,

WHEREAS, the City of Edgewood participated in the Z-21 process for two years molding the blueprint into a zoning text and map that best serves the City of Edgewood, its residents, and businesses; and,

WHEREAS, The City Council of Edgewood authorized an application to the KCPC for their review and recommendations on the proposed new zoning text and map; and,

WHEREAS, a public hearing was held by the KCPC on the application on December 4, 2025; and the KCPC recommended approval of the proposed new zoning text and map, along with their factual determinations from the evidence presented at that hearing; and

WHEREAS, the City Council for the City of Edgewood, having reviewed the record compiled by the KCPC, hereby adopts the factual determinations of the KCPC and being in agreement with their recommendation of approval, hereby adopts the proposed new zoning text and map; and,

WHEREAS, the proposed zoning text and map amendment promotes the public health, safety and welfare of the City of Edgewood and the citizens and residents thereof in that it is

consistent with the goals and objectives of the Comprehensive Plan for the City known Direction 2030;

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

Section 1.0 Zoning Text And Map Repeal With Simultaneous Adoption Of New Zoning Text And Map

The City of Edgewood, Kentucky Official Zoning Text and Map, as adopted by Ordinance NO. 1977-24, and previously amended from time to time; is hereby repealed and the new Official Zoning Text and Map attached hereto and incorporated herein by reference is hereby simultaneously adopted and enacted.

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 pursuant to K.R.S. 424.145

ATTEST:

BELINDA NITSCHKE, CITY CLERK
FIRST READING: 4/20/26
SECOND READING: 5/4/26
PUBLISHED: 5/16/26

JOHN LINK, MAYOR

