

**TO:** Kenton County Planning Commission Members

**FROM:** Andy Videkovich, AICP, Planning Manager

**RE:** Staff Recommendations for the Public Hearing

**DATE:** January 14, 2025

PDS submits the attached report and recommendation for your review prior to the scheduled **February 06, 2025**, public hearing. This information relates to the following agenda item:

**FILE: PC-24-0028-TX**

**APPLICANT:** City of Edgewood per Brian Dehner, City Administrator

**REQUEST:** Proposed text amendments to the Edgewood Zoning Ordinance (1) adding “Studios (for Work or Teaching)” as a permitted use within the PO (Professional Office Building) Zone and (2) adding a corresponding definition for the use.

Staff will be prepared to address your comments and/or questions regarding the project during the public hearing. If you need additional information or clarification prior to that time, don't hesitate to contact me.

**Text Amendments**

File No: PC-24-0028-TX

Jurisdiction: City of Edgewood

Applicant: City of Edgewood per Brian Dehner,  
City Administrator

Project Manager: Patrick Denbow, AICP, Senior  
Planner

**GENERAL CASE INFORMATION**

1. **Request:** Proposed text amendments to the Edgewood Zoning Ordinance (1) adding “Studios (for Work or Teaching)” as a permitted use within the PO (Professional Office Building) Zone and (2) adding a corresponding definition for the use.

**HISTORY & BACKGROUND**

1. The PO (Professional Office Building) Zone currently includes as a conditional use “Administrative and faculty offices, classrooms, and lecture halls associated with colleges and universities.” There is a potential buyer of a property within the existing PO Zone that would be similar to this existing conditional use, however, would not be associated with a college or university. Therefore, the city is requesting this text amendment in order to allow this similar use. This use as originally requested by the city is “Performing arts, dance studios, music centers, art galleries to include education, training, rehearsals, and practices” to be added to the conditional use list (see attached submission letter).
2. In addition to the above stated existing conditional use, the PO Zone currently permits a variety of office uses, including financial institutions and medical clinics.
3. The City of Edgewood is currently going through the process of tailoring a new zoning ordinance as part of the Z21 project. **The city has amended their initial request** to reflect the decisions of the cities Z21 work group. (see attached correspondence for clarification). The amended language was reflected in the legal notification required by KRS 100.

**PETITION REVIEW**

1. The first part of the submitted request will add the use “Studios (for Work or Teaching)” to the list of permitted uses. (See attachment A)
  - a. “Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance” are currently permitted within the following zones:
    - i. NC (Neighborhood Commercial) Zone
    - ii. NSC (Neighborhood Shopping Center) Zone
    - iii. IP (Industrial Park) Zone
    - iv. SC (Shopping Center) Zone
    - v. CC (Community Commercial) Zone
2. The second part of the submitted request will add a corresponding definition for “Studios (for Work or Teaching)” (See attachment A)
  - a. The definition will include the corresponding NAICS code.

- b. The definition adds clarification that this use can include:
  - i. Dance, art, drama, and music
  - ii. Work space for artists or artisans, including the fine arts or performing arts
  - iii. Incidental display and retail sales of items produced on the premises, instructional materials, and instructional space for small groups of students

**STATE STATUTE**

- 1. Kentucky Revised Statute (KRS) 100.203 (1) states the allowable content of zoning regulations which cities and counties may enact.

**STAFF RECOMMENDATION:** Favorable recommendation on the proposed text amendments to the Edgewood Zoning Ordinance (1) adding “Studios (for Work or Teaching)” as a permitted use within the PO (Professional Office Building) Zone and (2) adding a corresponding definition for the use.

**SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION**

- 1. The proposed text amendments are appropriate and reasonable. The proposed use as a permitted use is consistent with several other non-residential zones within the city and are also consistent with the jurisdictions that have adopted Z21.

**General Attachment Notice:**

*For ease of viewing, only those portions of the Zoning Ordinance pertaining to the requests within the submitted application have been included within these attachments. The complete zoning code can be viewed online at: [www.pdskc.org](http://www.pdskc.org)*

**ATTACHMENT A**

Proposed Text Amendments to the Edgewood Zoning Ordinance  
Words to be **deleted** are [~~lined through~~] - Words to be **added** are underlined.

## **ARTICLE VII DEFINITIONS**

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### **SECTION 7.0 WORDS AND PHRASES:**

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**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**

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### **SECTION 10.12 PO (PROFESSIONAL OFFICE BUILDING) ZONE:**

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#### **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)**