



PDS

Planning and Development
Services of Kenton County

TO: Kenton County Planning Commission Members

FROM: Andy Videkovich, AICP
Director of Planning

RE: Staff Recommendations for the August 06, 2026, Public Hearing

DATE: July 29, 2026

PDS submits the attached report and recommendation for your review prior to the **scheduled August 06, 2026**, public hearing. This information relates to the following agenda item:

FILE: PC-26-0008-TX

APPLICANT: City of Fort Wright

REQUEST: Proposed text amendments to the Fort Wright Zoning Ordinance to (1) define "Delivery Drone" and "Delivery Drone Station, Accessory"; (2) permit Delivery Drone Stations as an accessory use in the GI (General Industrial) Zone, subject to conditional use approval; and (3) establish use specific standards for such facilities.

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.

Cc: Jill Cain Bailey – City of Fort Wright Administrator

Joshua R. Wice, Ed.D., Executive Director

1840 Simon Kenton Way, Suite 3400 • Covington, Kentucky 41011-3693 • (859) 331-8980 • pdskc.org

Text Amendment

File No: PC-26-0008-TX

Jurisdiction: Fort Wright

Applicant: City of Fort Wright

Project Manager: Andy Videkovich, AICP,
Director of Planning

GENERAL CASE INFORMATION

1. **Request:** Proposed text amendments to the Fort Wright Zoning Ordinance to (1) define "Delivery Drone" and "Delivery Drone Station, Accessory"; (2) permit Delivery Drone Stations as an accessory use in the GI (General Industrial) Zone, subject to conditional use approval; and (3) establish use specific standards for such facilities.

PETITION REVIEW

1. The first part of the submitted request will add definitions for "Delivery Drones" and "Delivery Drone Station, Accessory" (See Attachment A).
 - a. A delivery drone is a type of unmanned aerial vehicle (UAV), or unmanned aircraft system (UAS), that operates autonomously or by remote control and is used for delivery, distribution, or transportation of products and packages.
 - b. A delivery drone station is a specialized location, which may include a building, structure, or area of land, from which delivery drones land and take off remotely or autonomously. The delivery drone station may be used for takeoff, landing, drone staging, storage, recharging, repair, maintenance, or other related activities as allowed.
 - c. The purpose of the definitions is to provide clarity to the terms used within the ordinance and consistency in the administration of the zoning ordinance.
2. The second part of the submitted request will permit Delivery Drone Stations as an accessory use in the GI (General Industrial) Zone, subject to conditional use approval (See Attachment A).
 - a. The purpose of the GI (General Industrial) Zone is to:
 - i. Provide locations for all types of manufacturing, research and development, warehouse, and flex space
 - ii. May include uses that have extensive outdoor storage/service areas, generate heavy truck traffic, or create negative impacts that must be mitigated or buffered.
 - iii. Selected business service uses are also appropriate when sized and designed to serve the employment area.
 - b. As an accessory use, delivery drone stations are only allowed in conjunction with another permitted use. Standalone delivery drone stations are not allowed. A full list of the current permitted and conditional uses within the GI Zone can be found in Attachment B.
 - c. As a conditional use, any delivery drone station will require a public hearing and approval from the Fort Wright Board of Adjustment. The Board of Adjustment can place reasonable conditions on their approval, in addition to the specific use standards discussed below.
 - d. There are several areas within the City currently zoned GI. The areas are generally along or near Madison Pike.

Areas North of I-275



Areas South of I-275



3. The third part of the submitted request will establish use specific standards for delivery drone stations (See Attachment A).
 - a. Use specific standards establish supplemental regulations tailored to the unique operational characteristics and potential impacts of particular uses, ensuring those uses remain compatible with surrounding properties regardless of the zoning district in which they are located.
 - b. In addition to obtaining a conditional use permit, delivery drone facilities must meet the following requirements:
 - i. The location of delivery drone facilities must meet the same requirements as vehicular loading

facilities:

- 1) Located on the same lot as the use served
- 2) In a side or rear yard, subject to all required setbacks.
- ii. Delivery drone stations placed on a roof shall be screened from view of the public street frontage or a private access drive which functions as a street.
- iii. Delivery drone stations shall be paved with light or heavy duty asphalt or concrete.
- iv. Delivery drone stations shall be permanently available, marked and maintained only for drone delivery purposes.
- v. Delivery drone stations shall not conflict with required off-street parking, loading, and vehicular drive aisles.
- vi. Any building associated with a delivery drone station may not be a shipping container and must meet the requirements of the Kentucky Building Code.
- vii. All delivery drone stations and associated buildings shall be enclosed in a fence or wall.
- viii. Landscaping, screening, and buffers shall be provided.
- ix. Delivery drone stations must comply with all Federal, State, and local regulations regarding their licensing and operation.

COMPREHENSIVE PLAN

1. Although compliance with the adopted comprehensive plan is not required by state statute for text amendments, staff has identified relevant Goals, Objectives, and Recommendations from the *2024 Comprehensive Plan Update*.
 - a. Mobility Element:
 - i. Recommendation 7: Prepare for new mobility technologies such as Intelligent Transportation Systems, Connected / Autonomous Vehicles, electric vehicles, and ridesharing.

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 Fort Wright Zoning Ordinance to (1) define "Delivery Drone" and "Delivery Drone Station, Accessory"; (2) permit Delivery Drone Stations as an accessory use in the GI (General Industrial) Zone, subject to conditional use approval; and (3) establish use specific standards for such facilities.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The proposed text amendment defining "Delivery Drone" and "Delivery Drone Station, Accessory" will provide clarity to the terms used within the zoning ordinance and ensure consistent administration of the code.
2. The proposed text amendment adding Delivery Drone Stations, Accessory as a conditional use within the GI Zone is appropriate and reasonable. Allowing Delivery Drone Stations as a conditional use within the zoning ordinance will allow for the adoption of this new technology while ensuring that it will not impair the integrity and character of the area.

3. The proposed text amendment establishing specific use standards for Delivery Drone Stations, Accessory is appropriate. The proposed standards are tailored to the unique operational characteristics and potential impacts Delivery Drone Stations, ensuring the uses remain compatible with surrounding properties.

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

ATTACHMENT A

Proposed Text Amendments to Fort Wright Zoning Ordinance
Words to be **deleted** are ~~lined through~~ - Words to be **added** are underlined

ARTICLE 4 USE REGULATIONS & STANDARDS

Contents:

- 4.01 Establishment of a Table of Uses**
- 4.02 Determination of Use Category**
- 4.03 Multiple Principal Uses Permitted**
- 4.04 Table of Uses**
- 4.05 Use-Specific Standards**

4.04 Table of Uses

- A. **General.** The following table lists permitted and conditional uses in each base zoning district. Additional use restrictions may be contained in Section **4.05, Use-Specific Standards**, or as part of an Overlay District.
- B. **Districts.** Table 4.1, Permitted and Conditional Uses lists uses for each standard district within the City of Ft. Wright's zoning jurisdiction. Planned Unit Development and Overlay Districts are not listed in the table. Uses within a Planned Unit Development District are approved through the Development Plan approval process. Uses permitted within an Overlay District are generally regulated by the underlying base district.
- C. **Symbols.**
 - 1. Where the symbol "P" is shown, the use to which it refers is permitted as a "use by right" in the indicated district, provided it complies fully with all applicable Use-Specific Standards included in Section **4.05, Use-Specific Standards**.
 - 2. Where the symbol "C" is shown, the use to which it refers is a conditional use which must be approved by the Board of Adjustment and is subject to any Use-Specific Standards included in Section **4.05, Use-Specific Standards**. The Board of Adjustment may also impose additional conditions as part of the conditional use approval per KRS 100.237.
 - 3. Where the symbol "-" is shown, the use to which it refers is prohibited in the indicated district.
 - 4. All uses will be hyperlinked to their corresponding definition in **Article 14, Definitions**.

TABLE 4.1 PERMITTED AND CONDITIONAL USES

Use	Residential						Commercial			Employment		Other		Use Specific Standards
	R-RE	R-CVS	R-CPS	R-M	R-MF	MHP	NC	CC	HC	BP	GI	CO	INST	
ACCESSORY (must have a permitted use on the same lot)														
Accessory Structures or Uses, Customary	P	P	P	P	P	P	P	P	P	P	P	P	P	4.05, J.1.
Collection Boxes	-	-	-	-	-	-	-	-	-	-	P		P	4.05, J.3[4].
Drive Up or Drive Through Facilities	-	-	-	-	-	-	-	P	P	-	P	-	-	10.21
Home Occupation	P	P	P	P	P	P	-	-	-	-	-	-	-	4.05, J.4[5].
Individual Service (ATM, Redbox)	-	-	-	-	-	-	P	P	P	P	P	-	-	4.05, J.7[8].
Outdoor Display and Sales, On-going	-	-	-	-	-	-	-	-	-	-	P	-	-	4.05, J.8[9].
Delivery Drone Station, Accessory	⚡	⚡	⚡	⚡	⚡	⚡	⚡	⚡	⚡	⚡	C	⚡	⚡	4.05, J.9.

4.05 Use-Specific Standards

J. Accessory Structures or Uses, Customary

9. Delivery Drone Station, Accessory

- All designated delivery drone stations shall be located on the same lot as the use served and in a side or rear yard, subject to all required setbacks.
- Delivery drone stations placed on a roof shall be screened from view of the public street frontage or a private access drive which functions as a street.
- Delivery drone stations shall be paved with light or heavy duty asphalt or concrete as determined in Appendix 15.03, Specifications For Paving of Off-Street Parking and Loading Areas.
- Delivery drone stations shall be permanently available, marked and maintained only for drone delivery purposes.
- Delivery drone stations shall not conflict with required off-street parking, loading, and vehicular drive aisles.
- Any building associated with a delivery drone station may not be a shipping container and must meet the requirements of the Kentucky Building Code.
- All delivery drone stations and associated buildings shall be enclosed in a fence or wall that meets the type, location, and height requirements of Section 7.06 Fences and Walls.
- Landscaping, screening, and buffers shall be provided per Section 7.07 Landscaping, Screening, and Buffers.

- i. Delivery drone stations must comply with all Federal, State, and local regulations regarding their licensing and operation.

ARTICLE 14 DEFINITIONS

Contents:

14.01 Rules for Words and Phrases

14.02 Definitions

14.03 Definitions for Flood Protection Development Standards

14.04 Definitions for Sexually Oriented Businesses

14.02 Definitions

Except for Flood Protection Development Standards (Section 8.04) and Sexually Oriented Businesses ([Article 9](#)), the words, phrases and terms used within this ordinance shall be interpreted as stated in this Article. Except as specifically defined herein, all words and phrases used in this Zoning Ordinance shall have their customary meaning as defined in a standard, common dictionary. The definitions for Flood Protection Development Standards (Section 8.04) are in Section [14.03](#). The definitions for Sexually Oriented Businesses ([Article 9](#)) are in Section [14.04](#).

D

Delivery Drone – A delivery drone is a type of unmanned aerial vehicle (UAV), or unmanned aircraft system (UAS), that operates autonomously or by remote control and is used for delivery, distribution, or transport of products and packages.

Delivery Drone Station, Accessory – The specialized location, which may include a building, structure, or area of land, from which delivery drones land and take off remotely or autonomously. The delivery drone station may be used for takeoff, landing, drone staging, storage, recharging, repair, maintenance, or other related activities as allowed.

ATTACHMENT B

Permitted and Conditional Uses within the GI Zone

Permitted Uses:Commercial:

1. Agriculture Equipment / Chemical sales, Distribution, Storage
2. Animal Care – enclosed
3. Bar Or Drinking Place
4. Brewery, Distillery, Winery
5. Building Material Sales
6. Carpenter shops, electrical, plumbing and heating shops, furniture upholstery and similar establishments
7. Commercial Printing
8. Equipment Sales, Rental, Repair
9. Motor Vehicle Sales and Rental
10. Motor Vehicle Service, Major
11. Motor Vehicle Service, Minor
12. Nursery / Garden Supply
13. Office
14. Off-Street Parking Lot, Non-Accessory

Institutional:

15. College or University
16. Museum

Industrial:

17. Fabrication, light
18. Manufacturing, heavy
19. Mini-warehouse, personal storage
20. Mining, quarrying and crude petroleum and natural gas production
21. Outdoor storage
22. Research and Development
23. Warehouse and Logistics

Transportation:

24. Airport
25. Railroad Facilities
26. Truck Terminals

Accessory:

27. Accessory Structures or Uses, Customary
28. Collection Boxes
29. Drive Up or Drive Through Facilities
30. Individual Service (ATM, Redbox)
31. Outdoor Display and Sales, On-going

Temporary Uses:

- 32. Construction Trailer or Sales Office
- 33. Mobile Food Sales
- 34. Outdoor Display and Sales, Temporary

Medical Cannabis:

- 35. Medical Cannabis, Cultivation
- 36. Medical Cannabis, Processing
- 37. Medical Cannabis, Producing
- 38. Medical Cannabis, Safety Compliance Facility

Conditional Uses:

Commercial:

- 1. Animal Care – outdoor activities
- 2. Farmer’s Market

Industrial:

- 3. Junk, Scrap or Salvage Yards

Transportation:

- 4. Heliport, Not Associated with Emergency Medical Services