

**CITY OF UNION, KENTUCKY
ORDINANCE NO. 2026-01**

AN ORDINANCE OF THE CITY OF UNION, KENTUCKY APPROVING, WITH A CONDITION, A REQUEST OF BOONE COUNTY COMMISSION TECHNICAL/DESIGN REVIEW COMMITTEE TO CONSIDER A SERIES OF TEXT AMENDMENTS TO THE BOONE COUNTY ZONING REGULATIONS: (1) MODIFYING THE DEFINITION OF ‘COMMERCIAL PARKING’; (2) ADDING A DEFINITION FOR ‘COMMERCIAL PARKING, FREIGHT’, ‘FREIGHT CONTAINER’, ‘SEMITRAILER’, ‘TRAILER’, ‘TRUCK’, AND ‘TRUCK TRACTOR’; (3) ADDING ‘COMMERCIAL PARKING, FREIGHT’ AS A CONDITIONAL USE IN LINE C-3 AND A DISTRICTS; (4) ADDING ‘COMMERCIAL PARKING, FREIGHT’ AS A PRINCIPALLY PERMITTED USE IN THE I-1 AND I-2 DISTRICTS; AND (5) ADDING SPECIFIC USE STANDARDS APPLICABLE TO ‘COMMERCIAL PARKING, FREIGHT’ WITHIN THE C-3, I-1, I-2, AND A DISTRICTS.

WHEREAS, the City of Union, Kentucky is a member of the county-wide planning unit, having a county-wide planning commission known as the Boone County Planning Commission; and

WHEREAS, the Boone County Planning Commission received a request of Boone County Commission Technical/Design Review Committee to consider a series of text amendments to the Boone County Zoning Regulations: (1) modifying the definition of ‘commercial parking’; (2) adding a definition for ‘commercial parking, freight’, ‘freight container’, ‘semitrailer’, ‘trailer’, ‘truck’, and ‘truck tractor’; (3) adding ‘commercial parking, freight’ as a conditional use in the C-3 and A districts; (4) adding ‘commercial parking, freight’ as a principally permitted use in the I-1 and I-2 districts; and (5) adding specific use standards applicable to ‘commercial parking, freight’ within the C-3, I-1, I-2, and A districts; and

WHEREAS, the Boone County Planning Commission as the planning unit for the City of Union, Kentucky was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with a condition, for the series of text amendments to the Boone County Zoning Regulations; and

WHEREAS, the Boone County Planning Commission by Resolution No. R-25-028-A

recommended approval of the text amendments described above, with a condition; and

WHEREAS, the recommendation of the Boone County Planning Commission is based upon certain findings and conditions attached to its Resolution, all of which have been reviewed by the City Commission for the City of Union, Kentucky; and

WHEREAS, the Union City Commission desires to affirm and approve the recommendation of the Boone County Planning Commission pursuant to K.R.S. 100.211 within ninety (90) days of the Planning Commission's final action and grant the application of the text amendments to the Boone County Zoning Regulations, with a condition.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF UNION, KENTUCKY as follows:

SECTION I

That the request of Boone County Planning Commission Technical/Design Review Committee to consider a series of text amendments to the Boone County Zoning Regulations: (1) modifying the definition of 'commercial parking'; (2) adding a definition for 'commercial parking, freight', 'freight container', 'semitrailer', 'trailer', 'truck', and 'truck tractor'; (3) adding 'commercial parking, freight' as a conditional use in the C-3 and A districts; (4) adding 'commercial parking, freight' as a principally permitted use in the I-1 and I-2 districts; and (5) adding specific use standards applicable to 'commercial parking, freight' within the C-3, I-1, I-2, and A districts. The Request For Text Amendments shall be and is hereby approved, with conditions, as set forth in the Boone County Planning Commission's Resolution R-25-028-A, which includes, but is not limited to, their Findings of Fact and Description of the text amendments which are the subject of this Ordinance and are attached hereto and marked Exhibit

"A" and incorporated herein by reference.

SECTION II

If approval for the request of Boone County Planning Commission Technical/Design Review Committee to consider a series of text amendments to the Boone County Zoning Regulations shall be held invalid, in whole or in part, by any court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map, or comprehensive plan provisions as they are severable from this Ordinance and they are intended to have effect regardless of any invalidity relating to this particular Ordinance.

SECTION III

Publication of this Ordinance is hereby authorized to be by summary publication in accordance with Kentucky Law.

FIRST READING this the 5th day of January.
SECOND READING this the 21st day of January.

APPROVED:


HON. LARRY K. SOLOMON, MAYOR

ATTEST:


TAMMY WILHOITE, CITY CLERK

Published: _____