

**CITY OF WALTON, KENTUCKY  
ORDINANCE NO. 2022-06**

**AN ORDINANCE OF THE CITY OF WALTON, KENTUCKY, APPROVING THE RECOMMENDATION OF THE BOONE COUNTY PLANNING COMMISSION, IN ORDER TO ADOPT A TEXT AMENDMENT TO THE WALTON ZONING ORDINANCE SECTION 3154 *OUTSIDE STORAGE, DISPLAY, AND LOADING AREAS*, IN ORDER TO REVISE THOSE REGULATIONS IN CERTAIN LIMITED CIRCUMSTANCES.**

**WHEREAS**, pursuant to Resolution 2022-01, the City of Walton requested the Boone County Planning Commission to hold a public hearing and to make a recommendation as to a proposed text amendment to the Walton Zoning Ordinance Section 3154 *Outside Storage, Display, And Loading Areas*, in order to revise those regulations in certain limited circumstances; and

**WHEREAS**, pursuant to KRS 100.211(3), the Boone County Planning Commission held a public hearing on March 16, 2022, and thereafter did make a recommendation in favor of the proposed zoning text amendment (see letter from Kevin Costello, Executive Director, along with the attached Commission record, which is incorporated herein by reference); and

**WHEREAS**, further pursuant to KRS 100.211(3), the Walton City Council does hereby wish to adopt the proposed text amendment to Section 3154 of the Walton Zoning Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WALTON, KENTUCKY AS FOLLOWS:**

**SECTION ONE**

Walton Zoning Ordinance Section 3154 *Outside Storage, Display, And Loading Areas* is hereby amended as follows:

**SECTION 3154 Outside Storage, Display, and Loading Areas**

The purpose of this section is to regulate permanent or on-going outside storage, display, and/or loading areas in accordance with the following standards. Outside display of a temporary, seasonal, or occasional nature is regulated by [ARTICLE 35](#).

1. Sales, leasing, or rental display areas for vehicles such as recreational vehicles, trucks, and automobiles, are considered to be parking areas by this order and are subject to all applicable site plan requirements for parking areas including landscaping requirements and the parking area requirements of [ARTICLE 33](#).

2. Other outside storage, display, and loading areas are permitted only when listed as a permitted use in the applicable zoning district, provided such activities are an integral function of the principal use.
3. Outside storage, display, and loading areas shall be located in the side or rear yard only, except in Industrial zones where they may also be located in the front yard and corner side yard. Outside storage, display, and loading areas shall not be located within areas that are required to be landscaped per [ARTICLE 36](#) (this paragraph applies to unincorporated Boone County and the cities and Walton and Union, **except as provided in paragraph 5 of this Section for the City of Walton only**). Outside storage, display, and loading areas shall be located in the side or rear yard only. Outside storage, display, and loading areas shall not be located within areas that are required to be landscaped per [ARTICLE 36](#) (this paragraph applies to the City of Florence only).
4. In all zoning districts where outside storage, display, and loading areas are permitted, except for Industrial zones, such areas shall be screened and enclosed with a wall structure constructed of decorative masonry (excluding plain faced concrete blocks), EFIS, stucco, or other material which is the same or compatible with the texture and color of the materials of the principal building, excluding metal siding, wood fencing, or any type of link or wire fencing regardless of whether or not slats are used. The solid wall enclosure structure shall be high enough to screen the materials or products which are kept within the enclosure, although the area of the walls that are above the height of the materials or products contained within the structure, and any gates, may be constructed of architectural grade metal or wrought iron type fencing (excludes metal siding, wood fencing, and any type of link or wire fencing or gates). The solid wall enclosure structure shall adjoin, and be attached to, the principal building on the site.
5. **Notwithstanding any other provisions of this Section 3154, outside storage, display, and loading areas for corner lots within the C-2 Zone that have frontage on two local street, are immediately adjacent to an Industrial zone, and have a minimum lot area of six (6) acres) may be located within the front, rear, side, and corner side yards, but not within any area required to be landscaped per ARTICLE 36. In addition, outside storage, display, and loading may be located: (1) along the front of a building, provided that its is in a marked area and does not interfere with pedestrian movement; and (2) along the edge of designated off-street parking areas. All outside storage, display, and loading areas shall have no screening requirements except for those required along the perimeter of the lot (this paragraph applies to the City of Walton only).**

## **SECTION TWO**

This Ordinance shall take effect and shall be in full force upon adoption and publication according to law.

**SECTION THREE**

All ordinances or parts of any ordinances in conflict herewith, to the extent of the conflict, if any, are hereby repealed.

**SECTION FOUR**

If any sentence, clause, section or part of this ordinance or the application thereof to any particular situation is, for any reason, found to be unconstitutional, illegal or invalid, the invalidity of any provision of this Ordinance shall not affect the validity of any other provisions hereof, and such other provisions shall remain in full force and effect as long as they remain valid in the absence of that provision determined to be invalid.

**SECTION FIVE**

This ordinance may be read and published in summary form.

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PASSED AND APPROVED ON FIRST READING BY 5 OF 5 MEMBERS OF CITY COUNCIL ON THE 12<sup>th</sup> DAY OF APRIL, 2022.

PASSED AND APPROVED ON SECOND READING BY \_\_\_ OF \_\_\_ MEMBERS OF CITY COUNCIL ON THE 10<sup>th</sup> DAY OF MAY, 2022.

APPROVED:

\_\_\_\_\_  
GABRIEL D. BROWN, MAYOR

ATTEST:

\_\_\_\_\_  
GEVANA HICKS, CITY CLERK

DATE OF PUBLICATION: \_\_\_\_\_.