

**ORDINANCE NO. 3-1-22**

**AN ORDINANCE AMENDING THE TEXT OF THE OFFICIAL ZONING  
ORDINANCE OF THE CITY OF BROMLEY, KENTUCKY WITH REGARD TO  
FAMILY CHILD-CARE HOMES**

Whereas, The Kenton County Planning Commission has reviewed and recommended that the City approve and adopt text amendments to its zoning ordinance regarding family child care homes:

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

**SECTION I**

That the Text Amendments of the Bromley Zoning Ordinance set forth in Attachment A, attached hereto and incorporated herein by reference as if fully set forth, concerning family child-care homes are hereby adopted and enacted by the City of Bromley as part of its zoning ordinance.

**SECTION II**

Any and all Ordinances in conflict with this Ordinance shall be, and hereby are, repealed to the extent of said conflict.


**SECTION III**

The invalidity of any section, sub-section or sentence of this ordinance shall not affect the remainder of same.

**SECTION IV**

This Ordinance shall take effect and be in full force from and after its passage, publication, and recorded according to the law.

**CITY OF BROMLEY,  
A KENTUCKY HOME RULE  
MUNICIPAL CORPORATION**

  
\_\_\_\_\_  
Mayor

FIRST READING: 3-2-2022

YES 6

NO 0

SECOND READING: 4-13-2022

YES 5

NO 0

1 not present

ATTEST:   
\_\_\_\_\_  
Clerk

**ATTACHMENT A**  
Proposed Text Amendments to Bromley Ordinance  
Words to be deleted are ~~[lined-through]~~ - Words to be added are underlined

**ARTICLE VII – DEFINITIONS**

**SECTION 7.0 WORDS AND PHRASES:**

**FAMILY CHILD-CARE HOME:** Family child-care home means a private home that is the primary residence of an individual who provides full or part-time care day or night for six (6) or fewer children who are not the children, siblings, stepchildren, grandchildren, nieces, nephews, or children in legal custody of the provider.

**ARTICLE X – ZONES**

**SECTION 10.1 R-1A (RESIDENTIAL ONE-A) ZONE**

**C. CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of such use shall have been applied for and approved of by the board of adjustment, as set forth in SECTION 9.14 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Fire and police stations, providing they are located adjacent to an arterial street
4. Institutions for higher education, providing they are located adjacent to an arterial street
5. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
6. Nursery schools
7. Public and parochial schools
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries
9. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Golf courses;
  - b. Country clubs;
  - c. Semi-public swimming pools
10. Family child-care homes
  - a. Family child-care homes shall be subject to the area and height regulations for permitted uses.

**SECTION 10.2 R-1C (RESIDENTIAL ONE-C) ZONE**

**C. CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be

C. **CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of such use shall have been applied for and approved of by the board of adjustment, as set forth in SECTION 9.14 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Fire and police stations, providing they are located adjacent to an arterial street
4. Institutions for higher education, providing they are located adjacent to an arterial street
5. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
6. Nursery schools
7. Public and parochial schools
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries
9. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Golf courses;
  - b. Country clubs;
  - c. Semi-public swimming pools
10. Family child-care homes
  - a. Family child-care homes shall be subject to the area and height regulations for permitted uses.

#### **SECTION 10.5 R-4 (RESIDENTIAL FOUR) ZONE**

C. **CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of such use shall have been applied for and approved of by the board of adjustment, as set forth in SECTION 9.14 of this ordinance:

1. Cemeteries
  2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
  3. Fire and police stations, providing they are located adjacent to an arterial street
  4. Institutions for higher education, providing they are located adjacent to an arterial street
  5. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
  6. Nursery schools
  7. Public and parochial schools
  8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries
  9. Recreational uses other than those publicly owned and/or operated, as follows:
    - a. Golf courses;
    - b. Country clubs;
    - c. Semi-public swimming pools
  10. Family child-care homes
    - a. Family child-care homes shall be subject to the area and height regulations for permitted uses.
-

permitted until and unless the location of such use shall have been applied for and approved of by the board of adjustment, as set forth in SECTION 9.14 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Fire and police stations, providing they are located adjacent to an arterial street
4. Institutions for higher education, providing they are located adjacent to an arterial street
5. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
6. Nursery schools
7. Public and parochial schools
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries
9. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Golf courses;
  - b. Country clubs;
  - c. Semi-public swimming pools
10. Family child-care homes
  - a. Family child-care homes shall be subject to the area and height regulations for permitted uses.

### **SECTION 10.3 R-1G (RESIDENTIAL ONE-G) ZONE**

C. **CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of such use shall have been applied for and approved of by the board of adjustment, as set forth in SECTION 9.14 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Fire and police stations, providing they are located adjacent to an arterial street
4. Institutions for higher education, providing they are located adjacent to an arterial street
5. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
6. Nursery schools
7. Public and parochial schools
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries
9. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Semi-public swimming pools
  - b. Country clubs;
  - c. Golf courses;
10. Family child-care homes
  - a. Family child-care homes shall be subject to the area and height regulations for permitted uses.

### **SECTION 10.4 R-1H (RESIDENTIAL ONE-H) ZONE**