

TO: Kenton County Planning Commission Members

FROM: Emi Randall, AICP, RLA 
Director of Planning and Zoning

RE: Staff Recommendations for the Public Hearing

DATE: November 29, 2018

PDS submits the attached report and recommendation for your review prior to the scheduled December 6, 2018 public hearing. This information relates to the following agenda item:

FILE: PC1804-0003

APPLICANT: Kenton County per Joe Shriver, County Administrator

REQUEST: Proposed text amendments to the Kenton County Zoning Ordinance: (1) adding owner-occupied short-term rentals as a permitted use and non-owner-occupied short-term rentals as a conditional use within the A-1 and A-2 Zones, which includes amending the definition of Bed and Breakfast Establishment, adding definitions for Owner-Occupied and Non-Owner-Occupied Short-Term Rental, and adding restrictions on these uses within the A-1 and A-2 Zones; (2) requiring landscaping buffers between industrial zones and/or uses and any adjoining residential use, or any adjoining agricultural zone and/or use, and requiring the use of trees native to Kenton County; and, (3) adding additional options for obtaining adjustments from the required landscaping regulations.

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: Kenton County Fiscal Court and Judge/Executive
Joe Shriver, County Administrator
Stacy Tapke, County Attorney
Sue Kaiser, Fiscal Court Clerk
Matt Smith, KCPC Legal Counsel

Text Amendment

Case No: PC1804-0003

Applicant: Kenton County per Joe Shriver, County Administrator

Project Manager: Andy Videkovich, AICP, Current Planning Manager

GENERAL CASE INFORMATION

1. **Request:** Proposed text amendments to the Kenton County Zoning Ordinance: (1) adding owner-occupied short-term rentals as a permitted use and non-owner-occupied short-term rentals as a conditional use within the A-1 and A-2 Zones, which includes amending the definition of Bed and Breakfast Establishment, adding definitions for Owner-Occupied and Non-Owner-Occupied Short-Term Rental, and adding restrictions on these uses within the A-1 and A-2 Zones; (2) requiring landscaping buffers between industrial zones and/or uses and any adjoining residential use, or any adjoining agricultural zone and/or use, and requiring the use of trees native to Kenton County; and, (3) adding additional options for obtaining adjustments from the required landscaping regulations.

HISTORY & BACKGROUND

1. The *Direction 2030* recommendations specific to the Rural Subarea clearly express the need to re-evaluate commercial and industrial development policies, land use policies & regulations, permitted uses and the minimum size requirements for a freestanding zone. The intent of these recommendations is to better align policies and regulations to preserve rural character and ensure that any new development reflects the desired scale, character and form in the community. The submitted request is a culmination of work by the South Kenton County Citizen's Group to review, analyze, and recommend changes to the zoning in southern Kenton County.
2. The South Kenton Citizens Group (SKCG) was formed in 2013 to assess how trends over the previous decade might have changed residents' attitudes and preferences with respect to development patterns. begin implementation of *Direction 2030*. The SKCG comprises of citizens of Southern Kenton County. The Fiscal Court and PDS staff advise the group and provides technical assistance to the group.
3. In 2016, the SKCG conducted a survey as a way to offer residents of South Kenton County an opportunity to express their land use preferences and their desires for the future of South Kenton County. The response rate of this survey was 25.7%.

Some key results of this survey are that over 90% of the respondents agreed that it is important to maintain the rural character of Southern Kenton County. A majority of respondents (59%) also support overnight opportunities (such as bed and breakfasts, on-farm vacations, etc.) as a way to support agriculture and agritourism.

4. In the summer of 2017 the South Kenton County Zoning Committee began reviewing industrial buffers in relation to adjacent residential and agricultural uses. Over the course of the next six months the group researched and crafted a text amendment to the industrial buffer requirements.
5. In January 2018 members of the South Kenton Zoning Committee, Fiscal Court, and the Building Industry Association of Northern Kentucky met to discuss the initial draft of the proposed industrial buffers.
6. In February 2018 the South Kenton County Zoning Committee began initial meetings regarding short-term rental regulations.

There are several requests within the submitted application. These requests are reviewed separately within this document to provide the clearest comprehensive review.

REQUEST 1: Adding owner-occupied short-term rentals as a permitted use and non-owner-occupied short-term rentals as a conditional use within the A-1 and A-2 Zones, which includes amending the definition of Bed and Breakfast Establishment, adding definitions for Owner-Occupied and Non-Owner-Occupied Short-Term Rental, and adding restrictions on these uses within the A-1 and A-2 Zones (see Attachment A).

HISTORY & BACKGROUND

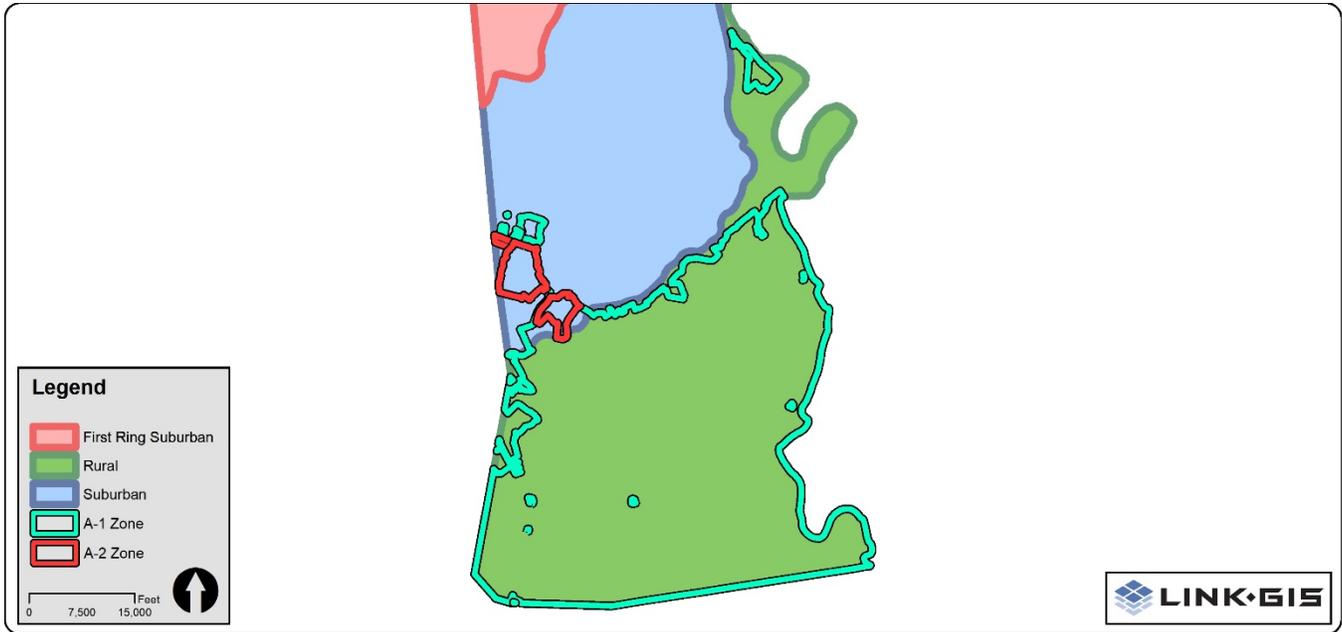
1. In February 2018, the City of Taylor Mill submitted text amendments to add a definition of short-term rental and prohibit short term rentals within all residential zones (PC1802-0005). Staff and the KCPC gave the text amendments unfavorable recommendations. The City approved the proposed text amendments.

ANALYSIS

1. Petition Review:

- a. The first part of this request will add owner-occupied short-term rentals as a permitted use and non-owner-occupied short-term rentals as a conditional use within the A-1 and A-2 Zones.
 - i. The purpose of the A-1 and A-2 Zones allow for agricultural and agritourism uses in rural parts of Kenton County.
 - ii. Under the current regulations, bed and breakfast establishments are permitted in the A-1 and A-2 Zones. Short-term rentals are not defined or specifically permitted or prohibited within any zoning district. Staff's interpretation is that this type of use would currently fall under the bed and breakfast (owner-occupied) or hotel-motel (non-owner-occupied) definitions. Depending on the nature of the short-term rental, they would either be permitted or not permitted within the A-1 and A-2 Zones.
 - iii. Proposed additional restrictions on all short-term rentals include:
 - (1) The short-term rental must obtain any required building permit, zoning permit, and occupational licenses;
 - (2) Access points must meet the requirements of the zoning ordinance;
 - (3) A length of stay shall not be less than one night nor more than 29 days;
 - (4) No external evidence of a short-term rental;
 - (5) Shall not generate any noise, vibration, glare, odors, or other effects;
 - (6) They are permitted in the primary or accessory structure. They must be clearly incidental to the primary household living use;
 - (7) Shall not be located in mobile homes, RVs, travel trailers, tents, campgrounds, sheds, garages, or barns;
 - (8) One parking space must be provided per guest room and per caretaker of the property.
 - iv. The conditional use permit process for non-owner-occupied short-term rentals will require a review and approval by the Kenton County Joint Board of Adjustment, which requires notification of all adjacent property owners and a sign being posted on the site.
- b. The second part of this request will amend the definition for bed and breakfast and add definitions for owner-occupied and non-owner-occupied short-term rentals:
 - i. The purpose of the definitions is to provide clarity to the concepts and terms used within the zoning ordinance and consistency in the administration of the ordinance.
 - ii. The current definition of a bed and breakfast establishment is an owner-occupied dwelling that provides overnight lodging and accommodations for compensations.
 - iii. The proposed definition will clarify that meals may be served to guests and the innkeeper must reside on or adjacent to the premises during periods of occupancy.

- iv. The definition of a short-term rental is similar, but does not include the serving of meals. In addition, the owner must reside on the premises of an owner-occupied short-term rental. The owner does not need to reside on the premises for a non-owner-occupied short-term rental.
- c. A majority of Kenton County’s rural subarea is zoned A-1. The A-2 Zone is located in the southern part of the suburban subarea.



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 recommendations on the proposed text amendments adding owner-occupied short-term rentals as a permitted use and non-owner-occupied short-term rentals as a conditional use within the A-1 and A-2 Zones, which includes amending the definition of Bed and Breakfast Establishment, adding definitions for Owner-Occupied and Non-Owner-Occupied Short-Term Rental, and adding restrictions on these uses within the A-1 and A-2 Zones

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

- 1. The proposed text amendments are consistent with the purpose of the A-1 and A-2 Zones in Kenton County. The proposed text amendments will allow visitors to Kenton County additional lodging options while taking advantage of the tourist spots in Southern Kenton County and in the region.
- 2. The proposed text amendments are reasonable. Allowing property owners to use their property for a short-term rental is an appropriate use of their land. The additional restrictions on short-term rentals, in addition to requiring a conditional use permit for non-owner-occupied short-term rentals, will allow additional oversight of short-term rentals and code enforcement options, if necessary.

REQUEST 2: Requiring landscaping buffers between industrial zones and/or uses and any adjoining residential use, or any adjoining agricultural zone and/or use, and requiring the use of trees native to Kenton County (see Attachment B).

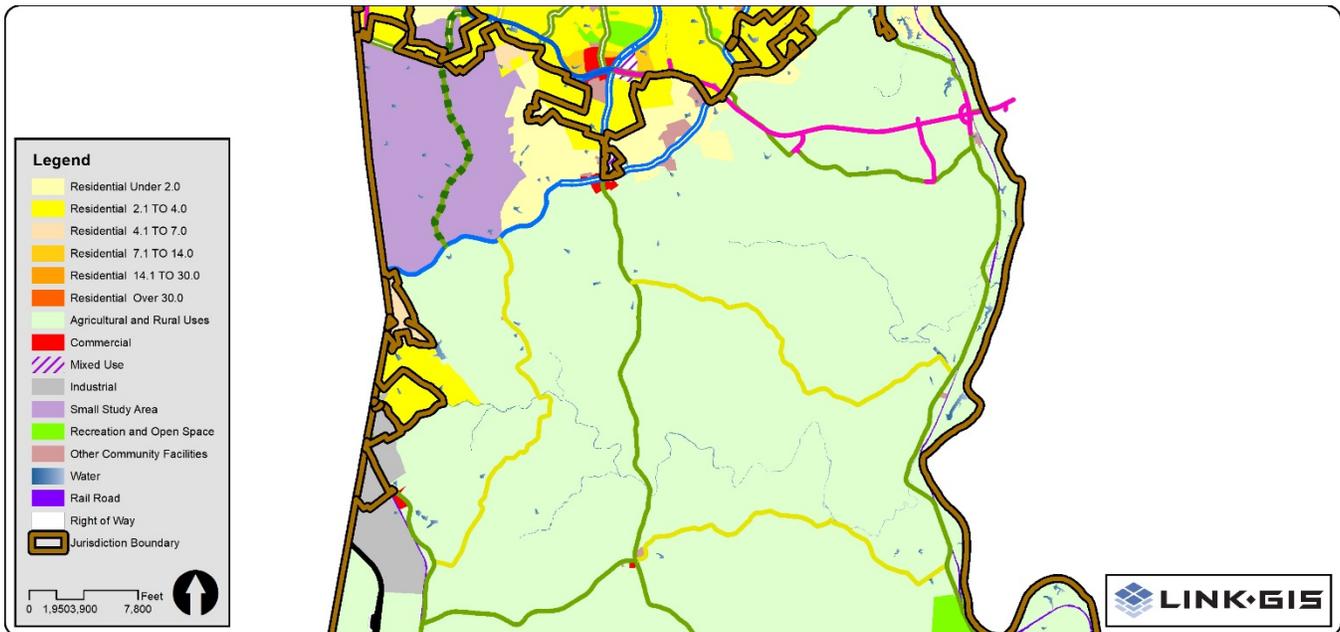
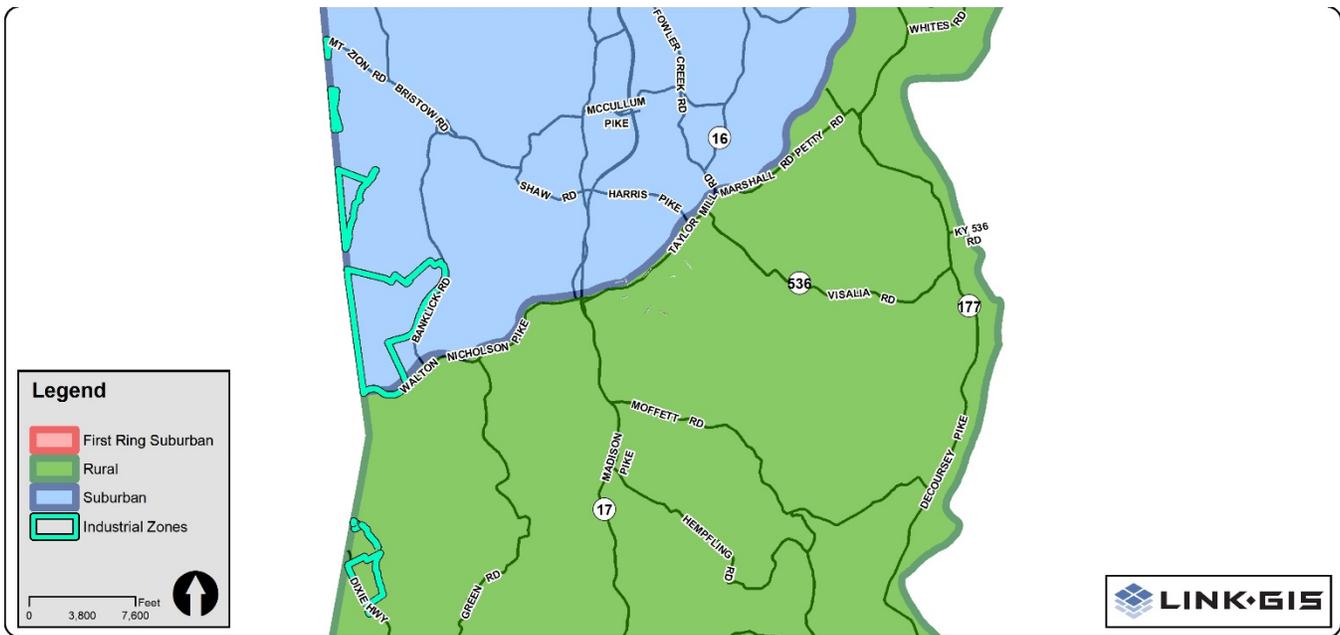
HISTORY & BACKGROUND

1. The purpose of the landscape regulations is to:
 - a. Promote and to protect the health, safety and welfare of the community through reduction of noise, air, and visual pollution, air temperature and headlight glare;
 - b. Improve the aesthetic character of the community by improving the appearance of vehicular use areas and property adjoining public/private road rights-of-way and driveways;
 - c. Preserving existing trees; and
 - d. Requiring screening between incompatible land uses.

ANALYSIS

1. Petition Review:

- a. The first part of this request will require a landscape buffer between any industrial zone or use and any agricultural zone or use.
 - i. Under the current regulations, the following landscape buffers are required in industrial zones:
 - (1) When adjacent to a residential zone:
 - (a) 75 feet wide
 - (b) Double row of staggered trees at 15 feet on center, plus
 - (c) A 36 foot wide, six foot tall berm
 - (2) When adjacent to a commercial zone:
 - (a) 50 feet wide
 - (b) Double row of staggered trees at 15 feet on center
 - ii. The proposed regulations will require a landscape buffer between an industrial zone or use:
 - (1) When adjacent to a residential use:
 - (a) 75 feet wide
 - (b) Double row of staggered trees at 15 feet on center, plus
 - (c) A 36 foot wide, six foot tall berm
 - (2) When adjacent to an agricultural zone or use:
 - (a) 50 feet wide
 - (b) Double row of staggered trees at 15 feet on center
- b. The second part of this request will require trees native to Kenton County to be used in landscaped buffers between industrial zones or uses and commercial, residential, and agricultural zones or uses.
 - i. Under the current regulations, a double row of staggered evergreen or broadleaf trees is required between industrial zones or uses and other zones or uses.
 - ii. The proposed regulations will require a double row of staggered trees native to Kenton County between industrial zones or uses and other zones or uses.
 - iii. Accompanying this text amendment is a new list of trees to be added to the "Planting Manual and Landscape Regulation Guidelines." This is a separate document from the zoning ordinance and will need to be adopted separately by the Fiscal Court. A copy of this list is included in this report as Attachment D for your reference.
- c. Currently, industrial zones in Unincorporated Kenton County are located along the Kenton County/Boone County line. This corresponds to *Direction 2030* which identifies the expansion of industrial uses along the county line.



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 recommendations on the proposed text amendments requiring landscaping buffers between industrial zones and/or uses and any adjoining residential use, or any adjoining agricultural zone and/or use, and requiring the use of trees native to Kenton County, subject to the condition that “List H Trees Native To Kenton County” be added to the “Planting Manual and Landscape Regulation Guidelines” prior to or simultaneously with this text amendment.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The proposed text amendments are consistent with the purpose of the landscaping regulations. Requiring a landscape screen between industrial and agricultural zones or uses and residential uses will ensure that there is an adequate buffer between incompatible land uses.
2. The proposed text amendments are reasonable. Requiring trees native to Kenton County will ensure that landscape screening between industrial and other zones or uses is compatible with the vegetation in Kenton County, encouraging and promoting plants that are compatible with this region's ecosystem.
3. Accompanying this text amendment is a new list of trees to be added to the "Planting Manual and Landscape Regulation Guidelines." This list will need to be added separately to the planting manual prior to or simultaneously with this text amendment in order for the references to this list to be valid.

REQUEST 3: Adding additional options for obtaining adjustments from the required landscaping regulations (see Attachment C).

ANALYSIS

1. **Petition Review:**
 - a. The current regulations give the zoning administrator the authority to grant a waiver from the landscaping requirements upon written request. Waivers may currently be granted if:
 - i. There are unusual circumstances that cause an unreasonable hardship;
 - ii. An innovative or alternate approach is used which still meets the requirements of the landscape regulations; or
 - iii. When the requirements are impractical or unreasonable.
 - b. The proposed text amendment will add a waiver of the landscaping requirements if:
 - i. Native noninvasive vegetation or topographic conditions provide sufficient natural screening;
 - ii. When there is a mutually agreed upon buffer between the owner of an industrial property and an adjacent property owner.

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 amendment adding additional options for obtaining adjustments from the required landscaping regulations.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The proposed text amendments are consistent with the purpose of the landscaping regulations. The proposed text amendment will provide additional options for meeting the landscape regulations while still providing adequate buffers, preserving existing trees, and improving the aesthetic character of the community.

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 Unincorporated Kenton County Zoning Ordinance
Words to be **deleted** are [~~lined through~~] - Words to be **added** are underlined

ARTICLE VII

DEFINITIONS

SECTION 7.0 WORDS AND PHRASES: For the purposes of this ordinance, certain terms, phrases, words, and their derivatives are herewith defined as follows:

BED AND BREAKFAST ESTABLISHMENT: An establishment in which breakfast or other meals may be served to guests and whose innkeeper resides on the premises or property adjacent to the premises during periods of occupancy. Bed and breakfasts are typically small scale and in an agriculture or small community setting. [~~An owner occupied dwelling unit wherein the owner provides overnight lodging and accommodations to guests for compensation.~~]

SHORT TERM RENTAL, OWNER OCCUPIED: A dwelling unit or room that is rented, leased, or assigned for a tenancy of less than thirty consecutive days in duration and where no meals are served or provided by the host to any guest. The owner/operator of the short-term rental resides on the premises. This term shall not include hotel or motel rooms, extended stay lodging facilities, bed and breakfast inns, or boarding and lodging rooms.

SHORT-TERM RENTAL, NON-OWNER OCCUPIED: A dwelling unit or room that is rented, leased, or assigned for a tenancy of less than thirty consecutive days in duration and where no meals are served or provided by the host to any guest. The owner/operator of the short-term rental does not reside on the premises. This term shall not include hotel or motel rooms, extended stay lodging facilities, bed and breakfast inns, or boarding and lodging rooms.

ARTICLE X

ZONES

SECTION 10.1 A-1 (AGRICULTURAL-ONE) ZONE

A. PERMITTED USES:

9. Owner-Occupied Short-Term Rentals, subject to additional development controls in Section 10.1, F., 6.

C. CONDITIONAL USES: The following uses or any customary accessory buildings and uses, subject to the approval by the board of adjustments, as set forth in Sections 9.14 and 18.7 of this ordinance:

12. Non-Owner Occupied Short Term Rentals, subject to additional development controls in Section 10.1, F., 6.

F. OTHER DEVELOPMENT CONTROLS:

6. The following shall apply to owner-occupied and non-owner occupied short-term rentals:

- a. PURPOSE: The purpose of the short-term rental regulations is to provide regulations and guidance for short-term rental usage in unincorporated Kenton County. Short-term rentals are intended to be temporary lodging which allows property owners to leverage the agricultural community and natural resources of the area, maintain rural character and encourage Agri-tourism and tourism.
- b. Must obtain any required building permit, zoning permit, and occupational license.
- c. Site Distance for Access Points shall be regulated by Article XI.
- d. The maximum length of each stay shall be 29 days.
- e. No lease shall be rented less than 1 night's stay.
- f. There shall be no external evidence of a short-term rental. The street address must clearly be visible from the right-of-way.
- g. Short-term rentals shall not adversely affect the character of the neighborhood nor shall the use generate noise, vibration, glare, odors, or other effects that unreasonably interfere with any person's enjoyment of his or her property.
- h. Short-term rentals are permitted in the primary structure and/or one accessory structure. Owner Occupied Short-term rentals shall be clearly incidental and commonly associated with the operation of the primary residential household living use.
- i. Short-Term rentals shall not be located in mobile homes, recreational vehicles, travel trailers, tents, campgrounds, sheds, garages, or barns or any other structure typically not used as a residence.
- j. Short-term rentals must provide one (1) parking space for each sleeping room or suite and one (1) for the caretaker of the property.

SECTION 10.29 A-2 (AGRICULTURAL-TWO) ZONE

A. PERMITTED USES:

10. Owner-Occupied Short-Term Rentals, subject to additional development controls in Section 10.29, F., 6.

C. CONDITIONAL USES: The following uses or any customary accessory buildings and uses, subject to the approval by the board of adjustments as set forth in Sections 9.14 and 18.7 of this ordinance:

12. Non-Owner Occupied Short Term Rentals, subject to additional development controls in Section 10.29, F., 6.

F. OTHER DEVELOPMENT CONTROLS:

6. The following shall apply to owner-occupied and non-owner occupied short-term rentals:

- a. PURPOSE: The purpose of the short-term rental regulations is to provide regulations and guidance for short-term rental usage in unincorporated Kenton County. Short-term rentals are intended to be temporary lodging which allows property owners to leverage the agricultural community and natural resources of the area, maintain rural character and encourage Agri-tourism and tourism.
- b. Must obtain any required building permit, zoning permit, and occupational license.
- c. Site Distance for Access Points shall be regulated by Article XI.
- d. The maximum length of each stay shall be 29 days.
- e. No lease shall be rented less than 1 night's stay.
- f. There shall be no external evidence of a short-term rental. The street address must clearly be visible from the right-of-way.
- g. Short-term rentals shall not adversely affect the character of the neighborhood nor shall the use generate noise, vibration, glare, odors, or other effects that unreasonably interfere with any person's enjoyment of his or her property.
- h. Short-term rentals are permitted in the primary structure and/or one accessory structure. Owner Occupied Short-term rentals shall be clearly incidental and commonly associated with the operation of the primary residential household living use.

- i. Short-Term rentals shall not be located in mobile homes, recreational vehicles, travel trailers, tents, campgrounds, sheds, garages, or barns or any other structure typically not used as a residence.
- j. Short-term rentals must provide one (1) parking space for each sleeping room or suite and one (1) for the caretaker of the property.

ATTACHMENT B

Proposed Text Amendments to Unincorporated Kenton County Zoning Ordinance
Words to be **deleted** are [~~lined through~~] - Words to be **added** are underlined

ARTICLE IX

GENERAL REGULATIONS

SECTION 9.17 LANDSCAPE REGULATIONS

- F. PLANTING MANUAL AND LANDSCAPE REGULATIONS GUIDELINES: The legislative body shall have on file a manual that outlines recommended plant materials, illustrations of the landscape ordinance applications and minimum requirements for other landscape materials. This manual shall be used as a guideline to anyone preparing a landscape plan in order to meet the requirements of this Landscape Ordinance.

The Planting Manual and Landscape Regulation Guidelines include plant lists which can be used for reference purposes when selecting trees and shrubs to meet the requirements of these regulations. The lists are as follows:

PLANT LIST A: SHADE TREES (Mature height greater than 30 ft.)

PLANT LIST B: FLOWERING AND NON - FLOWERING TREES
(Mature height less than 30 ft. for use under power lines.)

PLANT LIST C: EVERGREEN/BROADLEAF TREES

PLANT LIST D: DECIDUOUS SHRUBS

PLANT LIST E: EVERGREEN/BROADLEAF SHRUBS

PLANT LIST F: STREET TREES

PLANT LIST G: UNACCEPTABLE SHRUBS AND TREES

PLANT LIST H: TREES NATIVE TO KENTON COUNTY

SECTION 9.17 LANDSCAPE REGULATIONS

Table 9-1 (continued)

DEVELOPING ZONE/USE	ADJOINING ZONE/USE	MINIMUM PLANTING STRIP	PLANT MATERIAL/OPTIONS
Any industrial zone or land use	Any residential zone <u>or use</u>	75 feet side and rear yard	Double row of staggered trees from List [C] H (evergreen/broadleaf <u>trees native to Kenton County</u>) at 15 feet on center, plus a 36 foot wide, 6 foot tall earthen berm
	Any commercial or professional office zone	50 feet side and rear yard	Double row of staggered trees from List [C] H (evergreen/broadleaf <u>trees native to Kenton County</u>) at 15 feet on center.
	<u>Any agricultural zone or use</u>	<u>50 feet side and rear yard</u>	<p><u>To achieve high opacity and maximize screening a double row of staggered trees, including evergreen trees and other trees from List H (trees native to Kenton County) at 15 feet on center.</u></p> <p>STORAGE YARD: A hedge from List E (evergreen/broadleaf shrubs) facing the front yard only and/or any public/private street plus a 6 foot fence or wall</p>

* Plant lists can be found in the "Planting Manual And Landscape Regulation Guidelines"

1. Unless otherwise specified, trees do not have to be equally spaced, but may be grouped.
2. Interior requirements are not required on parking lots smaller than 5 acres, and/or 1,500 square feet of paved area. Interior landscape areas must be 100 square feet minimum in size. Plants may be no closer than 36 inches to pavement in the vehicle use area unless concrete wheel stops are used to prevent plan damage by cars. Six inch (minimum) curb required around all landscaped islands.
3. If the vehicle use area is located in the front, side, or rear yard, the required interior vehicle use area landscaping and the 5 feet perimeter screening easement will be included as counting towards the total front yard landscaping requirement.
4. In all cases where an earthen mound or berm is used, the easement provided must be adequate to accommodate a mound with a maximum side slope of 2.5 to 1.
5. The Zoning Administrator may allow a mixture or combination of tree categories, provided that the required number of trees is provided.
6. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established by the zoning district.

ATTACHMENT C

Proposed Text Amendments to Unincorporated Kenton County Zoning Ordinance
Words to be **deleted** are [~~lined through~~] - Words to be **added** are underlined

ARTICLE IX

GENERAL REGULATIONS

J. PLANTING ADJUSTMENTS

1. The Zoning Administrator shall have the authority to grant a waiver of any of the requirements in this section upon receipt of a written request which outlines the rationale for the planting adjustment. The Zoning Administrator shall review each written request and grant a waiver only: (1) under unusual or extreme circumstances which cause an unreasonable hardship such as the size of the lot; (2) when an innovative or alternative approach can be made which still meets the intent and purpose of this section; [~~or~~] (3) when the requirements of this section are impractical or unreasonable because of the existence of conditions specified in subsection J., 4. of this section; (4) when native noninvasive vegetative and/or topographic conditions that provide sufficient natural screening and buffer exist prior to development of properties in question, every effort shall be made to retain such conditions. In such cases, additional screening may not be required, provided that provision is made for maintenance of such areas; (5) When a mutually agreed upon buffer between the owner of property with a proposed development within an industrial zone and the owner of property within an adjacent agriculture zone is submitted and achieves the intent and purpose of Section 9.17. All decisions made by the Zoning Administrator may be appealed to the Board of Adjustment, pursuant to this ordinance and Kentucky Revised Statutes.

ATTACHMENT D

Proposed Text to be Added to the Planting Manual and Landscape Regulation
Guidelines – Provided for Reference

PLANT LIST H TREES NATIVE TO KENTON COUNTY

Understory Trees

Common Plant Name	Ohio Buckeye
Plant Botanical Name	Aesculus glabra
Common Plant Name	Downy Serviceberry
Plant Botanical Name	Amelanchier arborea
Common Plant Name	American Hornbeam
Plant Botanical Name	Carpinus caroliniana
Common Plant Name	American Hophornbeam / Ironwood
Plant Botanical Name	Ostrya virginiana
Common Plant Name	American Basswood
Plant Botanical Name	Tilia Americana

Overstory Trees

Common Plant Name	Sugar Maple
Plant Botanical Name	Acer saccharum
Common Plant Name	Pignut
Plant Botanical Name	Carya glabra
Common Plant Name	Shellbark Hickory
Plant Botanical Name	Carya laciniosa
Common Plant Name	Shagbark Hickory
Plant Botanical Name	Carya ovata
Common Plant Name	Kentucky Coffeetree
Plant Botanical Name	Gymnocladus dioica
Common Plant Name	Black Walnut
Plant Botanical Name	Juglans nigra
Common Plant Name	Sweet Gum
Plant Botanical Name	Liquidambar styraciflua
Common Plant Name	Tulip Poplar
Plant Botanical Name	Liriodendron tulipifera
Common Plant Name	Black Gum
Plant Botanical Name	Nyssa sylvatica

PLANT LIST H (continued)
TREES NATIVE TO KENTON COUNTY

Common Plant Name	White Oak
Plant Botanical Name	Quercus alba
Common Plant Name	Swamp White Oak
Plant Botanical Name	Quercus bicolor
Common Plant Name	Scarlet Oak
Plant Botanical Name	Quercus coccinea
Common Plant Name	Shingle Oak
Plant Botanical Name	Quercus imbricaria
Common Plant Name	Chinkapin Oak
Plant Botanical Name	Quercus muehlenbergii
Common Plant Name	Pin Oak
Plant Botanical Name	Quercus palustris
Common Plant Name	Red Oak
Plant Botanical Name	Quercus rubra
Common Plant Name	Shumard Oak
Plant Botanical Name	Quercus shumardii

Evergreen Trees

Common Plant Name	White Spruce
Plant Botanical Name	Picea glauca
Common Plant Name	Colorado Spruce
Plant Botanical Name	Picea pungens
Common Plant Name	Eastern White Pine
Plant Botanical Name	Pinus strobus
Common Plant Name	Eastern White Cedar / American Arborvitae
Plant Botanical Name	Thuja occidentalis
Common Plant Name	Eastern Hemlock
Plant Botanical Name	Tsuga canadensis
Common Plant Name	American Holly
Plant Botanical Name	Ilex opaca