

ORDINANCE NO. 14, 2016

AN ORDINANCE OF THE CITY OF PARK HILLS, KENTUCKY, AMENDING THE PARK HILLS ZONING ORDINANCE TO ADD PLANNED UNIT DEVELOPMENTS TO THE LIST OF PERMITTED USES WITHIN THE R-1EE (SINGLE AND TWO-FAMILY RESIDENTIAL) ZONE.

WHEREAS, a request for a text amendment to the Park Hills Zoning Ordinance was submitted to the Kenton County Planning Commission by the City of Park Hills to add Planned Unit Developments to the list of permitted uses within the R-1EE (Single and Two-Family Residential) Zone; and

WHEREAS, the PDS staff reviewed the application and recommended that the proposed text amendment be approved; and

WHEREAS, the Kenton County Planning Commission, upon reviewing the PDS staff recommendations and after holding a public hearing, voted to approve the text amendment on the basis that the text amendment is allowed to be included within the text of the zoning ordinance, as authorized by KRS § 100.203(1).

BE IT ORDAINED BY THE CITY OF PARK HILLS, KENTUCKY:

Section 1

That the Park Hills City Council approves the text amendment to the Park Hills Zoning Ordinance, attached as Exhibit "A" and incorporated by reference herein, adding Planned Unit Developments to the list of permitted uses within the R-1EE (Single and Two-Family Residential) Zone, on the following bases:

- (1) The text amendment is appropriate. It is consistent with previous recommendations made by PDS staff, the KCPC, as well as actions taken by the City to allow for PUDs in other residential zoning districts within the City.
- (2) The text amendment is consistent with the purpose of the R-1EE Zone.
- (3) The text amendment is consistent with the goals and objectives of *Direction 2030: Your Voice. Your Choice*. It is consistent with Goal One, which encourages a variety of housing types throughout the county to meet the needs of all generations and income levels. It is also consistent with Objective A of Goal 1 which advocates for the promotion of all aspects of housing including infill, redevelopment and new development where appropriate.

Section 2

That should any section or part of any section or any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance.

Section 3

That this Ordinance shall take effect and be in full force when passed, published and recorded according to the law.

PASSED by the City Council this 10 day of October, 2016.


CITY OF PARK HILLS, KENTUCKY

BY: 
Matthew Mattone, Mayor

First Reading: 9/12/16

Second Reading: 10/10/16

Attest:


Julie Alig, City Clerk

SECTION 10.4 R-1EE (SINGLE AND TWO - FAMILY RESIDENTIAL – ONE EE) ZONE

A. PERMITTED USES:

1. Single- family residential dwellings (detached).
2. Two- family residential dwellings.
3. Planned Unit Developments (PUD) as regulated by Article XI of this Ordinance.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance.
3. Home occupations, subject to the restrictions and limitations established in Section 9.23 of this Ordinance.
4. Signs, as regulated by Article XV of this Ordinance.

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 of uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment, as set forth in Section 9.13:

1. Cemeteries.
2. Churches and other buildings for the purpose of religious worship, provided they are located adjacent to an arterial street.
3. Institutions for higher education, provided they are located adjacent to an arterial street.
4. Institutions for human medical care – hospitals, clinic sanitariums, convalescent homes, nursing homes, homes for the aged, provided they are located adjacent to an arterial street.
5. Nursery school.
6. Police and fire stations, provided they are located adjacent to an arterial street.
7. Public and parochial schools.
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including libraries.
9. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses.
 - b. Country clubs.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area:

Single – family – seven thousand five hundred (7,500) square feet.
Two – family – eleven thousand five hundred (11,500) square feet.
2. Minimum Lot Width at Building Setback Line:

Single – family – Sixty (60) feet.
Two – family – Eighty (80) feet.

3. Minimum Front Yard Depth:

Single and two - family – Thirty (30) feet.

4. Minimum Side Yard Width on Each Side of Lot:

Single and two – family – Seven (7) feet.

5. Minimum Rear Yard Depth:

Single and two – family – Twenty – five (25) feet.

6. Maximum Building Height:

Single and two – family – Thirty – five (35) feet or two and one – half (2-1/2) stories.

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

1. Minimum Lot Area – Twenty – two thousand five hundred (22,500) square feet.
2. Minimum Lot Width at Building Setback Line – One hundred fifty (150) feet.
3. Minimum Front, Side (on each side of lot), and Rear Yard Depths – Fifty (50) feet.
4. Maximum Building Height – Thirty – five (35) feet or two and one – half (2-1/2) stories.

F. OTHER DEVELOPMENT CONTROLS:

1. Off – street parking and loading and/or unloading shall be provided in accordance with Articles XIII and XIV of this Ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare front this zone onto any street, road, highway, deeded right-of-way, or into any residential zone.
4. Screening and landscaping shall be provided, as regulated by Section 9.16 of this Ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.