

**ORDINANCE 25, 2016**

**AN ORDINANCE OF THE CITY OF PARK HILLS, KENTUCKY, AMENDING THE PARK HILLS ZONING ORDINANCE TO ADD A DEFINITION FOR A “BLOCK FRONT”; AMEND VARIANCES FOR FRONT AND SIDE YARDS IN ALL RESIDENTIAL ZONES; AND AMEND THE HEIGHT REGULATIONS FOR PERMITTED USES WITHIN THE R-1 ZONES (SINGLE AND TWO-FAMILY RESIDENTIAL ZONES)**

**WHEREAS**, a request for various text amendments to the Park Hills Zoning Ordinance was submitted to the Kenton County Planning Commission by the City of Park Hills to add a definition for a “block front”; amend variances for front and side yards in all residential zones; and amend the height regulations for permitted uses within the R-1 Zones (single and two-family residential zones);

**WHEREAS**, the Planning and Development Services of Kenton County (“PDS”) staff reviewed the application and recommended that the proposed text amendments 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 amendments on the basis that the text amendments are 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 agrees with the recommendations of the Kenton County Planning Commission and approves the text amendments to the Park Hills Zoning Ordinance, attached as Attachments “A,” “B,” and “C,” and incorporated by reference herein.

**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 9 day of January, ~~2016~~ <sup>2017</sup>.

CITY OF PARK HILLS, KENTUCKY

BY:   
Matthew Mattone, Mayor

First Reading: 12/12/16

Second Reading: 1/9/17

Attest:

  
Julie Alig, City Clerk