

THE CITY OF PARK HILLS, KENTUCKY
ORDINANCE NO. 7, 2012

AN ORDINANCE OF THE CITY OF PARK HILLS, KENTUCKY AMENDING THE PARK HILLS ZONING ORDINANCE TO: (I) CREATE A NEW INSTITUTIONAL ZONE, (II) CHANGE THE ZONING MAP THEREOF TO RE-CLASSIFY AN APPROXIMATELY 27.71 ACRE PARCEL COMMONLY KNOWN AS COVINGTON CATHOLIC HIGH SCHOOL, 1600 DIXIE HIGHWAY, PARK HILLS, KENTUCKY 41011, AND AN APPROXIMATELY 47.55 ACRE PARCEL COMMONLY KNOWN AS NOTRE DAME ACADEMY, 1699 HILTON DRIVE, PARK HILLS, KENTUCKY 41011, AND (III) AUTHORIZE SUMMARY PUBLICATION OF THIS ORDINANCE

WHEREAS, That The City of Park Hills, Kentucky (the “City”) finds and determines that it is in the public interest and general welfare of its citizens and residents to amend the Park Hills Zoning Ordinance, Ordinance No. 12, 1974, as previously reenacted and amended from time to time (the “Zoning Ordinance”), to create a new Institutional Zone within its boundaries; and

WHEREAS, That the City intends to propose map amendments to an approximately 27.71 acre parcel within its boundaries commonly known as Covington Catholic High School, 1600 Dixie Highway, Park Hills, Kentucky 41011, as depicted generally within the attached map as the area located within the pink boundary on the west side of Dixie Highway (“CCH”), to change the zoning classifications of the 27.71 acre parcel from R-1FF (Residential One FF) Zone to INST (Institutional) Zone; and

WHEREAS, That the City intends to propose map amendments to an approximately 47.55 acre parcel within its boundaries commonly known as Notre Dame Academy, 1699 Hilton Drive, Park Hills, Kentucky 41011, as depicted generally within the attached map as the area located within the pink boundary on the east side of Dixie Highway (“Notre Dame Academy”), to change the zoning classifications of the 47.55 acre parcel from R-1FF (Residential One FF) Zone to INST (Institutional) Zone.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF PARK HILLS, KENTUCKY as follows:

Section One. Section 8.0, entitled *Zones*, of Article VIII, entitled *Establishment of Zones*, of the Zoning Ordinance be, and it is, hereby amended as follows:

Section 8.0 Zones: For the purpose and intent of this Ordinance, the City of Park Hills, Commonwealth of Kentucky, is hereby divided into the following zones:

* * * * *

INST Institutional Zone

Section Two. There is hereby created a new Section 10.11, entitled *Institutional Zone*, within Article X, entitled *Zones*, of the Zoning Ordinance as follows:

SECTION 10.11 INST (INSTITUTIONAL) ZONE

A. PERMITTED USES:

1. Churches and other buildings for the purpose of religious worship or assembly.
2. Public and parochial schools, colleges and universities, including those structures and facilities used by such schools for related purposes, including the recreation and housing of students, guests, and the employees of the schools. Permitted uses include, but are not limited to, administrative buildings, classrooms, lecture halls, laboratories, libraries, athletic fields and facilities, swimming pools, dormitories, theatres, cafeterias, alumni centers, book stores, libraries, outdoor fundraising activities, faculty and staff housing, student, and faculty centers, nursery schools, and maintenance buildings.
3. Hospitals, including those structures used by the hospital for related purposes, including recreation and housing of employees, guests, and students of the hospital. This includes administrative buildings, classrooms, lecture halls, laboratories, libraries, dormitories, faculty and staff housing, student and faculty centers, and maintenance buildings.
4. Convents, including cemeteries operated in connection therewith.
5. Nursing homes, convalescent homes, rest homes, and homes for the aged.
6. Municipal buildings and police and fire stations.
7. Publicly or privately owned parks, playgrounds and community recreation centers.

B. ACCESSORY USES:

1. Customary accessory buildings, structures, improvements, and uses, including operations required to maintain or support any use permitted in this zone on the same property as the permitted use.
2. Boundary fences and walls, as regulated by Article XVI of this Ordinance.
3. Signs, as regulated by Article XV (including Section 15.7(F)) of this Ordinance.

C. AREA AND HEIGHT REGULATIONS:

1. Minimum Lot Area – One (1) acre.
2. Minimum Lot Width at Building Setback Line – One hundred (100) feet.
3. Minimum Front Yard Depth – Fifty (50) feet.
4. Minimum Side Yard Width – Fifty (50) feet.
5. Minimum Rear Yard Depth – Fifty (50) feet.
6. Maximum Building Height – Sixty (60) feet.
7. In the case of this zone, more than one building may be constructed on one lot. Improvements existing at the time of establishment of this zone shall be exempt from the requirements of this Section 10.11(C).

D. 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, except that Section 13.0(L) and Section 13.1 of Article XIII shall not apply.
2. No outdoor storage of any items, which are to be sold or any components which will be manufactured, processed, packed or assembled to create an item to be sold or used, shall be permitted in this zone.
3. The following shall be prohibited: emission of noise which is noxious enough to destroy the enjoyment of dwellings or other uses of property in the city by interfering with the ordinary comforts of human existence, including noises created by the operation or causing the operation of any whistle, rattle, bell, gong, clapper, drum, horn, piano, radio, calliope, phonograph, stereo, loud speaker, public address system, or other sound-producing or sound-amplifying instrument, or by the calling, shouting, or in any other way or manner creating noise or sound in such a manner as to disturb the peace and quiet of a neighborhood or to interfere with the transaction of business or other ordinary pursuits. Any sound-producing or sound-amplifying instruments shall be pointed or directed away from residential areas. Nothing herein shall be construed to prohibit the reasonable use of automobiles and ordinary noises attendant thereto, or the holding of athletic contests with ordinary music and other noises attendant thereto, or lawful public meetings, parades or celebrations.

4. Lighting of one athletic field shall be permitted, subject to the following restrictions:
- (a) In order to control spill and glare, lighting shall not exceed 4 poles, 72 luminaries, with a lighting level of no more than 55 constant horizontal foot candles. Lighting specifications shall conform to Musco Green Generation Lighting Technology or substantially similar specifications.
 - (b) Lights shall not be used on Sundays.
 - (c) No more than ten (10) football games shall be played using lights.
 - (d) Lights shall be turned off on or before 11:00 p.m. on Fridays and on or before 10:00 p.m. on any other day of the week.
 - (e) For athletic contests played at night, adequate security and traffic control measures shall be implemented as reasonably determined by the city police chief. If determined necessary by the city police chief, no fewer than three (3), and up to four (4), off-duty policemen shall be engaged and assigned to provide security during night football games.

Section Three. The Zoning Ordinance is amended to change the zoning classifications of CCH from R-1FF (Residential One FF) Zone to INST (Institutional) Zone.

Section Four. The Zoning Ordinance is amended to change the zoning classifications of Notre Dame Academy from R-1FF (Residential One FF) Zone to INST (Institutional) Zone.

Section Five. The provisions of this ordinance are severable; and the invalidity of any provision of this ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and effect as long as they remain valid in the absence of those provisions determined to be invalid.


Section Six. All ordinances or parts of ordinances in conflict herewith are hereby repealed or amended but only with respect to such conflict.

Section Seven. This ordinance shall be effective when passed, published and journalized according to law. This ordinance shall be published in summary pursuant to KRS §83A.060(9) and other applicable law.



Don Catchen, Mayor

ATTEST:



City Clerk

First Reading: 4/9/12
Second Reading: 8/13/12
Passed: 8/13/12