

ORDINANCE NO. 8, 2017

AN ORDINANCE OF THE CITY OF PARK HILLS, IN KENTON COUNTY, KENTUCKY, AMENDING THE HIGHWAY COMMERCIAL ZONE OF THE PARK HILLS ZONING ORDINANCE TO REMOVE THE RENTAL OF AUTOMOBILES AND TRUCKS WEIGHING UP TO 25,999 POUNDS FROM THE LIST OF PERMITTED USES WITHIN THE ZONE; TO ALLOW HOME IMPROVEMENT DESIGN, SALES, SERVICE AND INSTALLATION, ALONG WITH THE FABRICATION OF SUCH PRODUCTS, TO THE LIST OF PERMITTED USES WITHIN THE ZONE; AND TO ADD PROFESSIONAL OFFICES TO THE LIST OF PERMITTED USES WITHIN THE ZONE.

WHEREAS, the City of Park Hills submitted to the Kenton County Planning Commission a request to amend the Highway Commercial Zone of the Park Hills Zoning Ordinance to remove the rental of automobiles and trucks weighing up to 25,999 pounds from the list of permitted uses within the zone; to allow home improvement design, sales, services and installation, along with the fabrication of such products, to the list of permitted uses within the zone; and to add professional offices to the list of permitted uses within the zone;

WHEREAS, Planning and Development Services of Kenton County reviewed the application and made certain recommendations to the Kenton County Planning Commission;

WHEREAS, the Kenton County Planning Commission, upon reviewing the Planning and Development Services 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).

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF PARK HILLS, KENTUCKY, AS FOLLOWS:

SECTION 1

That the Park Hills City Council approves the text amendment attached as **Exhibit A** that amends the Highway Commercial Zone of the Park Hills Zoning Ordinance to remove the rental of automobiles and trucks weighing up to 25,999 pounds from the list of permitted uses within the zone; to allow home improvement design, sales, services and installation, along with the fabrication of such products, to the list of permitted uses within the zone; and to add professional offices to the list of permitted uses within the zone (the "Text Amendment"), on the following bases:

(1) The Text Amendment is allowed to be included within the text of the zoning ordinance, as authorized by KRS §100.203(1).

(2) The Text Amendment is appropriate in that it is consistent with the intent and purpose of the Highway Commercial Zone.

(3) The Text Amendment is consistent with the goals and objectives and recommendations of the Comprehensive Plan.

SECTION 2

Any and all ordinances in conflict with this ordinance shall be, and hereby are, repealed to the extent of said conflict.

SECTION 3


If any part of this ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this ordinance are severable.

SECTION 4

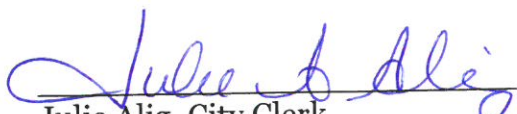
For the reasons set forth above, an emergency is hereby declared to exist and the provisions of this Ordinance shall become effective immediately upon its adoption by a vote of two-thirds or more of the City Council.

Passed by City Council on May 8, 2017.

CITY OF PARK HILLS, KENTUCKY

By: 
Matthew Mattone, Mayor

ATTEST:


Julie Alig, City Clerk

FIRST READING: 4/10/17

SECOND READING: 5/8/17

PUBLICATION: 5/12/17