

ORDINANCE NO. 9, 2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARK HILLS,
KENTUCKY AMENDING ARTICLE XIII, SECTIONS 13.0 H AND 13.1 W OF THE
ZONING CODE ORDINANCE CONCERNING OFF-STREET PARKING
REGULATIONS

WHEREAS, Planning and Development Services of Kenton County, Kentucky (PDS) undertook the Z21 Project as a collaborative effort for updating the zoning code Ordinances of various municipalities in Kenton County, including the City of Park Hills, in order to create common regulations; and,

WHEREAS, PDS recommended approval of its completed initiative to implement such zoning updates which includes updating or changes to the general requirements concerning off-street parking regulations to meet with current standards; and,

WHEREAS, the City made application with PDS to consider amendments to the sections of its off-street parking regulations, general requirements and specific off-street parking requirements, within its zoning code Ordinance concerning an increase to the minimum square footage, width and length of parking spaces and driving aisles for parking lots and for the required number of spaces for off-street retail and personal service uses, thus requiring zoning text amendments to allow the same to be adopted; and,

WHEREAS, PDS, upon such application for the text amendments, held a public hearing after giving notice as required by KRS Chapter 424, on August 4, 2022, Number PC 2206-0001; and,

WHEREAS, PDS reviewed the application and voted to approve the request and made recommendation to Council to approve the text amendments; and,

WHEREAS, based upon such recommendation and Council being in agreement, the City desires to implement such changes in amending its zoning code Ordinance in conformity therewith,

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

SECTION I

That Article XIII, Section 13.0 H of the Zoning Code Ordinance, upon the recommendation of PDS to implement the same, shall be and is hereby amended to read, as follows:

SECTION 13.0 GENERAL REQUIREMENTS:

H. OFF-STREET PARKING SPACES AND ACCESS DRIVE DEFINED: For the purpose of this Ordinance, one (1) parking space shall be a minimum of ~~two~~ one hundred ~~sixty-two (200)~~ (162) square feet in area, exclusive of access drives and aisles, and shall be a minimum of ~~ten (10)~~ nine (9) feet in width and ~~twenty (20)~~ eighteen (18) feet in length, with driving aisles of twenty-two (22) feet in width. Such parking spaces shall have a vertical clearance of at least seven (7) feet. Each parking space shall be approximately dimensional for automobile parking. All parking lots shall be laid out with the following minimum aisle or access drive widths:

1. Ninety (90) degree (perpendicular) parking – ~~Twenty-four~~ two (24) (22) feet (either one (1) or two (2) way circulation).
2. Sixty (60) degree (angle) parking – Twenty-one (21) feet (one-way circulation), twenty (20) feet (two-way circulation).
3. Forty-five (45) degree (angle) parking – Fifteen (125) feet (one-way circulation), twenty (20) feet (two-way circulation).
4. Thirty (30) degree (angle) parking- Thirteen (13) feet (one-way circulation), twenty (20) feet (two-way circulation).
5. Zero (0) degree (parallel) parking – Twelve (12) feet (one-way circulation).

When any combination of these types of parking is used (facing the same aisle) the most restricted aisle or access drive width requirement shall prevail.

SECTION II

That Article XII, Section 13.1 W of the Zoning Code Ordinance, upon recommendation of PDS to implement the same, shall be and is hereby amended to read, as follows:

SECTION 13.1 SPECIFIC OFF-STREET PARKING REQUIREMENTS:

The amount of off-street parking spaces required for uses, buildings, or additions thereto, shall be determined according to the following requirements, and the space, so required, shall be stated in the application for a zoning and building permit and shall be reserved for such use. Where more than one use is located in the same building, each individual use shall be in accordance with the off-street parking requirements of this section of the Ordinance.

SPECIFIC OFF-STREET PARKING REQUIREMENTS

TYPES OF USES	REQUIRED NUMBVER OF SPACES
W. Retail and personal service uses	One (1) parking space for each one hundred twenty-five (125) <u>three hundred (300)</u> square feet of gross floor area.

SECTION III

Based upon the inability of PDS to conduct their meeting for consideration hereof in July, 2022 which has detrimentally effected the construction schedule of the developer of a certain parcel of real property within the City for an approved business venture which will be directly affected by the provisions hereof, an emergency is hereby declared to exist so that the provisions of this Ordinance shall become effective immediately upon adoption by a majority vote of Council after only one reading.

SECTION IV

That this Ordinance shall be signed by the Mayor, attested to by the City Clerk, be published and effective upon publication.

Passed: 1st (only) Reading: August 8, 2022

KATHY ZEMBRODT
Mayor

ATTEST:

JULIE ALIG
City Clerk