

ORDINANCE NO. 10, 2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARK HILLS, KENTUCKY AMENDING ARTICLE X, SECTION 10.9 D.4., AREA AND HEIGHT REGULATIONS, OF THE OFFICIAL ZONING CODE CONCERNING THE MINIMUM SIDE YARD WIDTH FOR BUILDINGS LOCATED WITHIN THE HC (HIGHWAY COMMERCIAL) ZONE

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 various general requirements to meet with current standards; and,

WHEREAS, as several buildings in the HC Zone already have side yard set-backs which are less than 15 feet would come into conformance herewith; and,

WHEREAS, the City made application with PDS to consider an amendment to Article X, Section 10.9 D.4., Area and Height Regulations, within its official Zoning Code Ordinance concerning reduction of the minimum side yard width (set-back) for buildings located within the HC (Highway Commercial) Zone, thus requiring a text amendment to allow the same to be adopted; and,

WHEREAS, PDS, upon such application for the text amendment, held a public hearing after giving notice as required by KRS Chapter 424, on November 3, 2022, Number PC 2209-0005; and,

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

WHEREAS, based upon such recommendation and Council being in agreement, the City desires to implement such change in amending its official 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 X, Section 10.9 D 4. of the official Zoning Code Ordinance, upon the recommendation of PDS to implement the same, shall be and is hereby amended to read, as follows:

SECTION 10.9 HC (HIGHWAY COMMERCIAL) ZONE

D. AREA AND HEIGHT REGULATIONS:

4. Minimum Side Yard Width on Each Side of Lot – No restrictions, except when adjacent to a street, road, highway, or other right-of-way, then the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the Park Hills Building Code, shall be required. In the event a side yard is provided, it shall never be less than ~~fifteen (15)~~ seven and a half (7.5) feet.

SECTION II

Based upon 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 III

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: November 14, 2022

KATHY ZEMBRODT
Mayor

ATTEST:

JULIE ALIG
City Clerk