

CITY OF HIGHLAND HEIGHTS, KENTUCKY

ORDINANCE NO. 04-2011

AN ORDINANCE AMENDING THE TEXT OF ORDINANCE NO. 16-83 COMMONLY REFERRED TO AS THE CITY OF HIGHLAND HEIGHTS ZONING ORDINANCE MAKING CERTAIN TECHNICAL CHANGES TO SECTION 9.21 WHICH ARE REGULATIONS PERTAINING TO PARKING OR STORING OF TRAILERS, MOBILE HOMES, CAMPER, INOPERABLE VEHICLES AND OTHER SUCH TYPE EQUIPMENT.

WHEREAS, a public hearing was held on May 10, 2011; and

WHEREAS, the Planning Commission is recommending the text of the City's Zoning Ordinance be amended as set forth below;

BE IT ORDAINED BY THE CITY OF HIGHLAND HEIGHTS, KENTUCKY AS FOLLOWS:

Section I

SECTION 9.21 REGULATIONS PERTAINING TO PARKING OR STORING OF MOTOR HOMES, TRUCKS, TRAILERS, CAMPER, INOPERABLE VEHICLES, AND OTHER SUCH TYPE EQUIPMENT IN A RESIDENTIAL DISTRICT:

A. No motor vehicle which is inoperable shall be stored in any lot in any zone or parcel of ground unless it is in a completely enclosed building. Parking shall be limited to the number of vehicles regularly used by members of a resident family or their guests. All operable vehicles shall be duly registered and licensed vehicles of the State of which the owner is a resident.

B. It shall be unlawful for any person or persons to live in any boat, automobile, Recreational Vehicle or truck, within the limits of the city. It shall be unlawful for any person or persons to keep or park any recreational vehicles, camper, or boat ~~on a city street or~~ in the front yard of any premises in a residential district for a period of more than forty-eight (48) hours per week. Said forty-eight hour period shall be for the purpose of loading or unloading of same. Out of town guest(s) visiting a resident of the City of Highland Heights shall be permitted to park a Recreational Vehicle in the driveway of the residents' home for a period of not more than Seven (7) days. Beyond the seven day period the guest must notify the City Police Department for permission to continue parking the vehicle for an extension of not more than seven additional days. Parking a Recreational vehicle on a City Street in front of the home visited shall not exceed a period of seventy-two (72) hours. All off street parking is

to be on a hard approved surface as defined in the subdivision regulations for the City of Highland Heights.


- C. Except as herein provided, it shall be unlawful to park or store any recreational vehicles (such as a motor home, camping trailer, camper or boat a-trailer, camper, boat, truck one ton and over capacity with a single rear axle, or other such equipment within any place or location in the city, except only within the side and rear yard of any lot herein defined. It shall be unlawful to park or keep any automobile truck with more than a single rear axle in a residential district, except in a completely enclosed building. in any residential district, except in the side or rear yard of a lot as defined in this ordinance. In no case shall more than two (2) recreational type vehicles be permitted in any yard area unless in a completely enclosed building.
- D. It shall be unlawful for a property owner or a resident to park or keep in any residential district any truck and/or trailer designed or used for commercial purposes such as wreckers, dump trucks, tracked vehicles, buses, construction vehicles, and equipment carriers, bottle delivery trucks, and refrigerated trucks. No truck longer than 27 feet or in excess of 10,000 pounds GVWR (gross vehicle weight rating) may be parked in a residential district, regardless of whether it is a commercial vehicle, except in the case of Recreational Vehicles as permitted in this Section 9.21.
- E. All parking shall be on a hard surface, which can include existing gravel areas, except that small boats, or utility trailers weighing less than 1,200 pounds GVWR (Gross Vehicle Weight Rating) may be parked or stored on grass in a rear or side yard of a residential lot. All new or expanded spaces shall be surfaced with asphalt or concrete. Pavers may be permitted when installed in accordance with industry standards and approved by the City's Zoning Administrator. Gravel is not permitted for any new or expanded driveway or parking area.
- F. Upon adoption of this ordinance, for all new construction, not more than 25 percent of the front yard may be used for driveway or parking in any single-family detached residential zone.
- G. Any property which is not in compliance with the provisions of Section 9.21 at the time of adoption of this amendment's effective date shall be given a period of sixty (60) days to comply with such provisions, provided further that any property which is not compliant with the provisions of Section 9.21.E, at the time of the effective date of this amendment, shall be given a period of six (6) months from the effective date of this amendment to comply. The Board of Adjustments may grant a waiver to comply with the provisions of Section 9.21 based on hardship caused by conditions of lot dimension and/or topography, or for other unique circumstance where the strict compliance of this Section would cause undue hardship, which in the opinion of the Board would outweigh its benefits to the community

Section II

That this Ordinance shall be signed by the Mayor, attested by the City Clerk/Treasurer, recorded and published. Same shall be in effect at the earliest time provided by law.

First reading of this 17th day of May, 2011.

Second reading of this 7th day of June, 2011.

ATTEST:

JEAN RAUF
CITY CLERK/TREASURER
Ord11.04


MAYOR GREGORY V. MEYERS

PUBLISH CCR 6-16-2011