

**CITY OF HIGHLAND HEIGHTS, KENTUCKY
ORDINANCE NO. 01-2022**

AN ORDINANCE AMENDING THE TEXT OF
ORDINANCE NO. 16-83 COMMONLY REFERRED
TO AS THE CITY OF HIGHLAND HEIGHTS ZONING
ORDINANCE SECTION 9.21 REGULATIONS
PERTAINING TO PARKING OR STORING
OF MOTOR HOMES, TRUCK, TRAILERS, CAMPERS,
INOPERABLE VEHICLES, AND OTHER SUCH TYPE
EQUIPMENT IN A RESIDENTIAL DISTRICT.

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

Section I

That a public hearing was held on January 11, 2022 pertaining to parking or storing of motor homes, truck, trailers, campers, inoperable vehicles, and other such type equipment in a residential district.

Section II

That following the public hearing on this matter the City's Planning and Zoning Commission recommended to the city council that the zoning ordinance be amended as provided below.

Section III

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

A. No motor vehicle, bus, boat, camper, ~~mower~~ mower, tractor, ATV, ORV, or trailer 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 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, RV, camper, trailer, tent, bus, or truck, within the limits of the city. No boat, RV, camper, trailer, or similar vehicle shall be connected to utilities (gas, water, septic) – with the exception of electricity for the purpose of keeping batteries charged. No skirting, decking or stairs shall be installed that would limit the mobility of the vehicle – covered parking must comply with the requirements for Accessory Structures. It shall be unlawful for any person or persons to keep or park any RV, camper, or boat in the front yard and/or driveway of any premises in a residential district for a period of more than forty-eight (48) hours per Highland Heights Zoning Ordinance 2020 Article 9 Performance Standards 9-20 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 RV or camper 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 RV or camper for an extension of not more than seven additional days. Parking a RV, camper, or boat on a City street in front of the home visited shall not exceed a period of seventy-two (72) hours.

C. Except as herein provided, it shall be unlawful to park or store any trailer, camper, boat, RV, ATV, ORV, or PWC 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) of the listed vehicles be permitted ~~in any yard~~ unless in a completely enclosed building. An ATV, ORV, PWC with their specific trailers are considered one unit while they are in/on the trailer.

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, 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 15,000 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 structure or parking construction, not more than 25 percent of the front yard may be used for driveway or parking in any single-family detached residential zone, unless approved by the Board of Adjustment.

G. The Board of Adjustment 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.

ATV – All Terrain Vehicle for the purpose of this ordinance shall include off road vehicles with 3 or more wheels or tracks that is designed to carry an operator and passenger(s).

BOAT – A watercraft of any size designed to float or plane, to provide passage across water.

CAMPER – Any travel trailer, camper, pop up camper, tent camper, truck camper designed for use in sleeping.

ORV – An Off Road Vehicle is one that is generally not driven on streets, and can include golf carts, dune buggies, tractors, dirt bikes, cars and trucks converted to off road use, construction equipment, power driven tools.

PWC – Personal Water Craft is a recreational watercraft that the rider rides or stands on, rather than inside of, as in a boat.

RV – Recreational Vehicle is any vehicle, whether towed or driven that has a kitchen, bathroom, bedroom, and living area. Recreational vehicles include: motorhome (class A, B, and C), travel trailer, fifth wheel trailer, popup trailer, and slide-in camper.

TRAILER – an unpowered vehicle pulled by a powered vehicle. It can be used for hauling.

Section IV

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.

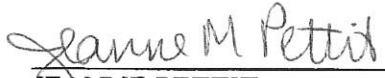
First reading of this 1st day of February, 2022

Second reading of this 1st day of March, 2022.



MAYOR GREGORY V. MEYERS

ATTEST:



JEANNE PETTIT
CITY CLERK/TREASURER
Ord01.22