

**CITY OF HIGHLAND HEIGHTS, KENTUCKY
ORDINANCE NO. 02-2022**

AN ORDINANCE AMENDING THE TEXT OF
ORDINANCE NO. 16-83 COMMONLY REFERRED
TO AS THE CITY OF HIGHLAND HEIGHTS ZONING
ORDINANCE PERTAINING TO REMOVE THE TEXT
THAT ALLOWS THE ZONING ADMINISTRATOR TO
REVIEW PLANS FOR PARKING IN RESIDENTIAL
ZONES WHEN IT EXCEEDS 25% OF THE FRONT
YARD AREA-AS SECTION 9.21.G PLACES THE
AUTHORITY WITH THE BOARD OF ADJUSTMENTS.

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 remove the text that allows the Zoning Administrator to review plans for parking in residential zones when it exceeds 25% of the front yard area – as Section 9.21.G places that authority with the Board of Adjustments.

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 12.0 GENERAL REQUIREMENTS:

A. Computation of Parking Spaces - In determining the number of parking spaces required, if such spaces result in fractional parts thereof, the number of said spaces required shall be construed to be the next highest whole number.

B. Addition to Buildings - Whenever the intensity of use of any building, structure or premises shall be increased through addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein additional parking spaces shall be provided in the amounts hereafter specified for that use, if the existing parking space is inadequate to serve such increase in intensity of use.

C. Location of Off-Street Parking Facilities:

1. Off-street parking facilities (subject to additional restrictions according to screening requirements in Section 9.17, and other requirements of this ordinance) shall be located as follows:

a. Single family Residential Zones (R-RE and R-1): Off-street parking may be permitted in driveways in the minimum required front and side yards and in the rear yards,

provided that all off-street parking facilities are set back a minimum of ten (10) feet from the rear lot line, and meet all other requirements of this ordinance. No off-street parking area located in the front or side yards of a single family residential zone may exceed 25% of the front yard area as detailed in Section 9.21F – or four hundred (400) square feet (two (2) parking spaces) and ~~except; however, the Zoning Administrator may allow additional off-street parking spaces to be located thereon~~ provided that:

(1) A plan of the proposed parking area is submitted and approved by the Zoning Administrator

(2) All other requirements of this ordinance are met. ~~ARTICLE 12 Article 12 Off-Street Parking and Landscaping 12-2~~

(3) All parking must be on a hard surface, such as asphalt, concrete, or pavers designed for that purpose and accessed by a paved driveway, not on grass, dirt, gravel or crushed stone.

Section IV

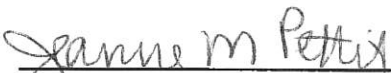
That this Ordinance shall be signed by the Mayor, attested by the City Clerk/Treasurer, recorded and published. Same shall be in effect at the earliest time provided by law.

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
Ord02.22