

**CITY OF HEBRON ESTATES
ORDINANCE NO. 94-03**

WHEREAS, The City Council of HEBRON ESTATES has considered the evidence of the Public Hearing held by the Planning Commission and the recommendations of the Planning Commission; and

WHEREAS, the Planning Commission has requested the City to adopt the proposed text amendment and the City being a member of the joint Planning Commission; and having considered the text amendments, now, therefore;

BE IT ORDAINED, by the City Council of Hebron Estates:

SECTION 1: Section 8.40 of the Bullitt County Planning Commission Regulations is amended as follows:

After the Public Hearing the Planning Commission shall, by Resolution, recommend or reject proposed Zoning Amendment and shall forward their recommendation to the legislative body having jurisdiction. The Planning Commission shall also forward the complete application record, including the audio tape of the Public Hearing. At the meeting of the legislative body having jurisdiction following receipt of the recommendation from the Planning Commission, legislative body having jurisdiction shall proceed to consideration of the proposed zoning amendment. An Application for the official Zoning Map or Text Amendment shall be decided on the basis of the evidence of record. Such an Application shall be approved, denied, dismissed, withdrawn, or decided in any manner as provided by Chapter 100 of Kentucky Revised Statutes. The Legislative Body having jurisdiction may dismiss any such application if it finds that the (remaining text) is unchanged.

BE IT FURTHER ORDAINED, that Section 9.40, Scheduled Fees, Charges and Expenses is amended as follows:

Late Fee and Penalty Fee:

In addition to the regular billing permit be established herein, there shall be a Late Fee, assessed by the Administrative Official, for obtaining a Building Permit or Compliance Permit after construction has commenced of \$100.00 minimum, plus an additional Penalty Fee of \$100.00 per day for each day, after the first date construction has commenced, on which addition construction activity occurs without a Building Permit or Compliance Permit being issued with the Total Sums of these Late Fees and Penalty Fees not to exceed \$1,000.00.

Section 2.20 words and terms defined as amended by adding the following:

CONSTRUCTION:

The delivery to the site of materials which are to be incorporated into subsequent improvements which are located on the site. This may include but is not limited to:

concrete, lumber, steel, block-brick or other similar material.

IT BE FURTHER ORDAINED, by the City Council the following:

SECTION 1: Section 6.205 Conditional Use-Off Street Parking is amended as follows:

An Off Street Parking area may be allowed in a properly zoned area provided it serves a demonstrable purpose benefiting the public welfare and when developed and in compliance with all the following list of requirements.

A. Walls, fences, or planting shall be provided in a manner to provide protection for, and be in harmony with surrounding residential property.

B. The minimum front, street side, and side yards required in the zoning district shall be maintained free of parking.

C. All driveways and the area used for the parking of vehicles shall be surfaced with a hard and durable material and be properly drained.

D. All non-residential off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in such a manner as to minimize interference with traffic movement and shall be so designed and located that vehicles shall not back from or into a public street. Non-residential off-street parking facilities designed for vehicles backing from or into an alley may be allowed at the discretion of the Board of Adjustment.

E. The parking areas and spaces required by these regulations shall not be used for the display, advertisement, sale, repair, dismantling or wrecking of any vehicles, equipment or material.

F. Buildings or structures shall be permitted for shelters for guards, attendants or watchmen.

G. All off-street parking areas, except for those serving detached single family uses and agricultural uses, shall be of a hard and durable surface which limits or precludes particulate air pollution. Examples of such surfaces are: Asphalt, brick or concrete paving and interlocking paver blocks including those that retain space for vegetation.

H. The approval of all plans and specifications for all entrances, exits, and lights shall be obtained from the appropriate government which is responsible for traffic engineering prior to the public hearing on the conditional use permit.

SECTION 2: This Ordinance shall take effect upon publication.

SECTION 3: Should any section, clause, line, paragraph or part of this Ordinance be held unconstitutional or invalid for any reason, the same shall not effect the remainder of this Ordinance.

SECTION 4: All Ordinances or parts of ordinances in conflict with this Ordinance or any part of the Ordinance are hereby repealed.

The first reading held on the regular monthly meeting of the City Council of Hebron Estates on October 4th and; Second reading and passage on the 1st day of November, 1994.

VOTES FOR 4

VOTES AGAINST 0

ATTEST:


Martha Ferguson, Clerk
City of Hebron Estates


Mayor, Herschell Ricketts
City of Hebron Estates