

CITY OF BELLEVUE

ORDINANCE NO. 2019-03-01

AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE ZONING CODE OF THE CITY OF BELLEVUE THAT AMENDS ARTICLE IX, SECTION 9.10 RELATED TO ACCESSORY STRUCTURES AND USES IN REAR YARDS.

WHEREAS, a proposed text amendment of the Official Zoning Ordinance of the City of Bellevue was initiated by the City of Bellevue Planning and Zoning Commission in order to modify regulations concerning the approval of the placement of accessory uses in rear yards; and

WHEREAS, the Bellevue Planning and Zoning Commission held a public hearing February 25, 2019, at the Callahan Building in Bellevue, Kentucky, to solicit public comment on the proposed text amendment to the Official Zoning Ordinance; and

WHEREAS, the Bellevue Planning and Zoning Commission has recommended approval of the attached test amendment related to the placement of accessory structures and uses in rear yards.

NOW, THEREFORE, BE IT ORDAINED by the city council of the City of Bellevue:

That Article IX, Section 9.10 of the Official Zoning Ordinance of the City of Bellevue is hereby amended as follows:

- C. Accessory structures and uses shall conform to the setback requirements in the zone in which they are located. Accessory structures and uses shall not be permitted within front yards.
Exceptions:.
3. Rear Yards: driveways, parking pads and patios - no closer than one (1) foot to the property line to which they run approximately parallel and shall be sloped away from neighboring properties. In the event that a common driveway will be used to serve two (2) or more lots, then driveways may be permitted to abut the property line. Awnings and canopies - projecting not more than ten (10) feet into the minimum rear yard setback. Carports, detached garages, sheds and similar accessory structures - may be permitted to locate “in-line” with the side principal structure line but in no case closer than two (2) feet to the side lot line and rear lot line. Carports, detached garages, sheds and similar accessory structures located along alleys shall not be required to exceed the average depth of existing rear yards on the same side of the alley within the same block, when fifty - one (51) percent or more of the lots within that block are improved with similar structures. Decks - provided they are less than three (3) feet above grade and no closer than

two (2) feet to the side lot line and rear lot line. Fences - in accordance with Article XII. Landings - as required by the CABO One and Two Family Dwelling Code. Ramps - provided they are no closer than two (2) feet to the side lot line and rear lot line. Swimming pools - in accordance with Section 9.18.

This ordinance shall be effective when read, passed and advertised according to law.

Charlie Cleves, Mayor

ATTEST:

Mary H. Scott, City Clerk

1st reading: March 13, 2019

2nd reading: April 10, 2019

Publication: April 18, 2019