

**CITY OF BELLEVUE, KENTUCKY**

**ORDINANCE NO. 2020-09-04**

AN ORDINANCE AMENDING THE CITY OF BELLEVUE ZONING ORDINANCE ARTICLE VII – DEFINITIONS AND ARTICLE XIII - OFF-STREET PARKING AND ACCESS CONTROL REGULATIONS.

**WHEREAS**, the City of Bellevue has adopted an Official Zoning Ordinance; and,

**WHEREAS**, the City of Bellevue Planning & Zoning Commission was requested to review and act upon an application by the City of Bellevue to review and modify text related to parking regulations reflect the City's desire to encourage walkability and a pedestrian-scaled urban environment; and,

**WHEREAS**, the City of Bellevue Planning & Zoning Commission held a public hearing to review said proposed text Monday August 24, 2020 in Bellevue, Kentucky; and,

**WHEREAS**, after said public hearing and after due consideration of the evidence and testimony presented, the City of Bellevue Planning & Zoning Commission voted to recommend to the City of Bellevue City Council that said text be approved and adopted; and

**WHEREAS**, the City of Bellevue, Campbell County, Kentucky, having reviewed the proposed text amendments, hereby concurs in the recommendation, reasoning and findings of fact of the City of Bellevue Planning & Zoning Commission.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF BELLEVUE OF THE COUNTY OF CAMPBELL, COMMONWEALTH OF KENTUCKY, AS FOLLOWS:**

That the City of Bellevue Zoning Ordinance text relating to ARTICLE VII - DEFINITIONS and Article ARTICLE XIII - OFF-STREET PARKING AND ACCESS CONTROL REGULATIONS be amended as attached.

Read by title and a summary given on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Read and adopted after second reading by title and a summary given on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Charles Cleves  
Mayor

ATTESTED:

\_\_\_\_\_  
Mary Scott  
City Clerk

First Reading:\_\_\_\_\_

Second Reading:\_\_\_\_\_

Publication:\_\_\_\_\_

Attachment

**Attachment A**  
 Text Amendments to Bellevue Zoning Ordinance  
 Words to be **deleted** are ~~lined through~~  
 Words to be **added** are underlined

**ARTICLE VII – DEFINITIONS**

**LEASABLE AREA, NET.** The leasable area of a building exclusive of hallways, building foyers, indoor parking, storage, or support utility areas (mechanicals, plumbing, heating, air conditioning, elevators, etc).

**ARTICLE XIII - OFF-STREET PARKING AND ACCESS CONTROL REGULATIONS**

**SECTION 13.2 - SPECIFIC OFF-STREET PARKING REQUIREMENTS:**

A. The amount of off-street parking space required for uses, buildings, or additions and changes in intensity of uses thereto shall be determined according to the following requirements, and the space, so required, shall be stated in the application for a zoning and building permit and shall be reserved for such use. Where more than one use is located in the same building, each individual use shall be in accordance with the off-street parking requirements of this section of the Ordinance.

	<b>TYPES OF USES</b>	<b>REQUIRED NUMBER OF SPACES</b>
<del>A</del>	Bus Terminals Railroad Passenger Stations	One (1) parking space per each four (4) seating accommodations for waiting passengers, plus one (1) parking space per each two (2) employees on shift of largest employment.
<del>B</del>	Car Wash	One (1) parking space for each employee, plus one (1) space per owner or manager and reservoir space equal to five (5) times the capacity of the facility.
<del>C</del>	Automobile Repair Services Gas Stations	One (1) parking space for each gas pump island, plus two (2) parking spaces for each working bay, plus one (1) parking space for each employee on shift of largest employment.
<del>D</del>	Barber Shops Beauty Parlors	Two (2) parking spaces per barber and/or beauty shop operator.
<del>E</del>	Bowling Alleys	Five (5) parking spaces for each lane plus one (1) parking space for each two (2) employees on shift of largest employment.

F	Governmental Facilities	One (1) parking space for each <del>three</del> <u>two</u> hundred ( <del>2</del> <u>3</u> 00) square feet of <u>net gross</u> floor area.
G	Commercial or Trade School	One (1) parking space for each two (2) students based on design capacity of the school, plus one (1) parking space for each employee.
H	Adult Day Cares Assisted Living/Residential Care Facilities Child Care Centers Nursing Homes	One (1) parking space for each two (2) beds, plus one (1) parking space for each two (2) employees or staff members, including nurses, on shift of largest employment, plus one (1) parking space per doctor.
I	Dormitories, Fraternities, Sorority House and Other Group Housing	One (1) parking space per two residents, plus one (1) parking space per employee; or one (1) parking space for each two (2) seats for membership meetings, whichever is greater, based on design capacity.
J	Single-Family Dwelling	Two (2) parking spaces.
	Two-Family Dwelling	Four (4) parking spaces, with individual access for each dwelling unit, or a joint access in which no parking is permitted on the access drive.
K	Multi-Family Dwelling	One and one-half (1-1/2) parking spaces for every one (1) bedroom dwelling unit; and two (2) parking spaces for every dwelling unit with two (2) or more bedrooms.
L	Elderly/Retirement Housing	One (1) parking space for every two (2) <u>dwelling</u> units.
M	<u>Restaurants</u> <u>Eating and Drinking</u> <u>Establishments</u>	One (1) parking space for each: A. 30 Square Feet of <u>net gross</u> floor area in drive-in restaurant; B. 140 Square Feet of <u>net gross</u> floor area in a carry-out restaurant; C. <del>40</del> <u>65</u> Square Feet of <u>net gross</u> floor area or two (2) seating accommodations based on maximum seating whichever is greater in a combination restaurant; D. <del>Two (2)</del> <u>Three (3)</u> seating accommodations based on maximum seating capacity in a sit-down restaurant; plus one (1) parking space per each (2) employees on shift of largest employment in any type restaurant.
N	Fire Stations	One (1) parking space per each person on duty on largest shift.

Q	Hospitals/Health Care Facilities	One (1) parking space for each two (2) beds, plus one (1) parking space for each two (2) employees or staff members, including nurses, on shift of largest employment, plus one (1) parking space per doctor.
P	Laundromats/Dry Cleaners	One (1) parking space for each <del>two (2)</del> <u>four (4)</u> washing machines, <del>plus one (1) parking space for every two (2) employees.</del>
Q	Art Galleries Libraries Museums	One (1) parking space for each four (4) seats in rooms for public assembly or one (1) parking space for each fifty (50) square feet of gross floor area for use by the public, whichever is greater, plus one (1) parking space for each two (2) employees on shift of largest employment.
R	<del>Human Care Clinics</del> <u>Medical Offices or Clinics</u>	Five (5) parking spaces per each practitioner, <del>plus one (1) parking space per each two hundred (200) square feet of gross floor area in the building,</del> plus one (1) parking space for each two (2) employees, whichever is greater.
S	<u>Mortuaries or</u> Funeral Homes	One (1) parking space for each four (4) seats in the main chapel or public assembly area based on maximum seating capacity, plus one (1) parking space for each funeral vehicle and employee, or in the case of no fixed seats, one (1) parking space for each fifty (50) square feet of floor area in parlor or service rooms, or one (1) parking space for each four (4) persons, based on design capacity of building, whichever is greater, plus one (1) parking space for each funeral vehicle and employee.
T	<del>Professional</del> Offices <u>for Professional, Business, Real Estate and Business Purposes other than Medical Offices and/or Clinics</u>	<del>One (1) parking space for each two hundred-fifty (250) square feet of gross leasable area plus one (1) space for each two (2) employees on the shift of largest employment.</del> <u>Three (3) parking spaces per one thousand (1,000) square feet of net leasable area.</u>
U	Post Offices	One (1) parking space for each <del>two</del> <u>three</u> hundred ( <del>2</del> <u>3</u> 00) square feet of <del>net gross</del> leasable floor area <u>open to the public</u> plus one (1) space for each two (2) employees on the shift of largest employment; plus one

		(1) space for each vehicle operating from the premises.
∇	Private Clubs Lodge Halls	One (1) parking space for each guest sleeping room, or one (1) parking space for each four (4) fixed seats in the main assembly area, whichever is greater, plus one (1) parking space for each two (2) employees, or in the case of no fixed seats, one (1) parking space for each two (2) employees.
W	Retail and Personal Services	<del>Five and one-half (5-1/2) spaces per 1,000 square feet of gross leasable area.</del> <u>Three (3) parking spaces per one thousand (1,000) square feet of net leasable area.</u>
X	Elementary Schools – Public, Private or Parochial	One (1) parking space per teacher and administrator or one (1) parking space for each four (4) seats in the auditorium, stadium, and other places of assembly or facilities available to the public based on maximum seating capacity, whichever is greater.
∇	High Schools, Post-Secondary Schools and/or Vocational Schools – Public, Private or Parochial	Six (6) parking spaces per each room to be used for class instruction or administrative offices or one (1) space for each four (4) seats in the auditorium, stadium and other places of assembly or facilities available to the public, based on maximum seating capacity, whichever is greater.
Z	Shopping Centers Shopping Malls	<del>Five and one-half (5-1/2) spaces per 1,000 square feet of gross leasable area.</del> <u>Three (3) parking spaces per one thousand (1,000) square feet of net leasable area open to the public.</u>
AA	Stadium and Sports Arenas	One (1) parking space for each four (4) seats, based on maximum seating capacity, plus one (1) parking space for each two (2) employees on shift of largest employment.
BB	Theaters, Auditoriums, Religious Institutions, and Other Places of Assembly With Fixed Seats	One (1) parking space for each four (4) seats, based on maximum seating capacity, plus one (1) parking space for each two (2) employees on shift of largest employment.
CC	Theaters, Auditoriums, Religious Institutions, and Other Places of Assembly Without Fixed Seats	One (1) parking space for each four (4) people in designed capacity of building, or one (1) parking space per one hundred (100) square feet in main auditorium or assembly area, whichever is greater, plus

		one (1) parking space for each two (2) employees on shift of largest employment.
<del>DD</del>	Tourist Homes, Cabins, or Hotels/Motels, Excluding Areas Used for Meeting Rooms and Places of Assembly	One (1) parking space for each sleeping room or suite, plus one (1) parking space per each two (2) employees on shift of largest employment.
<del>EE</del>	Industrial Establishments, Including Manufacturing, Research, and Testing Laboratories	Two (2) parking spaces for each three (3) employees – the total number of parking spaces being the total number of employees on any two (2) consecutive shifts having the largest number of employees, based on design capacity, plus one (1) parking space for each company vehicle operating from the premises.
<del>FF</del>	Wholesale Establishments, Warehouses, and Storage Buildings	One (1) parking space for each employee, plus one (1) parking space for each company vehicle operating from the premises.
<del>GG</del>	All Other Uses Not Listed	Based on study to be prepared by owner or operator; number of spaces to be required. Herein determined according to: A. Type of use and estimated number of total trips generated during peak conditions (inbound and outbound); B. Estimated parking duration per vehicle trip turnover rates; C. Based on estimated number of trips generated and average parking duration per trip, calculate number of spaces required; D. Estimated number of employees – one (1) space to be provided for each two (2) employees based on shift of maximum employment.

B. In areas served by regularly scheduled public transit or an alternative vehicle station during the operating hours of the property use, minimum off-street automobile parking ratios for non-residential uses may be reduced by up to fifty (50%) percent as approved in the final site plan from the otherwise applicable standards for new construction, rehabilitation or reuse of existing structures located within six hundred (600) feet of a public transit stop. An additional twenty-five (25%) percent may be approved as a conditional use by the Board of Adjustments.

C. Any structure that is used for its intended original purpose in an HP (Historic Preservation Overlay) Zone, shall not be required to provide additional off-street parking.

- D. In an HP (Historic Preservation Overlay) Zone, minimum off-street automobile parking ratios may be reduced by up to fifty (50) percent from the otherwise applicable standards for new construction or rehabilitation or reuse of existing structures.
  
- E. Any structures that has been a lawfully permitted use for over ten years shall not be required to provide additional off-street parking when no change of use is proposed.