

ORDINANCE NO. 4, SERIES 2013-2014**AN ORDINANCE AMENDING ORDINANCE NO. 3-1972**

WHEREAS, the City Council of Woodlawn Park, Kentucky is empowered to enact and enforce local laws not in conflict with the Constitution or laws of this Commonwealth or the laws or Constitution of the United States of America, and

WHEREAS, the City of Woodlawn Park by and through its City Council adopted Ordinance No. 3-1972, which amended Ordinance No. 6, adopted May 24, 1955, and

WHEREAS, the City Council desires to amend Ordinance No. 3-1972 to delete Sections 5, 6, 7 and 8 thereof and provide for the location and composition of storage sheds, and

WHEREAS, KRS 65.8808 authorizes the Code Enforcement Board to issue remedial orders and impose civil fines as a method of enforcing certain ordinances when a violation of such ordinances has been classified as a civil offense, and

WHEREAS, the City of Woodlawn Park desires to amend Ordinance 3-1972 to classify a violation thereof as a civil offense and impose civil fines therefor,

BE IT ORDAINED BY THE CITY OF WOODLAWN PARK THAT:

Ordinance No. 3-1972, is hereby amended to read as follows:

“No outbuilding shall be erected except one garage and/or one storage building on each lot; said garage shall provide space for no more than two (2) cars and said storage shed shall comply with the following regulations:

1. The exterior building dimensions shall not exceed 11 feet in width, 11 feet in depth or 8 feet in height.
2. No portion of the storage building can be located on an existing easement.
3. The building cannot be located closer than 2 feet to the property line.

4. The total area occupied by an accessory building, including garage and storage building cannot exceed 30% of the rear yard area. On lots with a detached garage, the sum of the garage area plus the storage building area must not exceed 30% of the total rear yard area.

5. All storage sheds shall be located behind the rear building line of each house and no storage shed on a corner lot shall be located any nearer the street than the house which is located on said corner lot.

~~[Storage buildings cannot be used as a garage for the storage of an automobile, and must be provided with a door to shield the contents from view.]~~

6. All storage sheds shall be affixed to the real estate upon which they rest and shall conform to the general type of architecture and consist of the same general types of materials typically used in the construction of houses within the City of Woodlawn Park .

~~[On lots using septic tanks for waste disposal, storage buildings cannot be located over any portion of the lateral field.]~~

7. Any person desiring to locate or construct a storage shed shall submit a request to the City Council or its designated representative accompanied by a \$10.00 fee payable to the City of Woodlawn Park. Said request shall include a description of the shed, including a description of the materials of which it consists, its dimensions, and a drawing of the proposed location of the shed in relation to the boundary lines of the property and the rear building line of the house. Within thirty (30) days after receipt of the request, and if it is determined that the request is in conformity with the provisions of this Ordinance, the person so authorized shall issue a permit authorizing the construction and/or placement of the storage shed.

~~[In keeping with building standards within the City of Woodlawn Park, storage buildings, to the extent possible, must be located in an area obscure from view and their appearance must be such that they will not detract from the value of surrounding property.]~~

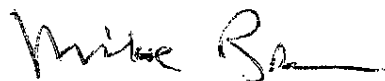
8. Any person who shall violate any provision of this Ordinance shall have committed a civil offense and shall be subject to the following schedule of civil fines for each offense: uncontested violations: first offense - \$25.00, second offense - 50.00, all others - \$100.00, contested violations: first offense - \$75.00, second offense - \$150.00, all others - \$300.00. Any continuing violation of this Ordinance shall be considered a separate offense for each day that such violation continues, and a separate penalty may be imposed therefor.

~~[Request for accessory storage building permits must be filed with the Commissioner of Buildings and Property and a permit issued prior to installation. A sketch must accompany the request showing the proposed building size and location on the lot.]~~

All other sections of Ordinance No. 6-1955 and Ordinance No. 3-1972 not inconsistent herewith shall remain intact.

9. This Ordinance shall take effect from and after its passage by the City Council and approval by the Mayor, and publication as required by law.

10. This Ordinance was given first reading on the 21st day of April, 2014 and passed and approved at the second reading given on the 19th day of May, 2014.



MIKE BROWN, Mayor

Date: May 19, 2014

ATTEST:



Chana Elswick, City Clerk