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## ARTICLE XII

### HILLSIDE DEVELOPMENT CONTROLS

#### SECTION 12.0 GENERAL REQUIREMENTS:

- A. This section is designed to ensure when development is proposed in those areas of the community which have physical characteristics limiting development (hillside slopes of twenty (20) percent or greater) that said development shall occur in a manner harmonious with adjacent lands so as to minimize problems of drainage, erosion, earth movement, and other natural hazards.
  
- B. Areas of land on which development is physically restricted due to excessive hillside slopes shall be limited according to the following requirements, notwithstanding any other section of this or any other ordinance adopted by the city.
  - 1. All land areas located within the city of Park Hills and identified on the Area - Wide Comprehensive Plan as "Developmentally Sensitive Areas" and any other areas which have slopes of twenty (20) percent or greater shall require approval before development may occur. In those areas which are identified in the Area - Wide Comprehensive Plan as "Developmentally Sensitive Areas" and containing slopes less than twenty (20) percent, the requirements contained herein may be waived; if, after review of the proposed development plan by the city engineer, it is determined that said development will not result in any significant hillside slippage or soil erosion.
  
  - 2. No excavation, removal or replacement of any soil, foundation placement, or construction of buildings or structures of any nature within the area identified in (1) above, may occur until plans and specifications for such work have been submitted in the form of a site plan as regulated by Section 9.18 of this Ordinance. In addition to site plan requirements, the following shall also be submitted:
    - a. Plan(s) which show existing topography and the proposed physical changes necessary for construction, indicating grading (cutting and filling) compaction, erosion ponds, areas to be defoliated, and any other pertinent information which will change the natural physical features of the site or general area.
    - b. Subsurface investigation of the area under consideration, including test borings, laboratory tests, and engineering analysis should be

made by a qualified registered civil engineer, indicating that the building and physical changes proposed in the area will be completed in a manner which will minimize hillside slippage and soil erosion.

3. The site plan and other information required in Subsection 2. of this section of the Ordinance, and any other ordinance of the city of Park Hills shall be reviewed by the city engineer and will indicate to the city council or its duly authorized representative that all structures so proposed, or any other activity that may change the natural features of the area so proposed and designed will be constructed in such a manner that will prevent any hillside slippage or erosion. On the advice of the city engineer, the city council or its duly authorized representative may approve the issuance of a permit for use of the site in accordance with the approved site plans.
4. If the proposed development does not meet the requirements of this section of the Ordinance, the site may only be developed for those open type uses, excluding structures, as permitted in the CO (Conservation) Zone.