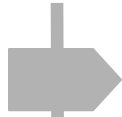


Today's Hillside Development Controls

When development is proposed on hillsides, current Kenton County regulations require that it be pursued in a manner that is harmonious with adjacent lands to minimize problems of drainage, erosion, earth movement, and other natural hazards.

Criteria for application of hillside development controls



1. Planners check first to see if the proposed site is located in a Physically Restrictive Development Area (PRDA). If the site has less than 20 percent slope, requirements may be waived after review if no significant hillside slippage or soil erosion is anticipated.
2. If the site has greater than 20 percent slope...

Submission requirements for hillside development



1. Plans must be submitted which show topography, any physical changes to the site necessary for construction – grading, compaction, erosion, sedimentation basics, areas to be defoliated.
2. A geotechnical investigation must be pursued to show that any structural or physical changes proposed will be completed in manner minimizing hillside slippage and/or soil erosion.

In addition to these requirements, hillside development in Covington must comply with the following requirements.

3. Plans must be submitted to document the approximate location, species, and size of all trees more than eight inches in diameter located within the proposed development area. These plans must designate the trees that will remain and those that will be removed due to construction.
4. The developer must meet additional guidelines to minimize disturbance to existing topographical features and vegetation.
5. The City Engineer must approve this additional information prior to issuance of zoning permits.

Kentucky Building Code Requirements



The Kentucky Building Code (KBC) addresses the placement of buildings and structures on or adjacent to slopes steeper than 33.3 percent. The KBC specifies minimum setback and clearance of buildings and structures from the top and bottom of slopes. These setback and clearance distances are based on the height of the hill.

Buildings or structures can however be placed within these minimum set back and clearance areas after investigation and recommendation from a registered design professional. Such an investigation includes consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of the slope material.