

City of Lakeview Heights
385 Circle Drive
Morehead, KY 40351

LAKEVIEW HEIGHTS NEWSLETTER
February 15, 2018



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Residents have been asking about a couple of Ordinance related issues that I would like to address. We have new neighbors moving in to the City and a few houses have recently sold. This has brought up the issue of zoning as related to occupancy of properties. All areas of Lakeview Heights, except for the piece of property at the back entrance where the apartments sit, are zoned R-1. In our Zoning Ordinance, R-1 designation is defined as follows:

R-1 LOW DENSITY RESIDENTIAL DISTRICT

The purpose of this district is to provide for single-family dwellings together with such residential facilities and accessory uses as may be necessary or are compatible with residential surroundings. The following district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities and to encourage a suitable neighborhood environment for family life.

SECTION 1: PERMITTED USES

In the single-family residential district, only the following uses are permitted.

1. Permitted Uses by Right: **Single-family dwellings**, customary general horticultural uses (provided no permanent building for retail sale is provided).
2. Conditional Uses Permitted: The following are special exceptions and require written approval by the Board of Zoning Adjustment:
 - a. If a dwelling has been occupied for a minimum of one year following its construction, the interior may be altered to permit two families to inhabit the structure, provided the owner is the principal occupant. (The above is intended primarily to provide an opportunity for aged parents to live with their children and to provide living space for employees needed to care for elderly people.) The Board of Zoning Adjustment may attach certain conditions and requirements to its approval which it feels are necessary to preserve and protect the character of the district in which the proposed use would be located.
1. Family Definition: One or more persons occupying a premise and living as a single housekeeping unit, but not including a group living together because of similar occupational status, such as fraternities or nursing homes.

Property owners must be aware of a person or persons living on their property and make every effort to ensure that these occupants are, by the above definition, family. There are penalties for non-

compliance, such as allowing occupants to live on your property that do not meet the requirements of single family dwelling.

Another issue is related to dogs. Our Ordinances state the following:

Section 1. It shall be unlawful for the owner or keeper of any dog, licensed or unlicensed, regardless of the age of the dog, to allow that dog to be at large and unattended, or to run in any street or trespass on other people's property, lawns, gardens, yards, or any other public or private property.

There have been many complaints about dogs running loose and about the owners not picking up after their animals when they walk them. I would also note you should be careful with your dogs running loose and unattended on your property, especially with people passing by while walking, riding bikes, etc. We have had issues where dogs are running from their owners' property and barking and scaring others as they pass by.

AN ORDINANCE RELATING TO ANIMAL CLEAN-UP

Section 1. The owner, or the custodian of every animal shall remove any excreta or waste deposited by his/her animal(s) within the City limits on public walks, streets, recreation areas, or private property belonging to another.

Section 2. Any person violating any provision of this Ordinance shall be fined not less than \$10.00 or more than \$50.00 for each violation.

Section 3. This Ordinance shall not apply to the city property located on the south side of Circle Drive between Beechwood Lane and Pendleton Court

Watch for a notice about the upcoming Easter Egg Hunt at our park. It's always a fun time for all!



Looking forward to the Spring season,

Handwritten signature of David Bolt.

David Bolt, Mayor