

CITY OF WINDY HILLS
COMMUNITY STANDARDS

RESOLUTION 1, SERIES 2019-2020

In our continuing efforts to be compliant with all State, Metro and City codes, while also being fair to all; the City of Windy Hills has adopted the following Community Standards, to protect the integrity and property values of our neighborhoods.

STRUCTURES

It is unlawful within our city for the owner of a property to permit any structure upon the property to become unfit and unsafe for human habitation, occupancy or use; or to permit conditions to exist in the structure which are dangerous or injurious to the health or safety of the occupants or of the occupants of neighboring structures, or other residents in the city (Section 2/ WH Ordinance 00-02). Any enforcement will be referred to the appropriate Agency.

EXTERIORS INCLUDING LAWNS

- Sidewalks, Driveways, Stairs/ Railings, Parking Spaces shall be maintained in a proper state of repair and maintained free from hazardous conditions. Special attention shall be given to driveways crossing a city owned sidewalk within the right of way. They shall be maintained so that safe walking conditions will be preserved within the area crossing the sidewalk.
- Ornamental shrubs, and other decorative plantings in close approximation to a house shall be maintained so that growth does not become excessive, and will not interfere with gutters or any utility or mechanical operation, or obstruct entrances or house numbering.
- Trees shall be maintained to allow proper health and growth, or to prevent infestation. They shall be pruned, or removed; as necessary to prevent unsafe or nuisance conditions. It is the owner's responsibility to maintain trees on their properties both on and off the Right of Way. Trees adjacent to sidewalks must maintain at least 8' of clearance above the sidewalk. Trees adjacent to city streets must maintain at least 12' of clearance above the street. No tree, plant, or other plant shall be permitted to be over 3'tall above curb level on any city right of way, except the trunks of trees, excluding its branches. (WH Ordinance 12-04)
- Fences shall be maintained free of deterioration, in proper condition not allowing them to lean or fall. Also, they shall be clear of any overgrowth of plants, vines, or weeds that affects their stability.
- Decks, porches, balconies, and attaching stairs, shall be maintained to be structurally sound, free of debris and weeds with proper anchorage to support imposed loads.
- Foundations and walls shall be free of holes, breaks, and loose or rotting materials, with proper surface maintenance to prevent deterioration, including painting.

- Windows, doors, skylights, screens, and other decorative features shall be kept in sound condition, free of rot, broken glass, and other deterioration which hinders operation. Other than those that are fixed, windows and doors shall be able to be opened and may not be boarded up. Screens must be properly attached and free of holes or tears that would hinder intended usage.
- Roof, Gutters, Chimneys shall be maintained structurally safe, and in good repair, free of leaking. Additionally, gutters may not be allowed to pull away from soffit boards, and be free of leaves, debris, and plant growth. Downspouts must be properly installed and connected to the corresponding gutter.
- Piles of rubbish, plant growth, lawn waste, or excessive growth of weeds or grass or any source of filth to accumulate so as to become unfit for human habitation shall be considered a public nuisance. (WH Ordinance 00-02)
- Grass must be maintained to a limit of not higher than 7” at all times (WH Ordinance 00-01)
- Infestation- All structures and lawns shall be kept free of rodent infestation. When found, they must be properly exterminated by approved processes, which are not injurious to human health.
- Each residence shall have a visible street number at least 4 inches in height, clearly distinguishable from its background. They may be placed on the house, in the yard, or on a street mailbox. Numbers shall be maintained and clear of plant growth so they continue to be viewable from the street.
- Swimming pools represent special safety concerns for residents and neighbors. They will be strictly monitored for compliance with Metro Louisville Land Development Code 4.4.10. In part that code reads, in ground pools must be enclosed by fencing at least 4’ in height with a self-latching gate. Above ground pools must be made inaccessible while not in use, by removing any access ladders or similar measures to prevent accessibility. All pools must be in rear yards.

INTERIOR

- The interior of a structure and the equipment therein, including electrical, mechanical, water, sewer and gas utilities, shall be maintained in good repair, structurally sound, and in a sanitary condition and in full compliance with Metro Louisville Property Maintenance Codes, including Light, Ventilation and Occupancy Limitations (Code 156.101-156.103), Plumbing and Fixtures (Code 156.150-156.56), Mechanical and Electrical (Code 156.180-156.185) Fire Safety (Code 156.200-156.203)
- No occupied home in Windy Hills shall have utilities required for operation of mechanical apparatus installed therein to be disconnected on a permanent basis.

GARBAGE/ TRASH PICK UP/ LAWN WASTE AND RECYCLABLES

- All premises, both exterior and interior shall be kept in a clean and sanitary condition.

- Garage and trash must be placed in secure leak proof containers with lids. Plastic bags may no longer be used to dispose of lawn waste or recyclables.
- Garbage, yard waste, or throw away household Items may not be placed on the street prior to noon the day before the assigned date for disposal.
- Cans and containers must be removed from the street before 7:00 pm the date of collection.
- Recyclables must be placed in specially marked containers specifically intended for their collection.
- Tree/ bush trimmings and yard waste not in containers, must be bundled in lengths not exceeding 4 feet. Lawn waste placed on tarps will no longer be picked up.
- Items too heavy or cans filled beyond capacity of the contractor to lift, will not be taken. Please be mindful of unusually heavy items, which may require special pick up arrangements. Please call 502-935-1130, and mention you live in Windy Hills, if you have questionable items or amounts to be picked up. (These items may require an extra charge). Please do not place these items at the curb or on the Right of Way until pickup has been arranged.

PARKING/ STREETS/ MOTOR VEHICLES/ BOATS/TRAILERS, CAMPERS AND OTHER OCCASIONAL USE VEHICLES

- Overnight parking is not permitted on any city street or cul-de-sac between the hours of 2:00 AM and 5:00 AM.
- No motor vehicle (every day or occasional use) may be parked on any unpaved area.
- Trailers, Boats, Campers and other Occasional use vehicles may not be stored in driveways or yards, where they extend beyond the front line of the home, including sidelines of corner homes.
- Illegal Parking- Abandoned, inoperable, or unlicensed vehicles are not allowed in the city, unless stored in a garage.
- Parking in the wrong direction on city streets is not permitted at any time.
- No more than 4 cars, including occasional use vehicle campers and trailers, may be parked on a regular basis in the open at any city residence (less than 20,000 square feet lot).
- Speed limit on Hubbards and Rudy Lane is 35 MPH, all other Windy Hills Street is 25 MPH.
- Parking Pads are no longer allowed to be constructed on any City Right of Way. Those in existence prior to 9-11-2017 are grandfathered, but cannot be increased in size.

SIGNS /SOLICITATION

- Realtor For-Sale signs, including Open House signs, are only allowed in the yard of the home for sale and must be placed behind the right of way. (Generally, 15-18 feet back from the street curb, or behind sidewalks, where applicable). Realtor directional (pointer)

signs to the property are not allowed on any street, island, entrance, or right of way, at any time. All signs must be removed the day of closing. Our city does have city approved signs that can be placed on our right of ways. Please advise your realtor to check on these before signs are placed.

- Commercial advertising signs are not allowed in the city, unless work is actively in progress at the property. When allowed, they may be only placed in the yard where the work is being done. They may not be placed on any Right of Way, or before work begins, and must be removed the day the work is complete.
- Personal Event Signs (Yard Sales, Auctions, Estate Sales) are allowed on a limited basis. They may not be placed more than 24 hours before your event begins, they may only be placed in the yard where the event is being held and must be removed immediately at the event conclusion. They may not be placed at City Entrances, or on any City Right of Way.
- Personal signs, such as “Children at Play” signs, do not conform to the “Manual of Approved Traffic Control Signage” used in Kentucky. They are not permitted on City Entrances, Islands, or Right of Ways. They may only be placed in residence yards behind the right of way. (Rights of Ways extend generally 15-18 feet from the curb, or behind sidewalks where applicable).
- Personal signs, including lost pet notices, may not be affixed to any city street signs, light posts, benches, or waste containers at any time. They will be removed immediately. Reach Alert is recommended for lost pets. Call City Hall (502-895-4778) to begin a notice.
- Permits for Solicitation, within the City, are required by Metro Louisville Codes.

BUILDING/ REMODEL/ HOME MAINTAINENCE/PERMITS

- Windy Hills complies with Metro Louisville Building Code Permit requirements. If you are doing construction, improving or replacing mechanical systems, either on your own, or by contractor, if a permit is required please be sure to obtain one, before work begins. After receipt, permits must be placed in plain sight on the property while construction is in progress for inspection. (Questions call Metro Government/ Construction Review 502-574-3321)
- Dumpsters/ Dumpster Bags/ Storage Pods should be placed to the rear of the property where possible, and should not be placed on any city street or right of way. They may not be on site for longer than 30 days, without special approval of Windy Hills Code Enforcement.
- Unused building materials/ building waste/ throw away appliances should be stored in the rear of the property and must be removed promptly when construction is complete.
- Windy Hills requires a Right of Way Encroachment Application, when replacing or resurfacing existing drives, including expansion of existing drives, or installation of new drives, where such work crosses a City Controlled Right of Way. Applications are available

from City Hall or on our Web Site. Questions may be directed to Code Enforcement. (Driveway resealing to existing drives is exempt from the application process.)

- Windy Hills owns and controls the right of way on our city streets. (Generally, that is a distance of 15-18 feet back from the street, or from your water meter to the street). No permanent structure may be installed or built on our right of ways, including parking pads, library boxes, or leveling pads. With the understanding that proper continued maintenance is required and where no other violation of any ordinance would apply, tasteful decorative plantings, gardens, and approved trees will be allowed.

INTRODUCED, SECONDED, READ AND ADOPTED by the City of Windy Hills on the 12th day of August, 2019, and on the same occasion signed by the Mayor of the City of Windy Hills and declared to be in full force and effect.

MAYOR

DATE: _____

ATTEST:

CITY CLERK