

Memo

To:	Mayor Jessica Fette, Erlanger City Council
From:	Mark Collier, CAO
Date:	8/29/2025
Re:	Resolution Authorizing Application for Text Amendment – Garage Requirement in R-MF Zone

Background

In recent discussions regarding the zoning code, we have reviewed Section 7.04, Table 7.1, C., 7, under “*Character Standards – Residential Construction.*” This section requires:

“A minimum of one attached or detached garage shall be required for each dwelling unit that receives a zoning permit after September 24, 1986 for initial construction of that dwelling unit.”

As shown in the attached table, an “X” is currently placed in the “R-MF” column. This mandates that each multifamily dwelling unit must include a minimum of one attached or detached garage.

Attachments follow.

Rationale for Text Amendment

- The regulation dates back to 1986 and does not reflect current development practices.
- The requirement increases construction costs unnecessarily, potentially discouraging multifamily housing development.
- Removing this outdated standard will align Erlanger’s code with modern planning principles and encourage continued investment in multifamily housing options.
- As part of Z21, this regulation was a carryover from the previous ordinance, but the consultants did not add it back to the blueprint for cities to consider.

Proposed Action

To proceed, the City must file a text amendment application with the Kenton County Planning Commission (KCPC). Filing deadlines are September 4 (for the October 2 KCPC meeting). Staff recommends submitting by the September 4 deadline.

Attached is a draft resolution for Council's consideration. Adoption of this resolution will authorize the Mayor or City Administrator to apply for the text amendment on behalf of the City of Erlanger.

Recommendation

It is recommended that City Council adopt the attached resolution directing the Mayor or City Administrator to apply to KCPC for removal of the garage requirement in the R-MF zone.

	RESIDENTIAL					COMM				EMP			OTHER			SPECIAL	
	R-LLS	R-CVS	R-CPS	R-M	R-MF	MHP	ROC	NC	CC	HC	BP	FI	GI	MU	CO	INST	PUD
"X" means that the standard is required. "—" means that the standard is not required.	X	X	X	X	X	-	-	-	-	-	-	-	-	X	-	-	
7. A minimum of one attached or detached garage shall be required for each dwelling unit that receives a zoning permit after September 24, 1986 for initial construction of that dwelling unit.	X	X	X	X	X	-	-	-	-	-	-	-	-	X	-	-	