

October 7, 2025

CITY OF ERLANGER
ATTN: MARK COLLIER
505 COMMONWEALTH AVE
ERLANGER KY 41018

Dear Mr. Collier,

NUMBER: PC-25-0011-TX

Attached please find a copy of this Commission's action from its meeting on **October 2, 2025**, regarding a request for a text amendment. Copies of this action have been sent to those persons or agencies which may be affected by this matter.

Please notify Andy Videkovich, Director of Planning, of the meeting time and date when this item is placed on your agenda. Once your legislative body acts on this text amendment, please provide our staff at PDS with a copy of your executed ordinance. For questions regarding our action or to request PDS staff representation at your meeting, please contact Andy Videkovich, AICP, Director of Planning at PDS 859.331.8980 or avidekovich@pdskc.org

Thank you.



Brian Dunham,
Chair

KENTON COUNTY PLANNING COMMISSION
STATEMENT OF ACTION AND RECOMMENDATION

NUMBER: PC-25-0011-TX

WHEREAS

The City of Erlanger per Mak Collier, City Administrator, HAS SUBMITTED AN APPLICATION REQUESTING THE KENTON COUNTY PLANNING COMMISSION TO REVIEW AND MAKE RECOMMENDATIONS ON: A text amendment to the Erlanger Zoning Ordinance removing a requirement that all new dwelling units must have at least one attached or detached garage within the R-MF (Residential Multi-Family) Zone.

WHEREAS

A PUBLIC HEARING WAS HELD ON THIS APPLICATION ON THURSDAY, OCTOBER 2, 2025, AT 6:15 P.M. IN THE KENTON CHAMBERS; LOCATED AT 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY; AND A RECORD OF THAT HEARING IS ON FILE AT THE OFFICES OF THE KENTON COUNTY PLANNING COMMISSION, 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY.

NOW, THEREFORE,

THE KENTON COUNTY PLANNING COMMISSION SUBMITS THE FOLLOWING RECOMMENDATIONS, ALONG WITH SUPPORTING INFORMATION AND COMPREHENSIVE PLAN DOCUMENTATION:

KCPC RECOMMENDATION – ERLANGER ZONING ORDINANCE:

Favorable recommendation on the proposed text amendment to the Erlanger Zoning Ordinance removing a requirement that all new dwelling units must have at least one attached or detached garage within the R-MF (Residential Multi-Family) Zone.

SUPPORTING INFORMATION/BASES FOR KCPC RECOMMENDATION:

1. The proposed text amendments are authorized to be included in the text of the zoning ordinance per KRS 100.203 (See Attachment A)
2. The proposed text amendments are appropriate and reasonable.
 - a. Requiring each dwelling unit within a multi-family development to have an associated garage is unreasonable and is a unique requirement within Kenton County.
 - b. This requirement is a carryover from the previous zoning ordinance from 1986. It was noted at that time (1986) that staff was unfavorable to the inclusion of this requirement and this requirement was also not included within the Z21 blueprint.
3. Based on testimony provided during the public hearing held on October 2, 2025.

ADDITIONAL INFORMATION

1. The City should consider removing this requirement from all other residential zones to help eliminate a possible barrier to housing.



BRIAN DUNHAM, CHAIR
KENTON COUNTY PLANNING COMMISSION

General Attachment Notice:

For ease of viewing, only those portions of the Zoning Ordinance pertaining to the requests within the submitted application have been included within these attachments. The complete zoning code can be viewed online at: www.pdskc.org

ATTACHMENT A

Proposed Text Amendments to the Erlanger Zoning Ordinance
Words to be **deleted** are **[lined through]** - Words to be **added** are **underlined>**.

7.04 Character Standards

The following tables of standards are intended to provide objective criteria required for development in particular zoning districts. Where a criterion is required in a zoning district, an "X" appears in that district column. Where a criterion is not required, a "--" appears in that column.

TABLE 7.1 - ZONING DISTRICTS

	RESIDENTIAL					COMM			EMP			OTHER			SPECIAL		
"X" means that the standard is required. "--" means that the standard is not required.	R-LLS	R-CVS	R-CPS	R-M	R-MF	MHP	ROC	NC	CC	HC	BP	FI	GI	MU	CO	INST	PUD
C. Character Standards—Residential Construction																	
To promote thoughtful residential design that will result in the creation and maintenance of strong, vibrant neighborhoods, the following standards shall apply.																	
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	-	-	Approved on the Concept or Final Dev. Plan