

**COMMONWEALTH OF KENTUCKY  
COUNTY OF KENTON  
CITY OF ERLANGER  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING 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 request for a text amendment to the Erlanger Zoning Ordinance was submitted to the Kenton County Planning Commission by the City of Erlanger, 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; and

**WHEREAS**, the PDS staff reviewed the application and recommended that the proposed text amendment be approved; and

**WHEREAS**, the Kenton County Planning Commission, upon reviewing the PDS staff recommendations and after holding a public hearing, voted to approve the text amendment on the basis that the text amendment is allowed to be included within the text of the zoning ordinance, as authorized by Kentucky Revised Statute (KRS) 100.203(1).

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ERLANGER,  
COUNTY OF KENTON, COMMONWEALTH OF KENTUCKY:**

**Section I**

That the Erlanger City Council hereby approves said text amendment, attached hereto as Exhibit "A" and incorporated reference herein, 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, on the following bases:

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.

## **Section II**

That should any section or part of any section or any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance.

### Section III

That this Ordinance shall take effect and be in full force when passed, published and recorded according to the law.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025**

1<sup>st</sup> Reading - \_\_\_\_\_, 2025

2<sup>nd</sup> Reading - \_\_\_\_\_, 2025

Vote: \_\_\_\_\_, Yes, \_\_\_\_\_, No

City of Erlanger,  
Kenton County, Kentucky

By: \_\_\_\_\_

Jessica Fette  
Mayor

Attest:

---

Sherry Hoffman  
City Clerk