

COMMONWEALTH OF KENTUCKY  
COUNTY OF KENTON  
CITY OF ERLANGER  
ORDINANCE NO. 2589

**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**

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**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 2<sup>nd</sup> day of December, 2025

1<sup>st</sup> Reading - November 4, 2025

2<sup>nd</sup> Reading - December 2, 2025

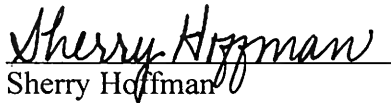
Vote: 7, Yes, 0, No

City of Erlanger,  
Kenton County, Kentucky

By: 

Jessica Fette  
Mayor

Attest:

  
Sherry Hoffman  
City Clerk

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@pdkc.org](mailto:avidekovich@pdkc.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](http://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.

<b>TABLE 7.1 - ZONING DISTRICTS</b>																	
	<b>RESIDENTIAL</b>						<b>COMM</b>				<b>EMP</b>			<b>OTHER</b>			<b>SPECIAL</b>
"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
<b>C. Character Standards—Residential Construction</b> 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	<del>X</del>	-	-	-	-	-	-	-	-	X	-	-	Approved on the Concept or Final Dev. Plan