

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

**AN ORDINANCE AMENDING THE ERLANGER ZONING CODE BY, (1)  
AMENDING THE DEFINITION OF QUALIFIED MANUFACTURED HOMES,  
(2) AMENDING THE DEFINITION OF SINGLE-FAMILY DETACHED  
DWELLING TO INCLUDE QUALIFIED MANUFACTURED HOMES, (3)  
REMOVING QUALIFIED MANUFACTURED HOMES AS A SEPARATE USE,  
(4) REMOVING USE SPECIFIC STANDARDS FOR QUALIFIED  
MANUFACTURED HOMES AND (5) MAKING ANY OTHER NECESSARY  
REVISIONS FOR COMPLIANCE WITH KENTUCKY HOUSE BILL 160**

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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 Brian Dunham, as chair of the Kenton County Planning Commission, for the consideration of a text amendment amending the Erlanger Zoning Code, amending the definition of Qualified Manufactured Homes, (2) amending the definition of Single-Family Detached Dwelling to include Qualified Manufactured Homes, (3) removing Qualified Manufactured Homes as a separate use, (4) removing use specific standards for Qualified Manufactured Homes and (5) making any other necessary revisions for compliance with Kentucky House Bill 160; and

**WHEREAS**, the PDS staff reviewed the applications 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 on December 5, 2025, voted to recommend the text amendment proposed in PC-25-0012-TX, 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 both Exhibit "A" incorporated by reference herein, amending the Erlanger Zoning Code and Zoning Map:

1. The proposed text amendments are authorized to be included within the text of the Erlanger Zoning Ordinance per KRS 100.203 (1) (See Attachment A).
2. The proposed text amendments are necessary in order to comply with changes to KRS 100.348, which were adopted by the Kentucky General Assembly during the 2025 legislative session.
3. Based on testimony provided during the public hearing held on December 4, 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 \_\_\_\_\_, 2026.**

1<sup>st</sup> Reading - \_\_\_\_\_, 2026

2<sup>nd</sup> Reading - \_\_\_\_\_, 2026      Vote: \_\_\_\_\_, Yes, \_\_\_\_\_, No

City of Erlanger,  
Kenton County, Kentucky

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

**Jessica Fette**  
Mayor of Erlanger

Attest:

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**Sherry Hoffman**  
City Clerk