

AN ORDINANCE OF THE CITY OF VILLA HILLS IN KENTON COUNTY, KENTUCKY
AMENDING TABLE 4.04 OF THE VILLA HILLS ZONING CODE.

WHEREAS, Kentucky Revised Statutes (KRS) 100.203 authorizes legislative bodies to provide text for zoning; and

WHEREAS, The City of Villa Hills desires to update various sections of the zoning code for clarity and to correct typos; and

WHEREAS, The City desires to amend its regulations regarding solar panels and fencing; and

WHEREAS, the Kenton County Planning Commission, after holding a public hearing on the application (PC-25-0007-TX) on September 4, 2025 at 6:15 P.M. pursuant to the requirements of KRS 100.211, voted to recommend approval of the proposed text amendment updating Table 4.04 of the Villa Hills Zoning Code; now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VILLA HILLS, KENTON COUNTY, KENTUCKY.

Section I Amendment

That Table 4.04 of the City of Villa Hills, Kentucky Official Zoning Code, as adopted by Ordinance 2021-2 and amended, is hereby amended as found attached hereto and incorporated by reference and is adopted consistent with the findings and recommendations, and additional information, of the Kenton County Planning Commission, Number PC-25-0007-TX, which is attached hereto and incorporated by reference as exhibit A.

Section II – Provisions Severable

The provisions of this ordinance are severable; and the invalidity of any provision of this ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and effect as long as they remain valid in the absence of those provisions determined to be invalid.

Section III – Conflicting Ordinances Repealed

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section IV – Effective Date

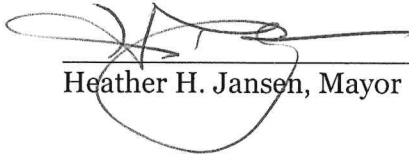
This ordinance shall be effective as soon as possible according to law.

Section V – Publication

This ordinance shall be published in summary pursuant to KRS 83A.060 (9).

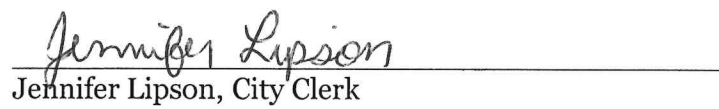
Passed by the City Council this 15th day of October, 2025.

City of Villa Hills, Kentucky
A Municipal Corporation of the Home Rule Class



Heather H. Jansen, Mayor

ATTEST:



Jennifer Lipson, City Clerk

Sponsor: Thompson

First Reading: September 17, 2025

Second Reading: October 15, 2025

Ayes: 5

Nays: 0

Abstentions: 0

Absent: 1

Published: Oct. 30, 2025



September 10, 2025

CITY OF VILLA HILLS
ATTN: CRAIG BOHMAN – CITY ADMINISTRATOR
719 ROGERS RD
VILLA HILLS KY 41017

Dear Mr. Bohman,

NUMBER: PC-25-0007-TX

Attached please find a copy of this Commission's action from its meeting on **September 04, 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.

A handwritten signature in blue ink, appearing to read "B. Dunham", is written over a light blue horizontal line.

Brian Dunham,
Chair

KENTON COUNTY PLANNING COMMISSION
STATEMENT OF ACTION AND RECOMMENDATION

NUMBER: PC-25-0007-TX

WHEREAS

The City of Villa Hills per Craig T. Bohman, City Administrator, HAS SUBMITTED AN APPLICATION REQUESTING THE KENTON COUNTY PLANNING COMMISSION TO REVIEW AND MAKE RECOMMENDATIONS ON: Proposed text amendments to the Villa Hills Zoning Ordinance to permit Residential Care Facilities in all residential and riverfront development districts; AND

WHEREAS

A PUBLIC HEARING WAS HELD ON THIS APPLICATION ON THURSDAY, SEPTEMBER 4, 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 – VILLA HILLS ZONING ORDINANCE:

Favorable recommendation on the proposed text amendments to the Villa Hills Zoning Ordinance to permit Residential Care Facilities in all residential and riverfront development districts.

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. KRS 100.984 states that no conditional use permit not otherwise required for other residences within a zone or land use category shall be required for the operation of a residential care facility. The changes will bring the Villa Hills Zoning Ordinance into greater compliance with the requirements of KRS 100.984. Existing state laws referenced in the Villa Hills Zoning Ordinance provide specific standards for the operation of these facilities including 902 KAR 20:078 which states that the residence shall have the style and appearance of neighborhood houses and the residence shall house no less than four and no more than eight residents.
3. Based on testimony provided during the public hearing held on September 4, 2025.



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 Villa Hills Zoning Ordinance**

Words to be **deleted** are ~~[lined through]~~ - Words to be **added** are underlined.

ARTICLE 4 USE REGULATIONS AND STANDARDS**4.04 Table of Uses****TABLE 4.1 PERMITTED AND CONDITIONAL USES**

Use	Residential					Commercial	Employment	Other		Special	Use Specific Standards
	R-RE	R-LLS	R-CVS	R-CPS	R-MF	NC	RI	CO	INST	RD	
LODGING											
Bed and Breakfast	P	P	C	C	-	-	-	-	-	P	4.05, F.1.
Short Term Rentals, Owner Occupied	P	P	P	P	C	-	-	-	-	P	4.05, F.2.
Short Term Rentals, Non-Owner Occupied	P	P	P	P	C	-	-	-	-	P	
Convalescent homes, nursing homes, assisted living facilities	C	-	-	-	P	-	-	-	P	-	4.05, F.3.
Hotel, Motel	-	-	-	-	-	-	-	-	-	P	4.05, F.4.
Residential Care Facility	P	[C] P	[C] P	[C] P	P	-	-	-	P	[-] P	4.05, F.5.a
Rehabilitation Home Facility	-	-	-	-	C	-	-	-	P	-	