

AN ORDINANCE OF THE CITY OF VILLA HILLS IN KENTON COUNTY, KENTUCKY AMENDING TABLE 4.01, SECTIONS 4.05, 10.05, TABLE 10.1, AND ARTICLE 14 OF THE VILLA HILLS ZONING CODE REGARDING QUALIFIED MANUFACTURED HOMES.

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

WHEREAS, The City of Villa Hills desires to remain compliant with state law; and

WHEREAS, The City desires to amend its regulations regarding Qualified Manufactured Homes to conform to changes in KRS100.348 effective July 1, 2026; and

WHEREAS, the Kenton County Planning Commission, after holding a public hearing on the application (PC-25-0012-TX) on December 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 the Villa Hills Zoning Code and; now therefore

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

Section I Amendment 1

That Table 4.1 found in Section 4.04 Use Regulations & Standards of the City of Villa Hills, Kentucky Official Zoning Code, as adopted by Ordinance 2021-2 as amended, is hereby amended as found attached hereto in exhibit A 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.

Section II – Amendment 2

That Section 4.05(D)(4) providing use-specific standards for “Manufactured Homes, Qualified” of the City of Villa Hills, Kentucky Official Zoning Code, as adopted by Ordinance 2021-2 as amended be removed in its entirety and subsequent sections renumbers as found attached hereto in exhibit A and incorporated by reference and is adopted consistent with the findings and recommendations, and additional information, of the Kenton County Planning Commission, Number PC-25-0012-TX.

Section III – Amendment 3

That Table 10.1 found in section 10.05 Parking & Loading Standards of the City of Villa Hills, Kentucky Official Zoning Code, as adopted by Ordinance 2021-2 as amended, is hereby amended to remove the parking requirements for “Manufactured Home, Qualified“ as found attached hereto in exhibit A 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.

Section IV – Amendment 4

That Article 14 titled Definitions of the City of Villa Hills, Kentucky Official Zoning Code, as adopted by Ordinance 2021-2 as amended, is hereby amended as found attached hereto in exhibit A 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, except for the definition of Dwelling, Single-Family, Detached which shall be amended to: A dwelling standing by itself and containing only one dwelling unit, separate from other dwellings by open space. **This definition includes Manufactured Homes, Qualified** but shall not include mobile homes **and manufactured homes**.

Section V – 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 VI – 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 VII – Effective Date

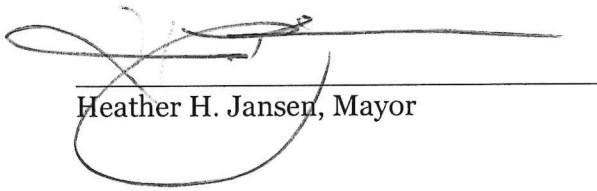
This ordinance shall be effective July 1, 2026 to match the implementation date of 25-RS -HB160/EN codified as KRS 100.348.

Section VIII – Publication

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

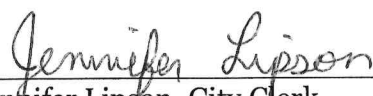
Passed by the City Council this 18th day of March, 2026.

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



Heather H. Jansen, Mayor

ATTEST:



Jennifer Lipson, City Clerk

Sponsor: Stover

First Reading: January 21, 2026

Amended First Reading: February 18, 2026

Second Reading: March 18, 2026

Ayes: 5

Nays: 0

Abstentions: 0

Absent: 1

Published: March 31, 2026

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.

VILLA HILLS ZONING ORDINANCE

ARTICLE 4 USE REGULATIONS & STANDARDS

A. **General.** The following table lists permitted and conditional uses in each base zoning district. Additional use restrictions may be contained in Section 4.05, Use-Specific Standards, or as part of an Overlay District.

B. **Districts.** Table 4.1, Permitted and Conditional Uses lists uses for each standard district within the City of Villa Hill’s zoning jurisdiction. Planned Unit Development and Overlay Districts are not listed in the table. Uses within a Planned Unit Development District are approved through the Development Plan approval process. Uses permitted within an Overlay District are generally regulated by the underlying base district.

C. **Symbols.**

1. Where the symbol “P” is shown, the use to which it refers is permitted as a “use by right” in the indicated district, provided it complies fully with all applicable Use-Specific Standards included in Section 4.05, Use-Specific Standards.
2. Where the symbol “C” is shown, the use to which it refers is a conditional use which must be approved by the Board of Adjustment and is subject to any Use-Specific Standards included in Section 4.05, Use-Specific Standards. The Board of Adjustment may also impose additional conditions as part of the conditional use approval per KRS 100.237.
3. Where the symbol “-” is shown, the use to which it refers is prohibited in the indicated district.
4. All uses will be hyperlinked to their corresponding definition in Article 14, Definitions.

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	
RESIDENTIAL											
Accessory Dwelling Unit	P	P	C	C	P	-	-	-	-	P	4.05, B.1.
Cottage Court	-	-	-	C	P	-	-	-	-	P	4.05, B.2.
Live/Work Unit	C	-	-	-	-	-	-	-	-	P	4.05, B.3.
Manufactured Home, Qualified	P	P	P	P	-	-	-	-	-	-	4.05, B.4.
Manufactured Home	C	-	-	-	P	-	-	-	-	-	4.05, B.4[5].
Mobile Home	-	-	-	-	-	-	-	-	-	-	4.05, B.5[6].
Multi-family	-	-	-	-	P	-	-	-	-	C	4.05, B.6[7].
Single-Family, attached	-	-	-	C	P	-	-	-	-	P	4.05, B.7[8].
Single-Family, detached	P	P	P	P	P	-	-	-	-	P	
Upper Floor Housing	C	-	-	-	P	-	-	-	-	P	4.05, B.8[9].
Two-Family	C	C	C	P	P	-	-	-	-	P	4.05, B.9[10].

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	
Three/Four-Family	C	C	-	-	P	-	-	-	-	C	4.05, B.10[11].

4.05 Use-Specific Standards

D. Residential, Except Accessory Dwellings

1. Accessory Dwellings (see Subsection 4.05, J. Accessory Uses and Buildings)

2. Cottage Court

- a. No more than 10 units may front the same court.
- b. Each unit must be oriented with a front entry to the court or a public street.
- c. Dwelling units shall be no more than two stories.
- d. Dwelling units shall be separated by a minimum of ten feet.
- e. Each dwelling shall have a front porch at least six feet in depth and 100 square feet in area.
- f. Detached garages shall be architecturally compatible with the primary dwellings.
- g. If off-street surface parking spaces are to be used to meet parking requirements, they shall be accessed from an alley or private drive. The off-street parking area shall not abut the court.

3. Live/Work Unit

- a. No more than four people may be engaged in the making, servicing, or selling of goods and services within the non-residential space.
- b. At least one person associated with the non-residential activity shall reside in the dwelling portion of the unit.
- c. The dwelling portion of the unit shall be above or behind the non-residential space.
- d. The non-residential space shall not exceed 50 percent of the gross floor area of the unit.
- e. Live/work units must have a common access for both the residential and non-residential space and be designed in such a way as to prevent separate lease of spaces.

4. Manufactured Home, Qualified

- a. Must meet the KRS definition for "Qualified manufactured home" (KRS 100.348 (2)(d)).
- b. Is compatible, in terms of assessed value, with existing housing located within 1/8 mile radius of the proposed location of the qualified manufacture home immediately adjacent to:
 - 1. Either side of the proposed site within the same block front; or
 - 2. Adjacent to the rear; or
 - 3. Within a one eighth (1/8) mile radius or less from the proposed location of the qualified manufactured home.
- c. In order to determine if a qualified manufactured home is compatible with the existing housing located within 1/8 mile radius of the proposed location of the qualified manufacture home, it must be demonstrated that the qualified manufacture home is consistent with:
 - 1. Floor living space and setbacks;
 - 2. Siding and exterior materials;
 - 3. Roof pitches;
 - 4. Square footage;
 - 5. Foundations;

4[5]. Manufactured Home

- a. Must meet the KRS definition of "Manufactured home" (KRS 100.348 (2)(c)).

- b. A patio slab of at least 180 square feet conveniently located at the entrance of the manufactured home is required on each lot. The patio slab shall be constructed of an all-weather type material.

5[6]. Mobile Home

- a. Must have been manufactured prior to June 15, 1976.
- b. Must be transportable in one or more sections.
- c. Must be eight feet or more in width, 40 feet or more in length, or when erected on site, 320 square feet or greater in area.
- d. Must be built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein.
- e. Mobile homes must be installed in accordance with KRS 227.570 by a Kentucky certified installer.
- f. A patio slab of at least 180 square feet conveniently located at the entrance is required on each lot. The patio slab shall be constructed of an all-weather type material.

6[7]. Multi-Family

- a. If a property owner puts locks on each bedroom door in a single-family home with the intention of subleasing bedrooms as units, that single-family home shall be considered a multi-family residence.
- b. All primary structures shall be oriented to a public or private street, a common open space, or plaza, not a parking lot.
- c. The location of detached garages, carports, and surface parking lots shall comply with Section 10.02, Location of Parking.
- d. Parking garages containing more than 50 spaces shall comply with Section 7.07, 2., d., Parking Garages - Landscaping.
- e. A building shall not be located closer than 20 feet to any other building.
- f. Walkways shall connect all buildings to each other, parking areas, amenity areas, and existing public sidewalks adjacent to the development.
- g. All sides of a building shall display a similar level of architectural features and materials.
- h. Garages shall be:
 - 1. Made of the same material as the primary structure.
 - 2. Similar in architectural style to the primary structure (roof pitch, gables, etc.).
 - 3. Sited in a way that avoids long, monotonous rows of garage doors and building walls.
 - 4. Oriented so that they do not visually dominate the building façade or the streetscape.

7[8]. Single-Family, attached

- a. Each dwelling unit shall be located on its own lot or established as a condominium created under KRS Chapter 381.



- b. No more than two adjacent dwelling units may have the same front facade setback. Variations in front façade setback shall be a minimum of three feet.
- c. No more than six dwelling units may be attached in one structure.

8[9]. Upper Floor Housing

- a. Outside staircases to units on upper floors are permitted provided they are not visible from a public street. This does not apply to emergency fire escapes required by the building code.

9[10]. Two-Family

- a. Each unit shall have an entrance oriented to a public street frontage or share a common entry oriented to a public street frontage.
- b. Each dwelling in a duplex, located on a corner or double frontage lot, shall front a separate street whenever practicable, except where access is restricted or where the City determines that access to an adjacent street is not desirable.



- c. Outside staircases to units on upper floors are permitted provided they are not visible from the public street. This does not apply to emergency fire escapes required by the building code.

10[11]. Three/Four-Family

- a. The primary entrance of each dwelling unit shall be oriented to a public street frontage. Individual units may share a common entry oriented to a public street frontage.
- b. Outside staircases to units on upper floors are permitted provided they are not visible from a public street. This does not apply to emergency fire escapes required by the building code.

ARTICLE 10 PARKING & LOADING STANDARDS

10.05 Off-Street Parking Requirements

- A. The number of off-street parking spaces required within PUD districts shall be approved through the Development Plan Process.
- B. The following table lists the parking requirements for all other zoning districts:

TABLE 10.1 - REQUIRED OFF-STREET PARKING	
USE	PARKING REQUIREMENT
RESIDENTIAL	
[Manufactured Home, Qualified]	In addition to any provided garage spaces, 2 per unit if on-street parking is provided or 4 per unit if no on-street parking is provided]

ARTICLE 14 DEFINITIONS

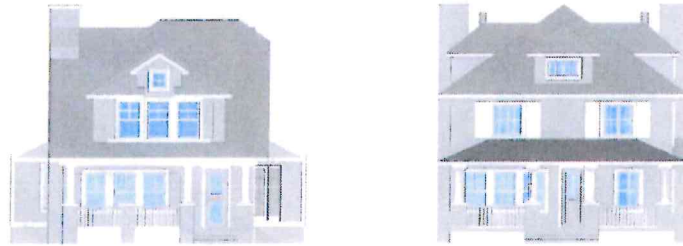
14.02 Definitions

Except for Flood Protection Development Standards (Section 8.04) and Sexually Oriented Businesses (Article 9), the words, phrases and terms used within this ordinance shall be interpreted as stated in this Article. Except as specifically

defined herein, all words and phrases used in this Zoning Ordinance shall have their customary meaning as defined in a standard, common dictionary. The definitions for Flood Protection Development Standards (Section 8.04) are in Section 14.03. The definitions for Sexually Oriented Businesses (Article 9) are in Section 14.04.

D

Dwelling, Single-Family, Detached – A dwelling standing by itself and containing only one dwelling unit, separate from other dwellings by open space, but shall not include mobile homes and manufactured homes. This definition includes Manufactured Homes, Qualified.



M

Manufactured Home, Qualified – ~~[As defined by KRS 100.348 (2)(d)].~~ A manufactured home that meets all of the following criteria:

1. Is manufactured on a date not to exceed five years prior to the date of installation and has all parts that operate only during transport removed;
2. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570;
3. Has a width of at least 20 feet at its smallest width measurement or is two stories in height and oriented on the lot or parcel so that its main entrance door faces the street; and
4. Has a minimum total living area of 900 square feet;
5. A manufactured home that does not meet the minimum width of 20 feet or minimum total living area of 900 square feet may be treated as a qualified manufactured home for purposes of this definition if:
 - (a) The setback requirements or lot dimensions would not reasonably accommodate a home meeting these minimum dimensions;
 - (b) The home is the maximum width and square footage that could reasonably fit on the lot while complying with all applicable setback requirements and other zoning regulations; and
 - (c) The home otherwise meets all other requirements of a qualified manufactured home under this definition.