

**COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON
ORDINANCE NO. 930.6**

AN ORDINANCE AMENDING THE OFFICIAL ZONING ORDINANCE OF UNINCORPORATED KENTON COUNTY REVISING TEXT RELATED TO QUALIFIED MANUFACTURED HOMES TO COMPLY WITH 2025 KENTUCKY HOUSE BILL 160

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

WHEREAS, in 2025 the Kentucky General Assembly passed HB 160 relating to Qualified Manufactured Homes, prohibiting local governments from adopting or enforcing any ordinance or zoning regulations that exclude or discriminate against Qualified Manufactured Homes where single-family residences are permitted; and

WHEREAS, The Kenton County Planning Commission per Brian Dunham, Chair, submitted an application requesting that the Kenton County Planning Commission Review and make recommendations on proposed text amendments to the Kenton County Zoning Ordinance, including: (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 House Bill 160; and

WHEREAS, the Kenton County Planning Commission, after holding a public hearing on the application on Thursday, December 4, 2025 at 6:15 pm at the Kenton County Chambers located at 1840 Simon Kenton Way, Covington, Kentucky, voted for favorable recommendation on the proposed text amendments to the Kenton County Zoning Ordinance to implement updates necessary to comply with KRS 100.348, effective July 1, 2026; and

WHEREAS, the Kenton County Planning Commission based its recommendation upon the following: (1) the proposed text amendments are authorized to be included within the text of the Kenton County Zoning Ordinance pursuant to KRS 100.203(1); (2) the proposed text amendments are necessary to comply with changes to KRS 100.348 which were adopted by the Kentucky General Assembly during the 2025 session; and (3) based upon testimony provided during the public hearing on December 4, 2025.

NOW, THEREFORE BE IT ORDAINED BY THE KENTON COUNTY FISCAL COURT, COMMONWEALTH OF KENTUCKY AS FOLLOWS:

Section One

The Kenton County Zoning Ordinance is hereby amended to incorporate the text amendment provisions of the documents that are attached hereto and incorporated

herein by reference and identified as Attachment A, amending Sections VII, IX, and X of the Kenton County Zoning Ordinance.

Section Two

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 Three

That any provision of any Ordinance in conflict with this Ordinance shall be repealed to the extent of said conflict.

Section Four

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.

1st Reading – February 24, 2026
2nd Reading – Vote: __, Yes, __ No

By: _____
Kris Knochelmann
Kenton County Judge/Executive

Attest:

Fiscal Court Clerk