

ORDINANCE NO. 2026 -01-01

AN ORDINANCE OF THE CITY OF EDGEWOOD, IN KENTON COUNTY, KENTUCKY, AMENDING ARTICLES VII, IX AND X OF THE OFFICIAL ZONING ORDINANCE OF THE CITY OF EDGEWOOD, KENTUCKY TO: (1) AMEND THE DEFINITION OF QUALIFIED MANUFACTURED HOMES; AND (2) AMEND THE DEFINITION OF SINGLE FAMILY DETACHED DWELLING TO INCLUDE QUALIFIED MANUFACTURED HOMES; AND (3) REMOVE QUALIFIED MANUFACTURED HOMES AS A SEPARATE USE; AND (4) REMOVE USE SPECIFIC STANDARDS FOR QUALIFIED MANUFACTURED HOMES; AND (5) MAKE OTHER NECESSARY REVISIONS FOR COMPLIANCE WITH KENTUCKY HOUSE BILL 160

WHEREAS, the City of Edgewood has proposed text amendments to the Edgewood zoning ordinance numbered 1977-24 as previously amended and re-enacted from time to time to: (1) amend the definition of Qualified Manufactured Homes; and (2) amend the definition of Single Family Detached Dwelling to include Qualified Manufactured Homes and remove Qualified Manufactured Homes as a separate use; and (3) removing use specific standards for Qualified Manufactured Homes; and (4) making any other necessary revisions for compliance with Kentucky House Bill 160

WHEREAS, pursuant to the requirements of K.R.S. 100.211, the proposed text amendments were submitted to and reviewed by the Kenton County Planning Commission (KCPC) in proceedings numbered PC-25-0012-TX thereof; and, after a public hearing on December 4, 2025, the KCPC recommended approval of the proposed text amendments;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF EDGEWOOD, IN KENTON COUNTY, KENTUCKY, AS FOLLOWS:

Section 1.0 – Zoning Text Amendments

The Edgewood zoning ordinance numbered 1927-24, as previously amended and readopted from time to time, is hereby again amended to define Qualified Manufactured Homes and include Qualified Manufactured Homes in the definition of a Single Family Detached Dwelling, all in conformity with the provisions thereof in Attachment A, which is incorporated herein by reference, with the words being added indicated by a single solid line beneath them, and the words being deleted indicated by brackets and a line through them, as required by K.R.S. 83A.060(3).

Section 2.0 – 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 3.0 – Conflicting Ordinances Repealed

All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 4.0 – Effective Date

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

Section 5.0 - Publication

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



JOHN LINK, MAYOR

ATTEST:



BELINDA NITSCHKE, CITY CLERK
FIRST READING: 1/5/26
SECOND READING: 2/2/26
PUBLISHED: 2/10/26

ATTACHMENT A

ARTICLE VII DEFINITIONS

SECTION 7.0 WORDS AND PHRASES:

For the purposes of this ordinance, certain terms, phrases, words, and their derivatives are herewith defined as follows:

Words used in the present tense include the future;

Words used in the singular include the plural;

Words used in the plural include the singular;

Words used in the masculine include the feminine;

Words used in the feminine include the masculine;

The word "shall" is mandatory;

The word "may" shall be deemed as permissive.

DWELLING, DETACHED, SINGLE-FAMILY: A dwelling standing by itself and containing only one (1) dwelling unit, separate from other dwellings by open space, but shall not include mobile homes and manufactured homes. This definition includes Manufactured Homes, Qualified.

MANUFACTURED HOME, QUALIFIED: 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:

1. The setback requirements or lot dimensions would not reasonably accommodate a home meeting these minimum dimensions;

2. 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
3. The home otherwise meets all other requirements of a qualified manufactured home under this definition.

QUALIFIED MANUFACTURED HOME: A manufactured home that meets all of the following criteria:

- A. [Is manufactured on or after July 15, 2002]; Is manufactured on a date not to exceed five (5) years prior to the date of installation and has all parts to operate only during transport removed;
 - B. Is affixed to a permanent foundation [as]and is connected to the appropriate facilities and is installed in compliance with KRS 227.570;
 - C. Has a width of at least twenty (20) feet at its smallest width measurement or is two (2) stories in height and oriented on the lot or parcel so that its main entrance door faces the street; and
 - D. Has a minimum total living area of nine hundred (900) square feet;
 - E. 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:
 1. The setback requirements or lot dimensions would not reasonably accommodate a home meeting these minimum dimensions;
 2. 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
 3. The home otherwise meets all other requirements of a qualified manufactured home under this definition.
- ~~[E. — Is not located in a manufactured home land-lease community; and~~
- ~~F. — Is compatible, in terms of assessed value, with existing housing located immediately adjacent to: (1) either side of the proposed site within the same block front; (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]~~

ARTICLE IX GENERAL REGULATIONS

Contents:

SECTION 9.0 PURPOSE

SECTION 9.1 REDUCTION IN BUILDING SITE AREA

SECTION 9.2 INTERFERENCE WITH TRAFFIC SIGNALS

SECTION 9.3 VISION CLEARANCE AT CORNERS, CURB CUTS, AND RAILROAD CROSSINGS

SECTION 9.4 FRONTAGE ON CORNER LOTS AND DOUBLE FRONTAGE LOTS

SECTION 9.5 UTILITIES LOCATION

SECTION 9.6 RAILROAD RIGHTS-OF-WAY LOCATION

SECTION 9.7 EXCAVATION, MOVEMENT OF SOIL, TREE REMOVAL, AND EROSION AND SEDIMENTATION CONTROL

SECTION 9.8 UNSIGHTLY OR UNSANITARY STORAGE/WEEDS

SECTION 9.9 JUNKYARD LOCATION

SECTION 9.10 APPLICATION OF ZONING REGULATIONS

SECTION 9.11 SPECIAL REQUIREMENTS GOVERNING HOME OCCUPATIONS

SECTION 9.12 NONCONFORMING LOTS, NONCONFORMING USES, NONCONFORMING STRUCTURES, REPAIRS AND MAINTENANCE, AND NONCONFORMING SIGNS

SECTION 9.13 EXCEPTIONS AND MODIFICATIONS

SECTION 9.14 CONDITIONAL USES

SECTION 9.15 BUILDING REGULATIONS AND WATER AND SANITARY SEWER SERVICE

SECTION 9.16 MOVE AND SET

SECTION 9.17 LANDSCAPE REGULATIONS

SECTION 9.18 OUTDOOR SWIMMING POOLS

SECTION 9.19 SITE PLAN REQUIREMENTS

SECTION 9.20 PLAN REQUIREMENTS - STAGES I, II, AND RECORD PLAT

SECTION 9.21 REGULATIONS CONCERNING AIR RIGHTS

SECTION 9.22 REGULATIONS CONCERNING DESIGN AND CONSTRUCTION OF IMPROVEMENTS

SECTION 9.23 REGULATIONS PERTAINING TO PARKING OR STORING OF TRAILERS, CAMPERS, INOPERABLE VEHICLES, AND OTHER SUCH TYPE EQUIPMENT

SECTION 9.24 HILLSIDE DEVELOPMENT CONTROLS

SECTION 9.25 GENERAL MOBILE HOME REGULATIONS

SECTION 9.26 LAND USED FOR AGRICULTURAL PURPOSES

SECTION 9.27 PHASED ZONING REGULATIONS

SECTION 9.28 CITY GOVERNMENTAL USES

SECTION 9.29 FILING OF CERTIFICATE OF LAND USE RESTRICTIONS

SECTION 9.30 REGULATIONS CONCERNING TELEVISION AND RADIO STATIONS

SECTION 9.31 REGULATIONS CONCERNING UTILITIES

~~[SECTION 9.32 COMPATABILITY STANDARDS FOR QUALIFIED MANUFACTURED HOUSING]~~

SECTION 9.32~~[3]~~ REGULATIONS OF SEXUALLY ORIENTED BUSINESSES

SECTION 9.33~~[4]~~ FLOOD PROTECTION DEVELOPMENT CONTROLS

SECTION 9.34~~[5]~~ DEVELOPMENT REGULATIONS FOR CONSERVATION SUBDIVISIONS

SECTION 9.35~~[6]~~ NATURAL RESOURCE PROTECTION REGULATIONS

SECTION 9.36~~[7]~~ SHORT-TERM RENTALS

~~[SECTION 9.32 COMPATABILITY STANDARDS FOR QUALIFIED MANUFACTURED HOUSING]~~

A. — PURPOSE: The purpose of compatibility standards for manufactured housing is:

1. — To permit local governments to adopt and enforce, as part of its zoning regulations, compatibility standards governing the placement of qualified manufactured homes in residential zones, within the local government's jurisdiction, designed to ensure that when a qualified manufactured home is placed in a residential zone, it is compatible, in terms of assessed value, with existing housing located immediately adjacent to (1) either side of the proposed site within the same block front; (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.

B. — A qualified manufactured home that meets the compatibility standards as set forth in Subsections D. 5., and D. 6., of this section, as well as the regulations of the zone in which it is proposed, shall be allowed as a permitted use and as a primary family residence in any residential zone permitting detached single-family residential uses.

C. — Applications must be submitted to the zoning administrator demonstrating that the compatibility standards as set forth in Subsections D., 5. and D. 6., have been met and contending that the proposed construction, installation, or relocation of the qualified

manufactured home is similar and comparable in exterior appearance, building materials, and living area to other dwelling units that have been constructed on adjacent tracts, lots, and parcels.

D. — The procedures for approval shall be in accordance with the requirements of ARTICLE XVI and the following:

1. — Applications for the placement of qualified manufactured homes shall be submitted with a nonrefundable application fee on a form or forms developed for that purpose to the city zoning administrator. Qualified manufactured homes may not be constructed until after an application has been accepted and approved in accordance with these regulations.

2. — The application shall include (1) only information reasonably necessary to make determination as to conformity with the provisions of this Section of this ordinance; (2) recent photographs of the front, side and rear of the qualified manufactured home exterior finish (whichever is applicable); (3) pictures taken from the proposed site of the dwelling unit in the northerly, easterly, southerly, and westerly directions, and pictures of any adjacent dwelling units. The photographs shall be taken within 30 days prior to the submittal of the application. In addition, each application shall be accompanied by a site plan or plot plan containing appropriate information including, but not limited to, the following:

a. — Location of all existing buildings, structures, easements, and boundary lines;

b. — North arrow, scale, city and land lot;

c. — Existing use of adjacent property;

d. — Location of all proposed buildings, structures, and land uses.

3. — Applications shall be first reviewed for completeness. If the application is rejected for not being complete, the applicant shall be notified of the reasons for the rejection. The applicant shall be responsible for the satisfaction of all of the comments prior to the resubmission of the revised application.

4. — The application shall be reviewed for compatibility with architectural appearance and similarity with:

a. — adjacent development or surrounding developments;

b. — development within the same zone or general area;

c. — proposed development permitted in the same zone or general area; and,

5. — Compatibility with architectural appearance shall be based on the following:

a. — floor living space and setbacks;

b. — siding and exterior materials;

c. — roof pitch;

d. — square footage;

e. — general aesthetic appearance.

6. — Compatibility with the orientation and location of existing structures shall be based on the following:

a. — building height;

b. — building width;

c. — building depth;

d. — building setbacks.

7. — A decision of approval, conditional approval or disapproval of a complete application shall be made and the applicant shall be notified in writing. Conditional approval shall require that the specific conditions and the reasons therefore be stated in writing and be agreed to by the applicant; such conditions shall be binding upon the applicant upon agreement. In the case of disapproval, the reasons therefore shall be specifically stated in writing by designating each specific provision of this section or other applicable ordinance that is not met and an explanation as to the reason or reasons why each such provision is not met.]

SECTION 9.32[3] REGULATIONS OF SEXUALLY ORIENTED BUSINESSES

SECTION 9.33[4] FLOOD PROTECTION DEVELOPMENT CONTROLS

SECTION 9.34[5] DEVELOPMENT REGULATIONS FOR CONSERVATION SUBDIVISIONS

SECTION 9.35[6] NATURAL RESOURCE PROTECTION REGULATIONS

SECTION 9.36[7] SHORT-TERM RENTALS

ARTICLE X ZONES

SECTION 10.1 R-RE (RESIDENTIAL RURAL ESTATE) ZONE

A. PERMITTED USES

1. Single-family residential dwellings (detached)
2. Agricultural uses

3. Sale of products that are raised, produced, and processed on the premises, provided that no roadside stands of any type for the sale or display of agricultural products shall be permitted within fifty (50) feet from any street.

4. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises provided that the storage of manure shall not be permitted nearer than one hundred (100) feet from the front of a street, road, highway, or right-of-way line, or not nearer than fifty (50) feet from a side lot line.

~~[5. Qualified manufactured homes, subject to the compatibility standards established in SECTION 9.32 of this ordinance.]~~

5[6]. Stables and riding academies, both public and private.

SECTION 10.2 R-1B (RESIDENTIAL ONE-B) ZONE

A. PERMITTED USES

1. Single-family residential dwellings (detached).

2. Farms, for crop production and raising of cattle and horses, including land used for horticultural purposes, provided said use occupies a minimum site of 10 contiguous acres, unserved by street, and further provided that land which is used for the raising of cattle and horses shall not exceed a ratio of one animal for each three (3) acres of land devoted to said use.

~~[3. Qualified manufactured homes, subject to the compatibility standards established in SECTION 9.32 of this ordinance.]~~

SECTION 10.3 R-1C (RESIDENTIAL ONE-C) ZONE

A. PERMITTED USES

1. Single-family residential dwellings (detached)

2. Two-family and multi-family dwellings existing at the time of adoption of this ordinance (subject to Section 10.3, F)

3. Farms, for crop production and raising of cattle and horses, including land used for horticultural purposes, provided said use occupies a minimum site of 10 contiguous acres, unsevered by streets, and further provided that land which is used for the raising of cattle and horses shall not exceed a ratio of one animal for each three (3) acres of land devoted to said use. Land which is used for the raising of horses shall not exceed a ratio of one horse for each one acre of land devoted to said use, providing that such animals are maintained in such facilities contained in areas being utilized primarily for exercise purposes. Each horse must be stabled in a separate stall whose minimum dimensions shall be 10 feet by 10 feet.

~~[4. — Qualified manufactured homes, subject to the compatibility standards established in SECTION 9.32 of this ordinance.]~~

4[5]. Conservation subdivision, subject to the requirements of SECTION 9.35 of this ordinance.

SECTION 10.4 R-1D (RESIDENTIAL ONE-D) ZONE

A. PERMITTED USES

1. Single-family residential dwellings (detached)
2. Two-family dwellings existing at the time of adoption of this ordinance (subject to Section 10.4, F)
3. Farms, for crop production and raising of cattle and horses, including land used for horticultural purposes, provided said use occupies a minimum site of 10 contiguous acres, unsevered by streets, and further provided that land which is used for the raising of cattle and horses shall not exceed a ratio of one animal for each three (3) acres of land devoted to said use.

~~[4. — Qualified manufactured homes, subject to the compatibility standards established in SECTION 9.32 of this ordinance.]~~

SECTION 10.5 R-1DD (RESIDENTIAL ONE-DD) ZONE

A. PERMITTED USES

1. Single-family residential dwellings (detached)
2. Two-family residential dwellings
3. Two-family dwellings existing at the time of adoption of this ordinance (subject to Section 10.5, F)

~~[4. — Qualified manufactured homes, subject to the compatibility standards established in SECTION 9.32 of this ordinance.]~~

SECTION 10.6 R-1E (RESIDENTIAL ONE-E) ZONE

A. PERMITTED USES

1. Single-family residential dwellings (detached)
2. Two-family dwellings existing at the time of adoption of this ordinance (subject to Section 10.4, F)

3. Farms, for crop production and raising of cattle and horses, including land used for horticultural purposes, provided said use occupies a minimum site of 10 contiguous acres, unsevered by streets, and further provided that land which is used for the raising of cattle and horses shall not exceed a ratio of one animal for each three (3) acres of land devoted to said use.

~~[4. — Qualified manufactured homes, subject to the compatibility standards established in SECTION 9.32 of this ordinance.]~~

SECTION 10.7 R-1F (RESIDENTIAL ONE-F) ZONE

A. PERMITTED USES

1. Single-family residential dwellings (detached)

2. Two-family dwellings existing at the time of adoption of this ordinance (subject to Section 10.4, F)

3. Farms, for crop production and raising of cattle and horses, including land used for horticultural purposes, provided said use occupies a minimum site of 10 contiguous acres, unsevered by streets, and further provided that land which is used for the raising of cattle and horses shall not exceed a ratio of one animal for each three (3) acres of land devoted to said use.

~~[4. — Qualified manufactured homes, subject to the compatibility standards established in SECTION 9.32 of this ordinance.]~~



AFFIDAVIT OF PUBLICATION

See Proof on Next Page

LINK Reader
523 Madison Avenue
(859) 878-1669

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of LINK Reader, a publication that maintains a "notice website" as that phrase is defined in the State of Kentucky (KRS 424.145), that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper or online notice website at <https://linkreader.column.us/search>, as provided by the requirements of KRS 424, in consecutive issues on the following dates:

PUBLICATION DATES:

Feb. 10, 2026

Notice ID: 80v05opJJ83iaAS9B1pL

Notice Name: ORD 2026-01-01

PUBLICATION FEE: \$24.94

Anjana Bhadoriya

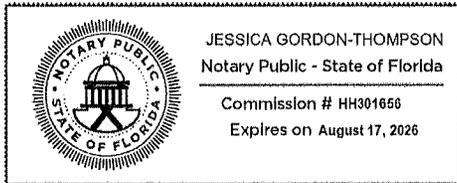
Agent

VERIFICATION

State of Florida
County of Orange

Subscribed and sworn to before me **02/11/2026**

Notary Public
Notarized remotely online using communication technology via Proof.



KENTON COUNTY

The City of Edgewood has adopted Ordinance 2026-01-01 – Amending Definition of Qualified Manufactured Homes. The ordinance may be viewed in full on our website at <http://edgewoodky.gov/currentordinances/> or 385 Dudley Road, Edgewood, Kentucky 859-331-5910.

KENTON COUNTY