

ORDINANCE NO. 2026-01

CITY OF RYLAND HEIGHTS, KENTUCKY

AN ORDINANCE AMENDING PORTIONS OF THE ZONING ORDINANCE PERTAINING TO DWELLING, DETACHED, SINGLE – FAMILY.

WHEREAS, During the 2025 legislative session, the Kentucky General Assembly passed Kentucky House Bill 160. This bill amends KRS 100.348 to prohibit a local government from adopting or enforcing zoning regulations that treat qualified manufactured homes differently from single-family homes; allows only regulations of certain architectural features of qualified manufactured homes and require that those same standards be applied to single family homes; permit placement of qualified manufactured homes with smaller dimensions if a larger qualified manufactured home could not be situated on the lot; and adds noncodified statement of the intent of the General Assembly. This bill was signed by the Governor on April 1, 2025, and has an effective date of July 1, 2026.

WHEREAS, as a result of the changes to KRS 100.348 amendments are required to every zoning ordinance in Kenton County. On November 6, 2025, the KCPC authorized this text amendment application on behalf of all the jurisdictions in Kenton County.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF RYLAND HEIGHTS, KENTUCKY THAT:

This

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 Ryland Heights Zoning Ordinance
Words to be deleted are [~~lined through~~] - Words to be added are underlined.

ZONING ORDINANCE – RYLAND HEIGHTS

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 future tense include the present;

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:

- A. 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 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 (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 purpose 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.

CITY OF RYLAND HEIGHTS

First reading January 13, 2026 BY City Attorney Ted Knoebber

Second reading February 10, 2026 BY City Attorney Ted Knoebber

Motion to Pass By Commissioner Smith

Seconded By Commissioner Collins

Vote Ayes 4 Nays 0 Absent 1

ATTEST

BY [Signature]
Mayor John Cole

BY Wendell Bell
City Clerk Wendell Bell
February 10, 2026
Date

DATE PUBLISHED February 17, 2026