

## ORDINANCE 02-2026

**AN ORDINANCE OF THE CITY OF FORT WRIGHT, IN KENTON COUNTY, KENTUCKY, AMENDING VARIOUS SECTIONS OF THE ZONING CODE OF THE CITY OF FORT WRIGHT, KNOWN AS THE FORT WRIGHT ZONING ORDINANCE, TO AMEND TEXT REGARDING QUALIFIED MANUFACTURED HOMES TO COMPLY WITH KRS 100.348, PURSUANT TO THE RECOMMENDATION OF THE KENTON COUNTY PLANNING COMMISSION.**

**WHEREAS**, the Kenton County Planning Commission has recommended text amendments to the Fort Wright Zoning Ordinance regarding qualified manufactured homes to comply with KRS 100.348; and

**WHEREAS**, pursuant to this recommendation, the Fort Wright City Council desires to update and amend its code of ordinances relating to the Zoning Code, as codified in the City's Code of Ordinances, in the manner set forth in Attachment "A", attached hereto and made a part hereof;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FORT WRIGHT, KENTON COUNTY, KENTUCKY, AS FOLLOWS.**

### **SECTION 1**

The Fort Wright Zoning Ordinance, as codified in the City's Code of Ordinances, is hereby amended in the manner reflected in Attachment "A", attached hereto and made a part hereof (with any text being added shown by a single solid line drawn underneath it; text that is removed marked at the beginning with an opening bracket and at the end with a closing bracket, with the text between the brackets is stricken through with a single solid line).

### **SECTION 2**

Any and all Ordinances in conflict with this Ordinance shall be, and hereby are, repealed to the extent of said conflict.

### **SECTION 3**

If any part of this ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this ordinance are severable.

### **SECTION 4**

That this ordinance shall become effective upon its passage and shall be published under KRS 83A.060(9) and other applicable law. This ordinance may be published by summary.

Passed by City Council on May 6, 2026.

CITY OF FORT WRIGHT, KENTUCKY

By:

  
Dave Hatter, Mayor

ATTEST:

  
Kerrie Holland, City Clerk

FIRST READING: 4-15-2026

SECOND READING: 5-6-2026

PUBLICATION: 6-9-2026

**Attachment "A"**

**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](http://www.pdskc.org)

**ATTACHMENT A**

Proposed Text Amendments to the Fort Wright Zoning Ordinance  
 Words to be **deleted** are ~~lined through~~ - Words to be **added** are underlined.

**FORT WRIGHT ZONING ORDINANCE**

**4.04 Table of Uses**

- 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 Ft. Wright’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		Use Specific Standards
	R-RE	R-CVS	R-CPS	R-M	R-MF	MHP	NC	CC	HC	BP	GI	CO	INST	
<b>RESIDENTIAL</b>														
Cottage Court	-	-	-	P	P	-	-	-	-	-	-	-	-	4.05, B.1.
<del>Manufactured Home, Qualified</del>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>P</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4.05, B.2.]</u>

**TABLE 4.1 PERMITTED AND CONDITIONAL USES**

Use	Residential						Commercial			Employment		Other		Use Specific Standards
	R-RE	R-CVS	R-CPS	R-M	R-MF	MHP	NC	CC	HC	BP	GI	CO	INST	
Manufactured Home	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05, B.2[3].
Mobile Home	-	-	-	-	-	P	-	-	-	-	-	-	-	4.05, B.3[4].
Multi-family	-	-	-	-	P	-	-	-	-	-	-	-	-	4.05, B.4[5].
Single-Family, attached	-	-	-	P	P	-	-	-	-	-	-	-	-	4.05, B.5[6].
Single-Family, detached	P	P	P	P	-	P	-	-	-	-	-	-	-	
Upper Floor Housing	-	-	-	-	-	-	P	-	-	-	-	-	-	4.05, B.6[7].
Two-Family	-	-*	-*	P	P	-	-	-	-	-	-	-	-	4.05, B.7[8].
Three/Four-Family	-	-	-	P	P	-	-	-	-	-	-	-	-	4.05, B.8[9].

**4.05 Use-Specific Standards**

**B. Residential**

**1. 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 are not permitted.
- 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.

**[2. 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
- d. Any residential and building manufacturing, and residential dwelling units using septic tanks shall comply with Section 8.03, E., Water Quality Buffer.]

**2[3]. Manufactured Home**

- a. Must meet the KRS definition of “Manufactured home” (KRS 100.348 (2)(c)).
- b. Any residential and building manufacturing, and residential dwelling units using septic tanks shall comply with Section 8.03, E., Water Quality Buffer.
- c. 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.

**3[4]. 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. Any residential and building manufacturing, and residential dwelling units using septic tanks shall comply with Section 8.03, E, Water Quality Buffer.
- g. 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.

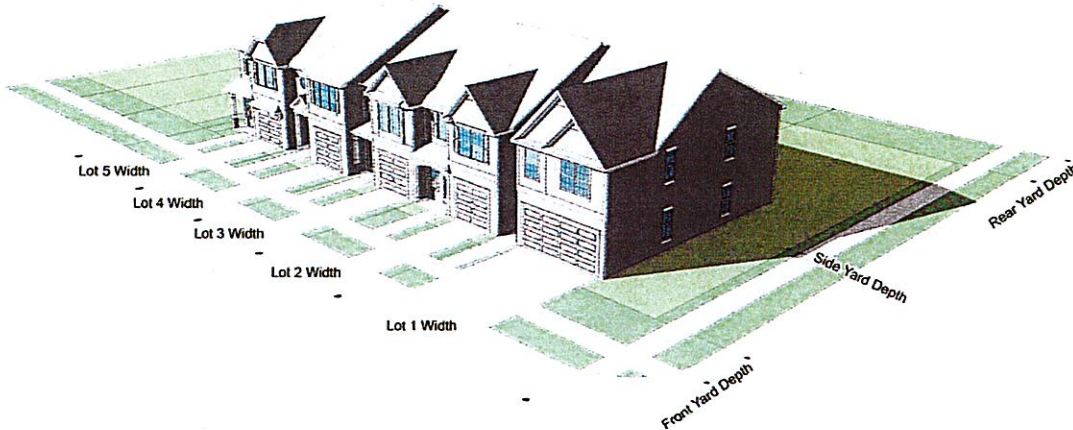
**4[5]. Multi-Family**

- 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. The location of detached garages, carports, and surface parking lots shall comply with Section 10.02, Location of Parking.
- c. Parking garages containing more than 50 spaces shall comply with Section 7.07, 2., d., Parking Garages - Landscaping.
- d. A building shall not be located closer than 20 feet to any other building.

- e. Walkways shall connect all buildings to each other, parking areas, amenity areas, and existing public sidewalks adjacent to the development.
- f. All sides of a building shall display a similar level of architectural features and materials.
- g. 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.

**5[6]. Single-Family, attached**

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



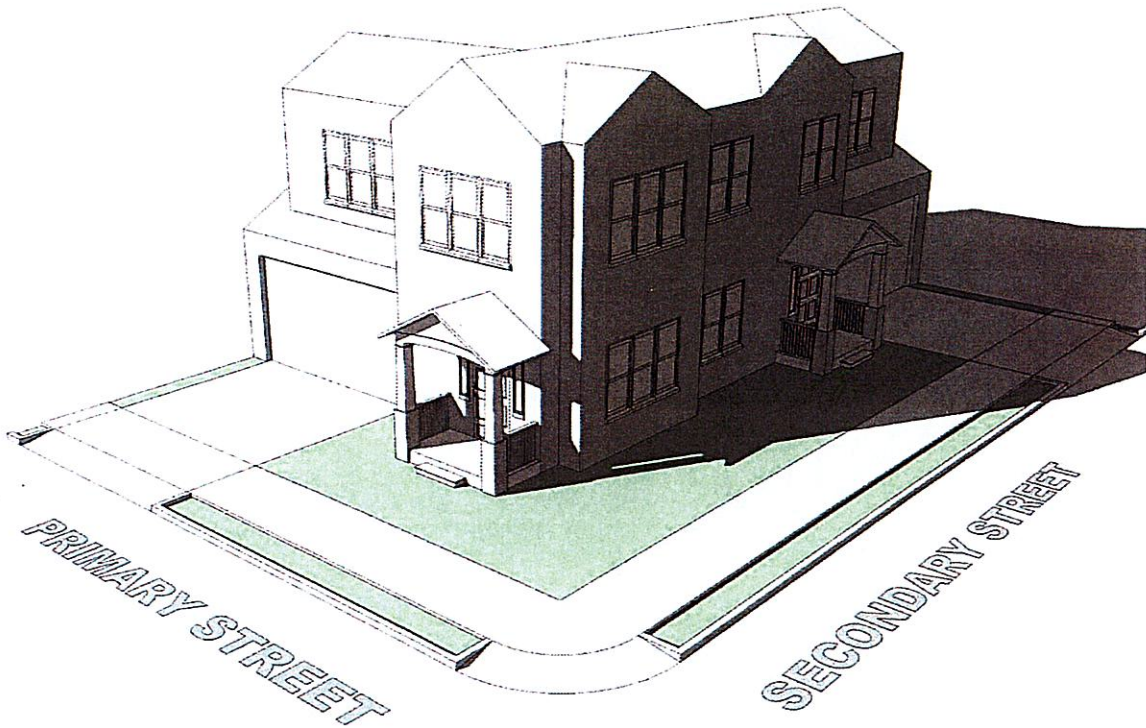
- b. No more than two adjacent dwelling units may have the same front facade setback. Variations in front façade setback shall be a minimum of three feet.
- c. No more than five dwelling units may be attached in one structure.
- d. Any residential dwelling units using septic tanks shall comply with Section 8.03, E., Water Quality Buffers.

**6[7]. 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.
- b. Any residential dwelling units using septic tanks shall comply with Section 8.03, E., Water Quality Buffers.

**7[8]. 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.
- d. Any residential dwelling units using septic tanks shall comply with Section 8.03, E., Water Quality Buffers.

**8[9]. 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	

TABLE 10.1 - REQUIRED OFF-STREET PARKING

USE	PARKING REQUIREMENT
[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]

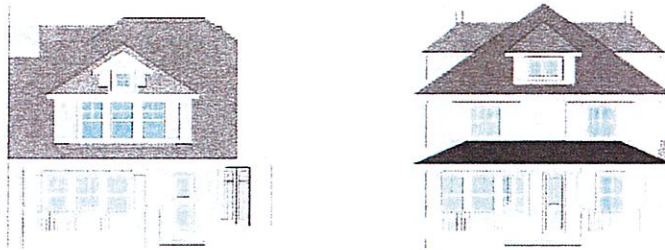
**ARTICLE 14 DEFINITIONS**

**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.