

**TO:** Kenton County Planning Commission Members

**FROM:** Andy Videkovich, AICP  
Director of Planning

**RE:** Staff Recommendations for the **March 05, 2026**, Public Hearing

**DATE:** February 25, 2026

PDS submits the attached report and recommendation for your review prior to the **scheduled March 05, 2026**, public hearing. This information relates to the following agenda item:

**FILE: PC-26-0002-TX**

**APPLICANT:** City of Bromley per Andrew Clift, City Council

**REQUEST:** A proposed text amendment to the Bromley Zoning Ordinance for neighborhood commercial zones (NC) to allow single-family detached residential dwellings.

Staff will be prepared to address your comments and/or questions regarding the project during the public hearing. If you need additional information or clarification prior to that time, don't hesitate to contact me.

**Text Amendment**

File No: PC-26-0002-TX

Jurisdiction: City of Bromley

Applicant: City of Bromley per Andrew Clift, City Council

Project Manager: Andy Videkovich, AICP,  
Director of Planning

**GENERAL CASE INFORMATION**

1. **Request:** A proposed text amendment to the Bromley Zoning Ordinance for neighborhood commercial zones to permit single-family detached residential dwellings.

**HISTORY & BACKGROUND**

1. In 2024, the City of Bromley adopted the new Z21 Zoning Ordinance text and map (PC-24-0013-TX).

**PETITION REVIEW**

The submitted request will allow for single-family detached residential dwellings to be in a neighborhood commercial zone (See Attachment A).

1. Under the current regulations, single-family detached residential dwellings are not permitted in a neighborhood commercial zone.
2. The proposed text amendment will allow existing single-family detached residential dwellings to be in a neighborhood commercial zone subject to the intensity and dimensional standards of the R-U (Residential Urban) Zone.
3. According to LinkGIS, there are 28 lots that the proposed text amendment would apply to.

MAP



COMPREHENSIVE PLAN

1. Although compliance with the adopted comprehensive plan is not required by state statute for text amendments, staff has identified relevant Goals, Objectives, and Recommendations from *Direction 2030: Your Voice. Your Choice*. Below is a summary of staff's review.

Objectives  
Subareas (Suburban)

*Staff findings: The proposed text amendment will work to preserve existing single-family residential dwellings units within the NC Zone in Bromley. Residents could experience hardship due to the current zoning ordinance.*

STATE STATUTE

1. Kentucky Revised Statute (KRS) 100.203 (1) states the allowable content of zoning regulations which cities and counties may enact.

**STAFF RECOMMENDATION:** Favorable recommendation on the proposed text amendment to single-family detached residential dwellings in a neighborhood commercial zone.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The proposed text amendment is appropriate and reasonable. Including single-family detached residential dwellings within a neighborhood commercial zone will allow residents to maintain their properties while not being subjected to nonconformity regulations.
2. The proposed text amendment is consistent with the comprehensive plan which calls for flexible regulations to accommodate a more active and engaging built environment, with alternative forms of housing within a neighborhood. The proposed text amendment also consistent with supporting the need for a variety of housing options within suburban areas.

**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 Bromley Zoning Ordinance

Words to be **deleted** are [~~lined through~~] - Words to be **added** are underlined

**ARTICLE 3 ZONING DISTRICTS**

**3.04.K. NEIGHBORHOOD COMMERCIAL (NC)**

**PURPOSE**

The Neighborhood Commercial District is intended to provide locations for a variety of commercial activities including convenience stores, retail shops, offices, and personal service businesses. Individual uses are typically under 20,000 square feet. This district may be distributed throughout the community at key intersections or in proximity to the neighborhoods it serves. The district should be designed to promote walkability and connectivity to adjoining districts.

**EXAMPLE BUILDING TYPE**



**INTENSITY AND DIMENSIONAL STANDARDS**

Minimum Lot Area (ac)	n/a <sup>1</sup> <u>4</u>
Minimum Lot Width (ft)	40 <u>4</u>
Maximum Residential Density (units/ac)	n/a <u>4</u>
Maximum Floor Area Ratio (FAR)	1 <u>4</u>
Maximum Height (ft)	40 <u>4</u>
Minimum Front Yard Depth (ft)	15 <sup>2</sup> <u>4</u>
Minimum Side Yard Depth (ft)	10 / 25 <sup>3</sup> <u>4</u>
Minimum Rear Yard Depth (ft)	10 / 25 <sup>3</sup> <u>4</u>

**EXAMPLE LOT PATTERN**



**CROSS REFERENCES**

Permitted and Conditional Uses	<a href="#">Article 4</a>
Dimensional Requirements	<a href="#">Article 5</a>
Development Standards	<a href="#">Article 7</a>

Natural Resource and Environmental Standards [Article 8](#)

Parking and Loading Standards [Article 10](#)

Signs [Article 11](#)

### NOTES

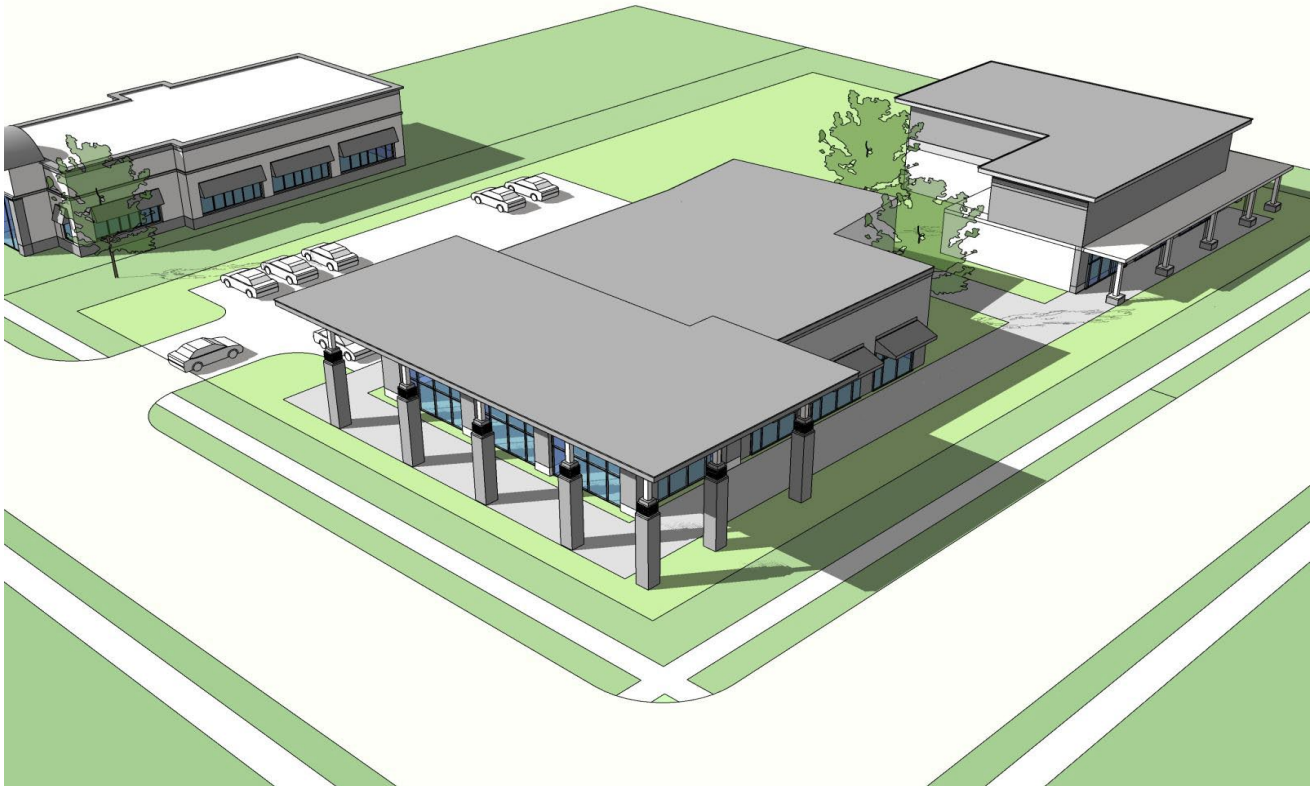
<sup>1</sup> Must be able to meet all setback, parking, landscape, screening, and similar requirements of this ordinance.

<sup>2</sup> See 5.04 regarding front yard averaging.

<sup>3</sup> When abutting a residential district.

<sup>4</sup> All existing detached single-family residential development is subject to intensity and dimensional standards of Section 3.04. E. Residential Urban (R-U) and shall not be subject to any development plan process.

### EXAMPLE DEVELOPMENT CONFIGURATION



**ARTICLE 4 USE REGULATIONS & STANDARDS**

**4.04 Table of Uses**

TABLE 4.1 PERMITTED AND CONDITIONAL USES									
Use	Residential				Commercial	Employment	Other	Special	Use Specific Standards
	R-LLS	R-CVS	R-U	R-MF	NC	RI	CO	DC	
<b>RESIDENTIAL</b>									
Accessory Dwelling Unit	P	P	-	-	-	-	-	-	4.05, B.1.
Cottage Court	-	-	P	-	-	-	-	-	4.05, B.2.
Live/Work Unit	-	-	-	-	-	-	-	-	4.05, B.3.
Manufactured Home, Qualified	P	P	P	-	-	-	-	-	4.05, B.4.
Manufactured Home	-	-	-	-	-	-	-	-	4.05, B.5.
Mobile Home	-	-	-	-	-	-	-	-	4.05, B.6.
Multi-family	-	-	-	P	-	-	-	-	4.05, B.7.
Single-Family, attached	P	P	P	P	-	-	-	P	4.05, B.8.
Single-Family, detached	P	P	P	-	P*	-	-	P	
Upper Floor Housing	-	-	-	-	-	-	-	P	4.05, B.9.
Two-Family	-	-	-	-	-	-	-	-	4.05, B.10.
Three/Four-Family	-	-	-	-	-	-	-	-	4.05, B.11.

\* - Single-Family, detached dwellings existing at the time of adoption of this ordinance are permitted in the NC Zone.