

TO: Kenton County Planning Commission Members

FROM: Andy Videkovich, AICP, Director of Planning

RE: Staff Recommendations for the Public Hearing

DATE: May 27, 2026

PDS submits the attached report and recommendation for your review prior to the scheduled **June 04, 2026**, public hearing. This information relates to the following agenda item:

FILE: **PC-29-0006-TX**

APPLICANT: City of Park Hills

REQUEST: Proposed text amendments to the Park Hills Zoning Ordinance (1) amending the intensity and dimensional standards of the R-M (Residential Mixed) Zone to decrease the minimum lot area and lot width and increase the maximum density and (2) allowing off-street parking spaces to directly connect to public streets within the R-M Zone.

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.

cc: Kathy Zembrodt, Mayor

Text Amendment

File No: PC-25-0006-TX
Jurisdiction: Park Hills
Applicant: City of Park Hills
Project Manager: Patrick Denbow, AICP,
Senior Planner

GENERAL CASE INFORMATION

Request: Proposed text amendments to the Park Hills Zoning Ordinance (1) amending the intensity and dimensional standards of the R-M (Residential Mixed) Zone to decrease the minimum lot area and lot width and increase the maximum density and (2) allowing off-street parking spaces to directly connect to public streets within the R-M Zone.

HISTORY & BACKGROUND

1. In 2026, the City adopted a new zoning ordinance. This was the culmination of several years of work with a working group and the City to tailor the new zoning ordinance to meet the City’s development goals (PC-25-0010-TX) (Ord. 9, 2025).

PETITION REVIEW

1. R-M (Residential Mixed) Zone
 - a. Intended to provide for neighborhoods with a combination of single-family attached and detached dwellings, two-family dwellings, and three- and four-family structures. Character and density may vary across the district, but new developments should transition in scale to reflect existing, adjacent neighborhoods. Development in this district should be organized around walkable, well-connected systems.
 - b. Park Hills has one area currently zoned R-M. The area is approximately six acres and is located along Amsterdam Road at Parkvale Court. A portion of this area currently contains the Woods of Park Hills apartment and townhome development. The remainder of this area is currently existing two-family structures and undeveloped land characterized with steep slopes. (see map below)



- c. The first proposed amendment will amend the intensity and dimensional standards of the R-M Zone to decrease the minimum lot area for two- and multi-family, decrease the minimum lot width, and increase the maximum density, as summarized in the table below:

	Current	Proposed Changes
Minimum Lot Area (sf)	SF Detached – 5,000 SF Attached (townhomes) – 2,000 Two-Family – 8,000 Multi-Family – 4,000 per unit	SF Detached – No Change SF Attached (townhomes) – No Change Two-Family – 6,000 Multi-Family – 2,000 per unit
Minimum Lot Width (ft)	25	20
Minimum Building Footprint	SF Detached – 600 SF Attached (townhomes) – 500 Two-Family – 500 Multi-Family – 750	No Change
Maximum Residential Density (units/ac)	10	15

Maximum Floor Area Ratio (FAR)	n/a	No Change
Maximum Height (ft)	35	No Change
Minimum Front Yard Depth (ft)	10	No Change
Minimum Side Yard Depth (ft)	5	No Change
Minimum Rear Yard Depth (ft)	20	No Change

- The second proposed amendment will allow private off-street parking spaces to directly connect to public streets within the R-M Zone. This is already allowed for all single-family (attached and detached) residential.

COMPREHENSIVE PLAN

- Comprehensive Plan:** While compliance with the comprehensive plan is not required for text amendments, staff has identified the following relevant goals, objectives, and recommendations:
 - Goals and objectives
 - Housing
 - Park Hills Dixie Study (2010)

Staff findings: Amending the zoning ordinance to allow for higher densities is a way to address the shortage of income-aligned housing. With Park Hills being a first-ring suburban community, this amendment encourages zoning policies that encourage denser development near employment hubs, transit lines, gathering places, and activity nodes.

STATE STATUTE

- 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 proposed text amendments to the Park Hills Zoning Ordinance (1) amending the intensity and dimensional standards of the R-M (Residential Mixed) Zone to decrease the minimum lot area and lot width and increase the maximum density and (2) allowing off-street parking spaces to directly connect to public streets within the R-M Zone.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

- The proposed text amendments are consistent with the Comprehensive Plan. The Comprehensive Plan encourages communities to consider creating zoning policies that encourage higher densities for a variety of housing options. Additionally, the Park Hills Dixie Study provides that higher densities will be needed to refresh the Park Hills housing market.
- The proposed text amendments are appropriate and reasonable.
 - The proposed changes to the minimum lot area are consistent with other jurisdictions, including

Crestview Hills, Erlanger, Fort Mitchell, Independence, and Taylor Mill. Additionally, with Park Hills being mostly developed, additional development opportunities will likely be infill style development and redevelopment on underutilized lots. Allowing reduced intensity and dimensional standards and higher densities may be appropriate to allow additional housing opportunities.

- b. The proposed changes to the off-street parking requirements will allow a consistent style of parking for each housing type permitted within the R-M (Residential Mixed) Zone, while not providing a blanket exception for all two- and multi-family developments across the other zones.

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

ATTACHMENT A

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

3.04.F. RESIDENTIAL MIXED (R-M)

3.04.F. RESIDENTIAL MIXED (R-M)

PURPOSE	EXAMPLE BUILDING TYPE
---------	-----------------------

The intent of the Residential Mixed District is to provide for neighborhoods with a combination of single-family attached and detached dwellings, two-family dwellings, and three- and four-family multi-family structures. Character and density may vary across the district, but new developments should transition in scale to reflect existing, adjacent neighborhoods. Development in this district should be organized around walkable, well-connected street systems.



INTENSITY AND DIMENSIONAL STANDARDS	EXAMPLE LOT PATTERN
-------------------------------------	---------------------

Minimum Lot Area (sf)	SF Detached	5,000
	SF Attached (Townhomes)	2,000
	Two-Family	<u>6</u> [8],000
	Multi-Family	<u>2</u> [4],000 per unit
Minimum Lot Width (ft)		<u>2</u> [5]0
Minimum Building Footprint	SF Detached	600
	SF Attached (Townhomes)	500
	Two-Family	500
	Multi-Family	750

3.04.F. RESIDENTIAL MIXED (R-M)

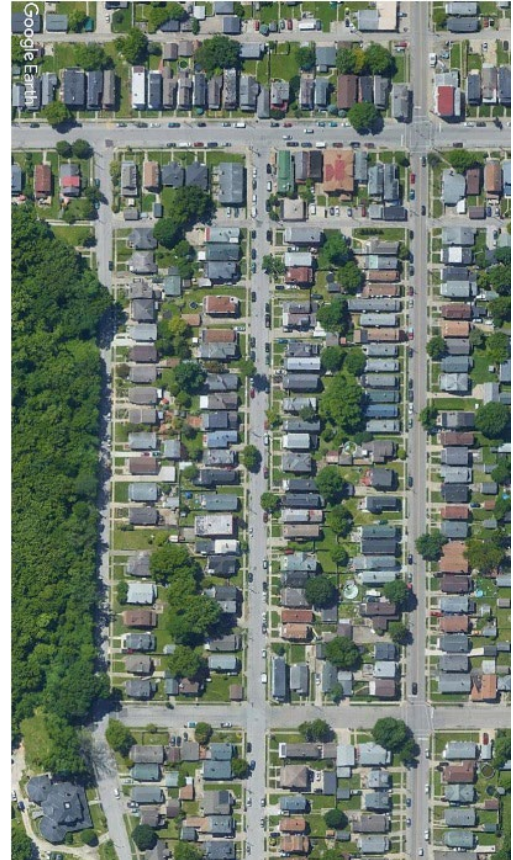
Maximum Residential Density (units/ac)	1[0]5
Maximum Floor Area Ratio (FAR)	n/a
Maximum Height (ft)	35
Minimum Front Yard Depth (ft)	10 ¹
Minimum Side Yard Depth (ft)	5 ²
Minimum Rear Yard Depth (ft)	20

CROSS REFERENCES

Permitted and Conditional Uses	Article 4
Dimensional Requirements	Article 5
Development Standards	Article 7
Natural Resource and Environmental Standards	Article 8
Parking and Loading Standards	Article 10
Signs	Article 11

NOTES

- ¹ See 5.04 regarding front yard averaging.
- ² Single-family attached – minimum side yard depth applies only to end-unit lots.



EXAMPLE DEVELOPMENT CONFIGURATION



10.03 Circulation within Off-Street Parking Areas

A. General Standards

1. All off-street parking shall be served by interior circulation drives. No private off-street parking spaces shall directly connect to public streets, except for **in the R-M and** single-family (attached and detached) residential. All maneuvering into and out of parking spaces shall be conducted onsite.

MUNICIPAL ORDER NO. 7, 2026

AN ORDER OF THE CITY COUNCIL OF THE CITY OF PARK HILLS, KENTUCKY AUTHORIZING THE SUBMISSION OF AN APPLICATION WITH PLANNING AND DEVELOPMENT SERVICES OF KENTON COUNTY, KENTUCKY (PDS) FOR CONSIDERATION AND APPROVAL OF A TEXT AMENDMENT TO THE OFFICIAL ZONING CODE OF THE CITY REGARDING CHANGES TO THE R-M ZONE AND PARKING REQUIREMENTS ASSOCIATED THEREWITH

WHEREAS, after discussion and review, Council approved a request for and agreed to make application with Planning and Development Services of Kenton County, Kentucky, to approve a text amendment to the official Zoning Code of the City regarding changes to the R-M Zone and parking requirements associated therewith to allow potential development of a site located therein;

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF OF PARK HILLS, KENTUCKY, as follows:

SECTION I

That an application shall be made by the City (via the Mayor) with Planning and Development Services of Kenton County, Kentucky (PDS) requesting consideration and approval of a text amendment to the official Zoning Code of the City regarding changes to the R-M Zone and parking requirements associated therewith to permit a reduction in the minimum lot size area for two-family dwellings to 6,000 sq. ft. (from 8,000); a reduction to 2,000 sq. ft.(from 4,000), per unit, for multi-family dwellings; a reduction to 20 feet (from 25) as the minimum lot width; an increase of the maximum residential density to 15 units per acre (from 10); and to include in Section 10.01 A.1. that no private off-street parking spaces shall directly connect to public streets, except for in the R-M zone and single-family (attached and detached) residential, all as set forth in the attached or any other considerations that PDS may make upon review.

SECTION II

That the City shall thereafter consider the recommendation of PDS before deciding to undertake any amendment to its Official Zoning Code thereby.

SECTION III

That this Order has been approved by Council and shall become effective upon adoption and execution by the Mayor.

ADOPTED: April 27, 2026


KATHY ZEMBRODT, MAYOR

ATTEST:



JULIE ALIG, CITY CLERK

Proposed R-M zoning & Parking requirement revisions

Minimum Lot Area (sf)	SF Detached	5,000
	SF Attached (Townhomes)	2,000
	Two-Family	6,000
	Multi-Family	2,000 per unit
Minimum Lot Width (ft)		20
Minimum Building Footprint	SF Detached	600
	SF Attached (Townhomes)	500
	Two-Family	500
	Multi-Family	750
Maximum Residential Density (units/ac)		15
Maximum Floor Area Ratio (FAR)		n/a
Maximum Height (ft)		35
Minimum Front Yard Depth (ft)		10 ¹
Minimum Side Yard Depth (ft)		5 ²
Minimum Rear Yard Depth (ft)		20

10.03.A.1

All off-street parking shall be served by interior circulation drives. No private off-street parking spaces shall directly connect to public streets, except for in R-M and single-family (attached and detached) residential. All maneuvering into and out of parking spaces shall be conducted onsite.

Current R-M zoning & parking requirements

Minimum Lot Area (sf)	SF Detached	5,000
	SF Attached (Townhomes)	2,000
	Two-Family	8,000
	Multi-Family	4,000 per unit
Minimum Lot Width (ft)		25
Minimum Building Footprint	SF Detached	600
	SF Attached (Townhomes)	500
	Two-Family	500
	Multi-Family	750
Maximum Residential Density (units/ac)		10
Maximum Floor Area Ratio (FAR)		n/a
Maximum Height (ft)		35
Minimum Front Yard Depth (ft)		10 ¹
Minimum Side Yard Depth (ft)		5 ²
Minimum Rear Yard Depth (ft)		20

10.03.A.1

All off-street parking shall be served by interior circulation drives. No private off-street parking spaces shall directly connect to public streets, except for single-family (attached and detached) residential. All maneuvering into and out of parking spaces shall be conducted onsite.