

**CITY OF BROMLEY, KENTUCKY  
ORDINANCE NO. 2026-04-08**

**AN ORDINANCE AMENDING THE TEXT OF THE OFFICIAL ZONING ORDINANCE OF THE CITY OF BROMLEY, KENTUCKY WITH REGARD TO SINGLE-FAMILY DETACHED RESIDENTIAL DWELLINGS IN NEIGHBORHOOD COMMERCIAL (NC) ZONES.**

**WHEREAS**, The Kenton County Planning Commission has reviewed and recommended that the City approve and adopt text amendments to its zoning ordinance regarding single-family detached residential dwellings in neighborhood commercial (NC) zones.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF BROMLEY, KENTUCKY AS FOLLOWS:**

**SECTION I**

That the Text Amendments of the Bromley Zoning Ordinance set forth in Attachment A, attached hereto and incorporated herein by reference as if fully set forth, concerning single-family detached residential dwellings in neighborhood commercial (NC) zones are hereby adopted and enacted by the City of Bromley as part of its zoning ordinance.

**SECTION II**

This Ordinance shall be published by posting on the City's internet website.

**SECTION III**

All ordinances in conflict, or parts thereof, with this ordinance shall be and hereby are repealed to the extent of the conflict.

**SECTION IV**


The invalidity of any section, sub-section or sentence of this ordinance shall not affect the remainder of the same.

**SECTION V**

This Ordinance shall take effect and be in full force from and after its passage, publication, which may be in summary form, and recording, according to law.

**PASSED** by the City Council this 13<sup>th</sup> day of May, 2026.

**CITY OF BROMLEY, KENTUCKY**

BY:   
**Mike Denham, Mayor**

**FIRST READING** 4/0/26

6  
YES

0  
NO

**SECOND READING** 5/13/26

5  
YES

0  
NO

ATTEST:   
**Brittany Hinzman, City Clerk**

PUBLICATION: KY Enquirer

**KENTON COUNTY PLANNING COMMISSION  
STATEMENT OF ACTION AND RECOMMENDATION**

NUMBER: PC-26-0002-TX

**WHEREAS**

The City of Bromley per Alex Clift, City Council, HAS SUBMITTED AN APPLICATION REQUESTING THE KENTON COUNTY PLANNING COMMISSION TO REVIEW AND MAKE RECOMMENDATIONS ON: A proposed text amendment to the Bromley Zoning Ordinance for neighborhood commercial zones (NC) to allow single-family detached residential dwellings.; AND

**WHEREAS**

A PUBLIC HEARING WAS HELD ON THIS APPLICATION ON THURSDAY, MARCH 5, 2026, AT 6:15 P.M. IN THE KENTON CHAMBERS; LOCATED AT 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY; AND A RECORD OF THAT HEARING IS ON FILE AT THE OFFICES OF THE KENTON COUNTY PLANNING COMMISSION, 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY.

**NOW, THEREFORE,**

THE KENTON COUNTY PLANNING COMMISSION SUBMITS THE FOLLOWING RECOMMENDATIONS, ALONG WITH SUPPORTING INFORMATION AND COMPREHENSIVE PLAN DOCUMENTATION:

**KCPC RECOMMENDATION – BROMLEY ZONING ORDINANCE:**

Favorable recommendation on the proposed text amendment to the Bromley Zoning Ordinance for neighborhood commercial zones (NC) to allow single-family detached residential dwellings.

**COMPREHENSIVE PLAN DOCUMENTATION:**

- Date of Adoption by the Kenton County Planning Commission: June 6, 2024.

**SUPPORTING INFORMATION/BASES FOR KCPC RECOMMENDATION:**

1. The proposed text amendment is authorized to be included within the text of the Bromley Zoning Ordinance per KRS 100.203 (1) (See Attachment A).
2. The proposed text amendment is consistent with the Comprehensive Plan. The Comprehensive Plan 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 is also consistent with supporting the need for a variety of housing options within suburban areas.
3. 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.
4. Based on testimony provided during the public hearing held on March 5, 2026.

BRIAN DUNHAM, CHAIR  
KENTON COUNTY PLANNING COMMISSION

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

**ARTICLE 3 ZONING DISTRICTS**

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**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.

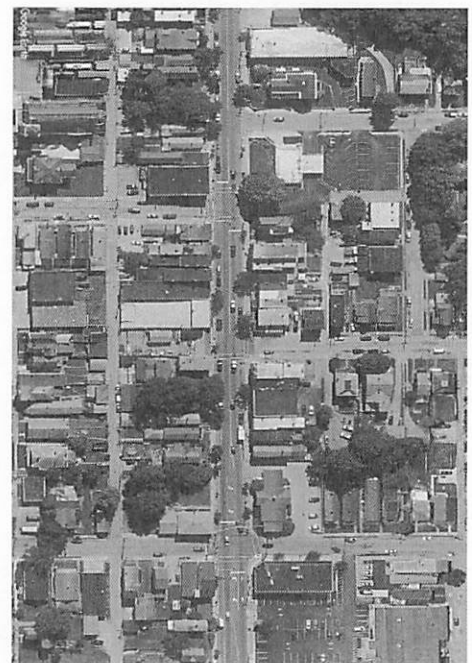
**EXAMPLE BUILDING TYPE**



**INTENSITY AND DIMENSIONAL STANDARDS**

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

**EXAMPLE LOT PATTERN**



**CROSS REFERENCES**

Permitted and Conditional Uses	<u>Article 4</u>
Dimensional Requirements	<u>Article 5</u>
Development Standards	<u>Article 7</u>

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Natural Resource and Environmental Standards      Article 8

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Parking and Loading Standards                      Article 10

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Signs    Article 11

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**NOTES**

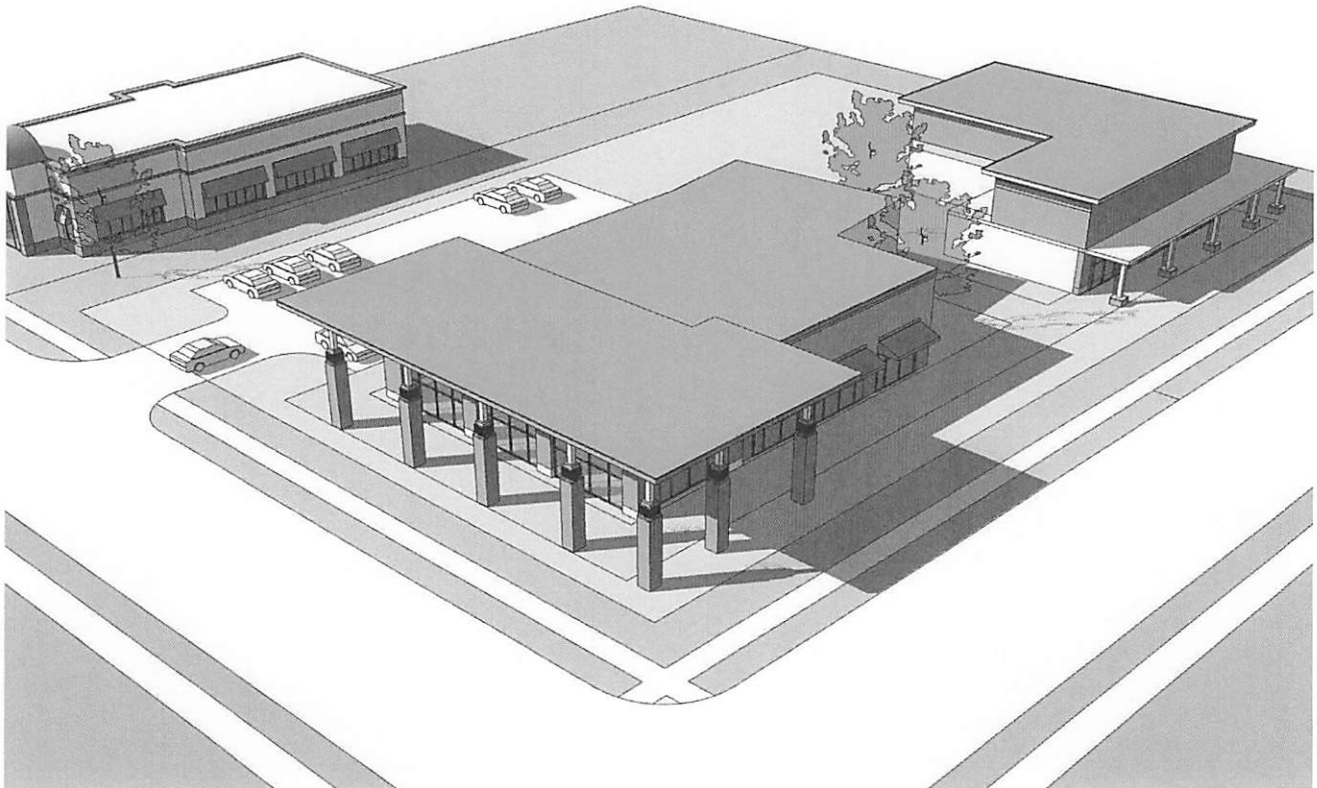
<sup>1</sup> Must be able to meet all setback, parking, landscape, screening, and similar requirements of this ordinance.

<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	-	<u>P*</u>	-	-	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.