



PDS

Planning and Development
Services of Kenton County

Zoning Accommodations

What is a reasonable accommodation related to zoning?

A reasonable accommodation is an exception to a zoning regulation that gives a person with a disability an equal opportunity to use and enjoy their property. This may include waiving or modifying a regulation that would otherwise limit access to a home. For example, a resident who uses a wheelchair may need an exception to a setback requirement to install a ramp.

What laws govern this?

These rights are established by the federal Fair Housing Act, the Americans with Disabilities Act, and Kentucky's Fair Housing Act.

Who can request one?

A person with a recognized disability, or someone acting on their behalf, may submit a request. A "disability" generally means a physical or mental impairment that substantially limits one or more major life activities.

What is considered in reviewing a request?

Planning and Development Services of Kenton County reviews requests administratively, in coordination with the applicable jurisdiction, and works with property owners to explore solutions. Each request is evaluated individually, considering factors such as:

- The disability-related need for the accommodation
- Whether reasonable alternatives exist
- Impacts on neighboring properties
- Visibility and public safety concerns
- Consistency with community planning objectives
- Any undue administrative or financial burden the request would impose

Is there a fee, and is my information kept private?

No separate fee applies beyond standard permit fees, if any. Disability-related information shared in a request is kept confidential to the extent permitted by law and used only to evaluate the request. Medical and health information is generally exempt from public disclosure under state and federal laws.

What if a request is denied, or I disagree with the decision?

Administrative decisions may be appealed to the Board of Adjustment within 30 days, under Kentucky Revised Statutes (KRS 100.257 & KRS 100.261).

Where can I get more information?

To start the conversation, please contact the PDS Zoning and Codes Administration Department at (859) 331-8980. It is recommended to reach out before officially applying for a permit so that we can assist you throughout the process.