

Manufactured Home Ordinance Update

1. Remove Section 260-280 from Conditional Use Permit section, strike Manufactured Home from Conditional Use under any zoning classification.
2. Everything pertaining to Manufactured Homes will now be in Division 250: Special Provisions, Section 250-080 (including Ag Use and Temporary Shelter)

Section 250-280

Qualified Manufactured Homes

Qualified Manufactured Homes may be placed on a lot zoned for residential use in accordance with applicable zoning district requirements and provided that the standards of this section are met.

A Qualified Manufactured Home means a manufactured home meets all of the following criteria:

1. Is manufactured on a date not to exceed five (5) 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 twenty feet (20') at its smallest width measurement or is two (2) stories in height and oriented on the lot or parcel so that its main entrance door faces the street.
4. Has a minimum total living area of nine hundred (900) square feet.

Permanent foundation means a system of supports that is:

1. Capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure and complies with KRS 227.570;
2. Constructed with materials that are compatible with surrounding residential structures so long as the materials do not compromise the structural engineering of the home in conflict with KRS 227.570; and
3. Placed at a depth below grade adequate to prevent frost damage, in accordance with the manufacturer's installation requirements and KRS 227.570.

A manufactured home that does not meet the minimum width of twenty (20) feet or minimum total living area of nine hundred (900) square feet needed to be considered a qualified manufactured home may be treated as a qualified manufactured home if

determined by the zoning administrator/Planning Director that the house meets the following conditions:

1. The setback requirements or lot dimension would not reasonably accommodate a home meeting these minimum dimensions;
2. 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;
3. The home otherwise meets all other requirements of a qualified manufactured home under this section.

Aesthetic Requirements that can be considered:

1. Roof pitch
2. Square footage of livable space
3. Type and quality of exterior finishing materials
4. Foundation skirting
5. Existence and type of attached structures
6. Setback restrictions, lot dimensions, and orientation of the home on the lot, so long as they are no stricter than those for site-built homes.

Manufactured Homes Supporting Agriculture Uses (no content changes)

Pursuant to KRS 100 (refers to the definition of agricultural uses), any land which is used for agricultural purposes exclusive of land and buildings used for residents, shall have no regulations except that:

1. Setback lines shall be required for the protection of existing and proposed streets and highways as required for the zone in which the use is located.
2. That all buildings or structures in a designed floodway or floodplain or which tent to increase food heights or obstruct the flow of flood waters shall be in accordance with this ordinance.
3. All dwellings to be constructed or provided as part of land use for agricultural purposes shall meet all requirements of the zone in which said use is located and shall meet all other requirements of this ordinance.

Manufactured Home Used as Temporary Shelter (no content changes)

When a house needs to be built, rebuilt or rehabilitated due to fire, natural disaster or other reasons, a temporary use of a manufactured home located on the parcel during construction is permitted to the following additional regulations:

1. A temporary use permit shall be required.
2. Required water and sanitary facilities must be provided.
3. The manufactured home must bear either a HUD Label or a B1 Seal.
4. The maximum length of a permit shall be 12 months, but the Administrator may extend the permit for a long period or periods not to exceed 3 months each provided reasonable construction progress has been made and such construction is being diligently pursued. Application for the extension shall be made at least 15 days prior to the expiration of the permit.
5. The manufactured home shall be removed within 30 days from the property upon issuance of any occupancy permit for the new or rehabilitated residence. The applicant shall agree and authorize the Administrator to remove the shelter at the applicant's expense upon termination of the permit if the applicant has not done so voluntarily.

Consider allowing “non-qualified” manufactured homes under certain qualifications?