

Manufactured Home Ordinance Update

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, as referenced in KRS 100.348:

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.

Non-Qualified Manufactured Home

A non-qualified manufactured home (NQMh) is a manufactured home that does not meet KRS 100.348. A Conditional Use Permit is required for an NQMh. These can be located in AG-1, AG-2, CO-1, R-1A, R-1, and R-2 zoning districts with a Conditional Use Permit, approved by the appropriate Board of Adjustments and Appeals.

1. Applies to all manufactured homes (excluding qualified manufactured homes) proposed to be located on lots outside of the T Manufactured Home District and agricultural land use of not less than five acres.
2. Time of use exceeds twelve (12) months.
3. Required water and sanitary facilities must be provided.
4. The manufactured home must bear either a HUD Label if new or a B1 Seal if pre-owned.
5. The manufactured home should be compatible with or exceed its surrounding homes in terms of architectural style, size, exterior materials, and assess value.
6. Structural additions or alterations shall be subject to the same building code regulations as apply to additions or alterations to a conventionally built house. Any other alteration or conversion of the manufactured home must be performed in accordance with KRS 227.550 et seq., 815 KAR 25:050, Section 2 and 42 USC Chapter 70.
7. An adequate guttering and roof drainage system shall be installed.
8. If located in a preservation district, additional standards may apply.

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.