

ORDINANCE NO. 097 - 2025

AN ORDINANCE AMENDING THE LEXINGTON-FAYETTE COUNTY ZONING ORDINANCE, AS FOLLOWS: AMENDING ARTICLE 1 TO ADD A DEFINITION FOR MANUFACTURED HOME AND TO UPDATE THE DEFINITIONS FOR MOBILE HOME AND DWELLING, AND FURTHER AMENDING ARTICLE 10, RELATING TO THE MOBILE HOME PARK (M-1P) ZONE, IN ORDER TO BE COMPLIANT WITH STATE REGULATIONS REGARDING MANUFACTURED HOUSING. (URBAN COUNTY PLANNING COMMISSION).

WHEREAS, the Lexington-Fayette Urban County Planning Commission considered at a public hearing on September 25, 2025 a text amendment to Article 1 of the Lexington-Fayette Urban County Zoning Ordinance (“Zoning Ordinance”), to add a definition for “manufactured home” and to update the definitions of “mobile home” and “dwelling,” and further amending Article 10 of the Zoning Ordinance, relating to the Mobile Home Park (M-1P) zone, in order to be compliant with state regulations regarding manufactured housing; said Commission recommending approval of the text amendment by a vote of 8-0; and

WHEREAS, this Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the recommendation of the Planning Commission is attached hereto and incorporated by reference herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 – That Article 1, Section 1-11 of the Lexington-Fayette Urban County Government Zoning Ordinance be and hereby is amended in part to read as follows:

Sec. 1-11. - Definitions

[...]

Dwelling means a building, or portion thereof, occupied exclusively for residential purposes. This may include a qualified manufactured home, but does not include a mobile home, trailer, or non-qualified manufactured home.

[...]

Manufactured home means a factory-built single-family residential dwelling constructed after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq., as amended, and designed to be used as a single-family residential dwelling with or without permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning, and electrical systems contained therein.

Manufactured home, qualified means a manufactured home that 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 (20) feet 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; and
4. Has a minimum total living area of nine hundred (900) square feet.

Manufactured home, non-qualified means a manufactured home that does not meet the necessary criteria to be treated as a qualified manufactured home.

Non-qualified manufactured homes that do not meet the minimum width or square footage requirements for a qualified manufactured home may be treated as a qualified manufactured home if the following criteria are met:

1. The setback requirements or lot dimensions 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; and
3. The home otherwise meets all other requirements of a qualified manufactured home.

[...]

Mobile home means any factory-built structure, with or without a permanent foundation, built on or prior to June 15, 1976, as defined in KRS 227.550, which is designed and constructed on a permanent chassis to permit occupancy for dwelling or sleeping purposes, either permanent or temporary, when connected to the required utilities; and includes the plumbing, heating, air-conditioning and electrical systems contained therein.

Section 2 – That Article 10 of the of the Lexington-Fayette Urban County Government Zoning Ordinance be and hereby is amended to read as follows:

Article 10 - MOBILE HOME PARK (M-1P) ZONE

Sec. 10-1. - Intent.

The intent of this zone is to ensure that mobile home parks are located in residential areas near major traffic corridors, and are context sensitive to surrounding land uses. The development of such parks should include planned open space and pedestrian circulation. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

Sec. 10-2. - Permitted uses.

The uses permitted in an M-1P zone are mobile home parks and those uses and structures which are customarily accessory, clearly incidental and subordinate to a mobile home park, such as satellite dish antennas, playgrounds, swimming pools, tennis courts, and similar non-commercial recreational buildings and facilities. Mobile

home parks contain mobile or manufactured homes, which utilize shared access roads and facilities.

Sec. 10-3. - Conditional uses permitted when authorized by the board of adjustment.

(a) Incidental retail uses, such as barber and beauty shops; self-service laundries; news and novelty stands; snack bars and commissaries conducted for the convenience of the residents of any mobile home park containing one hundred fifty (150) or more mobile home lots, when located wholly within a principal building with access only to an interior arcade or open court and having no exterior display space or identification sign visible from any adjacent public right-of-way; and provided that such uses do not exceed a total of two thousand, five hundred (2,500) square feet in area.

(b) Nursery schools, day nurseries, and childcare centers for four (4) or more children when located in a permanent structure, provided there is a fenced and screened play lot.

Sec. 10-4. - Prohibited uses.

In any M-1P zone, all uses other than as specifically permitted are prohibited.

Sec. 10-5. - Structures accessory to mobile homes.

(a) No accessory building shall be constructed as a permanent part of a mobile or manufactured home, nor shall any other device be attached other than a cloth or metal awning or similar device.

(b) Cabanas, ramadas, and other similar permanent structures may be erected in conjunction with a mobile home parking space, and shall not be closer to any other structure or mobile home, other than the one it is intended to serve, than the minimum distance required between mobile homes.

Sec. 10-6. - Maximum height.

The maximum height of any structure in an M-1P zone shall be twenty-five (25) feet.

Sec. 10-7. - Locational standards.

The following locational standards shall be met in the design of a mobile home park:

(a) A mobile home park shall have a minimum of two hundred (200) feet of frontage on a street designated as an arterial or collector street and shall have its principal access to and from said street.

(b) The principal access to and from the mobile home park shall be at a location where traffic congestion does not exist at the present on the street or streets to be utilized for access to the proposed mobile home or trailer park; and the possibility of such congestion in the future shall be minimized by provision in the development plans for proper entrances and exits, and by internal provisions for traffic circulation and parking.

(c) No vehicular entrance or exit from a mobile home park shall be within two hundred (200) feet, measured along streets, from any property line of any lot containing a school; public playground; place of religious assembly; hospital; library; hospital; nursing or personal care facility; orphanage or rehabilitation home, except where such building or property is in another block or fronts on a street on which such mobile home park will have no entrance or exit.

(d) Each proposed mobile home park shall be well drained and properly graded to ensure proper drainage; shall have water service, sanitary sewer service, and shall be located so as to provide for the availability of community facilities and services such as schools, parks, shopping facilities, and police and fire protection.

Sec. 10-8. - Minimum design standards.

- (a) All new mobile home parks shall have a minimum site area of ten (10) acres. There shall be no area limitations on additions to existing parks containing fifty (50) or more mobile home spaces.
- (b) There shall be a minimum of four thousand (4,000) square feet for each home space.
- (c) Minimum open space. See Article 20 for additional open space regulations.
- (d) Each home lot shall have a minimum of twenty (20) feet of frontage on an improved access road or driveway.
- (e) Each home shall be located at least twenty (20) feet from any other home, except that the end-to-end clearance shall not be less than fifteen (15) feet.
- (f) Each home shall be located at least twenty (20) feet from any permanent structure, service building or service area within the mobile home park, at least ten (10) feet from any property line, and at least twenty (20) feet from any street or dedicated right-of-way.
- (g) No home shall be located closer than twenty (20) feet to any other zone.

Sec. 10-9. - Access roads and parking.

- (a) Required Width. All access roads and driveways within a mobile home park shall be paved to a width of not less than twenty (20) feet and shall be improved in accordance with the requirements of the Division of Engineering.
- (b) Pedestrian Access. There shall be provided, along one (1) side of each access road and/or driveway, a sidewalk not less than five (5) feet in width to provide for pedestrian circulation throughout the mobile home park.
- (c) Required Parking. No minimum requirements.

Parking spaces may be located within the access road or driveway, provided that the portion thereof to be used exclusively for such parking is improved in accordance with the requirements of the Division of Engineering. The minimum width of an access road or driveway on which parking is permitted shall be twenty-nine (29) feet for one-side parking and thirty-eight (38) feet for both-side parking.

Conditional Uses: The Board of Adjustment may establish additional requirements as needed.

Sec. 10-10. - Landscaping.

- (a) Screening. Landscaping and screening shall be provided as required by Article 18, Landscape and Land Use Buffers.
- (b) Open space. All required open space and other areas not used for mobile home spaces, access, parking, traffic circulation, buildings or service areas, shall be landscaped with grass or a ground cover as defined in Article 18 of this Zoning Ordinance.

Sec. 10-11. - Procedure.

The procedure for obtaining a Zoning Map Amendment to the M-1P zone shall be the same as provided in Article 6 hereinabove and, in addition, as follows:

- (a) Preliminary Development Plan Required. A preliminary development plan shall be submitted with the application for a Zoning Map Amendment, with the information as required in Article 21, Development Plans hereinbelow; and, in

addition, the location and dimensions of all mobile home spaces, parking spaces and recreation areas.

(b) Final Development Plan Required. Within two (2) years of final approval by the legislative body of any M-1P Zoning Map Amendment, unless an extension is granted by the Commission, the applicant shall submit a final development plan to the Commission for its review and approval; otherwise, an application to change the M-1P zone to its previous zone, or other appropriate zone may be filed by the Commission as provided by Article 6 hereinabove. The final development plan shall show the information required by Article 21 hereinbelow; and, in addition, the exact location of all mobile home spaces, parking spaces, and recreational areas. The Commission shall approve a final development plan with such conditions as are found necessary to comply with the Ordinance within ninety (90) days after the applicant submits the development plan.

(c) Building Permit Required. No building permit shall be issued until a final development plan has been approved by the Commission and certified to the Division of Building Inspection. The approved final development plan shall limit and control the issuance of all building permits; and shall restrict the construction, location, and use of all land and structures to all conditions set forth in the plan. Amendments to the plan can be made only as provided in Article 21.

(d) Certificate of Occupancy Required. No certificate of occupancy shall be issued until a minimum of fifty (50) mobile home spaces have been completed, have sanitary sewer service available, and are otherwise ready for occupancy, unless a performance bond or letter of credit in an amount specified by the Division of Engineering has been submitted to the Commission to ensure completion of all improvements for the aforesaid fifty (50) spaces.

Sec. 10-12. - Mobile homes and Non-Qualified Manufactured Homes in other zones.

(a) Mobile or Manufactured Homes in Industrial Zones. In any industrial (I-1, I-2) zone, not more than one (1) mobile home, manufactured home, or trailer for each establishment may be occupied as sleeping quarters for a caretaker or watchman.

(b) Mobile Homes and Non-Qualified Manufactured Homes in Agricultural Zones. In any A-R, A-B, A-N or A-U zone, one (1) mobile or non-qualified manufactured home used as a dwelling unit, farm employee accessory to the principal residence, which shall not be permitted to be a mobile home or non-qualified manufactured home, may be located on a farm of forty (40) net acres or more as provided in Subsection (b)(1) through (3) of this section, below. On a farm of one hundred (100) net acres or more, a second mobile or non-qualified manufactured home used as a dwelling unit, farm employee shall be permitted as set forth in Subsection (b)(1) through (3) of this section. On farms of two hundred (200) net acres or more, mobile or non-qualified manufactured homes used as dwelling units, farm employee, in addition to the first two (2) permitted, shall be allowed at the rate of one (1) per one hundred (100) net acres, as set forth in Subsection (b)(1) through (3) of this section. The placement of any mobile home shall comply with all requirements set forth by the Board of Health of the Lexington-Fayette Urban Government and as follows:

Lot Size (net acres)	Number of Permitted Mobile or non-qualified manufactured Homes
40 Acres	1
100 Acres	2
200 Acres	3
300 Acres	4

(1) In any A-R, A-B, A-N or A-U zone, no mobile or non-qualified manufactured home shall be located closer than three hundred (300) feet to any existing or proposed right-of-way, nor shall any mobile or manufactured home be located in a designated floodplain. One (1) or more of the occupants of all mobile or non-qualified manufactured homes must be employed full-time in agricultural activity on the farm on which such mobile is located; or the mobile or non-qualified manufactured home must be used as an accessory dwelling by parents, or natural or adopted children of the owner of the primary dwelling unit of the farm. No mobile or non-qualified manufactured home shall be located closer than three hundred (300) feet to any property line.

(2) No more than one (1) driveway to any or all mobile or non-qualified manufactured homes located on property having common ownership shall be permitted for the first seven hundred fifty (750) feet of frontage. For property having more than seven hundred fifty (750) feet of frontage, additional driveways shall be permitted at the rate of one (1) per five hundred (500) feet of frontage.

(3) In an A-R, A-B, A-N or A-U zone, all mobile or non-qualified manufactured homes shall be fitted with skirtings around the base so as to conceal any wheels and/or chassis, and the towing tongue shall be removed.

(4) Any mobile home unoccupied for a period of one (1) year shall be required to be removed from the premises.

Sec. 10-13. - Enlargement of existing parks.

Any enlargement or extension of any existing mobile home park shall be in accordance with the requirements of this Article.

Sec. 10-14. - Compliance with other law.

Conformity with the standards established in this Ordinance shall not relieve the owner or operator of a mobile home park from compliance with all other requirements of the law.

Section 3 – That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: November 18, 2025



MAYOR

ATTEST:


CLERK OF URBAN COUNTY COUNCIL

PUBLISHED: November 28, 2025-1t

0991-25:Tracy:4897-1704-6899, v. 3

Rec'd by _____
Date: _____

**RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

IN RE: PLN-ZOTA-25-00007: AMENDMENT TO MANUFACTURED HOUSING REGULATIONS – a text amendment to update the regulations defining manufactured housing in compliance with House Bill 160.

Having considered the above matter on **September 25, 2025**, at a Public Hearing, and having voted **8-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL OF THE STAFF ALTERNATIVE TEXT** of this matter for the following reasons:

- 1. The proposed text amendment makes the necessary change to existing Zoning Ordinance provisions to align with the requirements of House Bill 160 related to manufactured housing units.

ATTEST: This 10th day of October 2025.


Secretary, Jim Duncan

ZACH DAVIS
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Daniel Crum, Planner Principal, Division of Planning**

OBJECTORS
None

OBJECTIONS
None

VOTES WERE AS FOLLOWS:

AYES: (8) M. Davis, Z. Davis, J. Davis, Michler, Barksdale, Wilson, Penn and Worth
NAYS: (0)
ABSENT: (3) Forester, Nicol, Owens
ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for **APPROVAL OF THE STAFF ALTERNATIVE TEXT** of **PLN-ZOTA-25-00007** carried.

- Enclosures:
- Application
 - Initiation Text
 - Copy of House Bill 160
 - Staff Report
 - Planning Commission Recommended Text
 - Applicable excerpts of minutes of above meeting

GENERAL INFORMATION - Zoning Ordinance Text Amendment Application

1. APPLICANT INFORMATION:
Name: Planning Commission

2. ATTORNEY (Or Other Representative) INFORMATION:
N/A

3. REQUESTED TEXT CHANGE:
Amend Articles One and Ten to amend regulations relating to Manufactured and Mobile homes, as required by HB 160

4. DESCRIBE THE JUSTIFICATION FOR MAKING THIS CHANGE (Use attachment if necessary.):
Change is mandated by State Law.

Draft Text Amendment: Manufactured Housing Update, 7-17-2025

Article One: Definitions

Mobile home means any factory-built structure, with or without a permanent foundation, built on or prior to June 15, 1976, as defined in KRS 227.550, which is designed and constructed on a permanent chassis to permit occupancy for dwelling or sleeping purposes, either permanent or temporary, when connected to the required utilities; and includes the plumbing, heating, air-conditioning and electrical systems contained therein. ~~These are also known as "manufactured homes," which are regulated by the federal government and the state fire marshal, and are required to carry only a "HUD" seal applied by the manufacturer.~~

Manufactured Home means a factory-built single-family residential dwelling constructed after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et 23 seq., as amended, and designed to be used as a single-family residential dwelling with or without permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning, and electrical systems contained therein.

Manufactured Home, Qualified means a manufactured home that 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; 7
3. Has a width of at least twenty (20) feet 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; and,
4. Has a minimum total living area of nine hundred (900) square feet.

Manufactured Home, Non-qualified means a manufactured home that does not meet the necessary criteria to be treated as a Qualified Manufactured Home.

Non-qualified Manufactured homes that do not meet the minimum width or square footage requirements for a qualified manufactured home may be treated as a Qualified Manufactured Home if the following criteria are met:

1. The setback requirements or lot dimensions 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; and,
3. The home otherwise meets all other requirements of a qualified manufactured home.

Dwelling means a building, or portion thereof, occupied exclusively for residential purposes. This may include a Qualified Manufactured Home, but does not ~~including~~ a mobile home, ~~or~~ trailer, or Non-qualified Manufactured Home.

Initiation Text: House Bill 160 ZOTA

Article 10 - MOBILE HOME PARK (M-1P) ZONE

Sec. 10-1. - Intent.

The intent of this zone is to ensure that mobile home parks are located in residential areas near major traffic corridors, and are context sensitive to surrounding land uses. The development of such parks should include planned open space and pedestrian circulation. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

Sec. 10-2. - Permitted uses.

The uses permitted in an M-1P zone are mobile home parks and those uses and structures which are customarily accessory, clearly incidental and subordinate to a mobile home park, such as satellite dish antennas, playgrounds, swimming pools, tennis courts, and similar non-commercial recreational buildings and facilities. Mobile home parks contain one or more mobile or manufactured homes, which utilize shared access roads and facilities.

Sec. 10-3. - Conditional uses permitted when authorized by the board of adjustment.

(a) Incidental retail uses, such as barber and beauty shops; self-service laundries; news and novelty stands; snack bars and commissaries conducted for the convenience of the residents of any mobile home park containing one hundred fifty (150) or more mobile home lots, when located wholly within a principal building with access only to an interior arcade or open court and having no exterior display space or identification sign visible from any adjacent public right-of-way; and provided that such uses do not exceed a total of two thousand, five hundred (2,500) square feet in area.

(b) Nursery schools, day nurseries, and childcare centers for four (4) or more children when located in a permanent structure, provided there is a fenced and screened play lot.

Sec. 10-4. - Prohibited uses.

In any M-1P zone, all uses other than as specifically permitted are prohibited.

Sec. 10-5. - Structures accessory to mobile homes.

(a) No accessory building shall be constructed as a permanent part of a mobile or manufactured home, nor shall any other device be attached other than a cloth or metal awning or similar device.

(b) Cabanas, ramadas, and other similar permanent structures may be erected in conjunction with a mobile home parking space, and shall not be closer to any other structure or mobile home, other than the one it is intended to serve, than the minimum distance required between mobile homes.

Sec. 10-6. - Maximum height.

The maximum height of any structure in an M-1P zone shall be twenty-five (25) feet.

Sec. 10-7. - Locational standards.

The following locational standards shall be met in the design of a mobile home park:

(a) A mobile home park shall have a minimum of two hundred (200) feet of frontage on a street designated ~~by the Commission~~ as an arterial or collector street and shall have its principal access to and from said street.

(b) The principal access to and from the mobile home park shall be at a location where traffic congestion does not exist at the present on the street or streets to be utilized for access to the proposed mobile home or trailer park; and the possibility of such congestion in the future shall be minimized by provision in the development plans for proper entrances and exits, and by internal provisions for traffic circulation and parking.

(c) No vehicular entrance or exit from a mobile home park shall be within two hundred (200) feet, measured along streets, from any property line of any lot containing a school; public playground; place of religious assembly; hospital; library; hospital; nursing or personal care facility; orphanage or rehabilitation home, except where such building or property is in another block or fronts on a street on which such mobile home park will have no entrance or exit.

(d) Each proposed mobile home park shall be well drained and properly graded to ensure proper drainage; shall have water service, sanitary sewer service, and shall be located so as to provide for the availability of community facilities and services such as schools, parks, shopping facilities, and police and fire protection.

Sec. 10-8. - Minimum design standards.

- (a) All new mobile home parks shall have a minimum site area of ten (10) acres. There shall be no area limitations on additions to existing parks containing fifty (50) or more mobile home spaces.
- (b) There shall be a minimum of four thousand (4,000) square feet for each ~~mobile~~ home space.
- (c) Minimum open space. See Article 20 for additional open space regulations.
- (d) Each ~~mobile~~ home lot shall have a minimum of twenty (20) feet of frontage on an improved access road or driveway.
- (e) Each ~~mobile~~ home shall be located at least twenty (20) feet from any other ~~mobile~~ home, except that the end-to-end clearance shall not be less than fifteen (15) feet.
- (f) Each ~~mobile~~ home shall be located at least twenty (20) feet from any permanent structure, service building or service area within the mobile home park, at least ten (10) feet from any property line, and at least twenty (20) feet from any street or dedicated right-of-way.
- (g) No ~~mobile~~ home shall be located closer than twenty (20) feet to any other zone.

Sec. 10-9. - Access roads and parking.

- (a) Required Width. All access roads and driveways within a mobile home park shall be paved to a width of not less than twenty (20) feet and shall be improved in accordance with the requirements of the Division of Engineering.
- (b) Pedestrian Access. There shall be provided, along one (1) side of each access road and/or driveway, a sidewalk not less than ~~three-five~~ (35) feet in width to provide for pedestrian circulation throughout the mobile home park.
- (c) Required Parking. No minimum requirements.

Parking spaces may be located within the access road or driveway, provided that the portion thereof to be used exclusively for such parking is improved in accordance with the requirements of the Division of Engineering. The minimum width of an access road or driveway on which parking is permitted shall be twenty-nine (29) feet for one-side parking and thirty-eight (38) feet for both-side parking.

Conditional Uses: The Board of Adjustment may establish additional requirements as needed.

Sec. 10-10. - Landscaping.

- (a) Screening. Landscaping and screening shall be provided as required by Article 18, Landscape and Land Use Buffers.
- (b) Open space. All required open space and other areas not used for mobile home spaces, access, parking, traffic circulation, buildings or service areas, shall be landscaped with grass or a ground cover as defined in Article 18 of this Zoning Ordinance.

Sec. 10-11. - Procedure.

The procedure for obtaining a Zoning Map Amendment to the M-1P zone shall be the same as provided in Article 6 hereinabove and, in addition, as follows:

- (a) Preliminary Development Plan Required. A preliminary development plan shall be submitted with the application for a Zoning Map Amendment, with the information as required in Article 21, Development Plans hereinbelow; and, in addition, the location and dimensions of all mobile home spaces, parking spaces and recreation areas.
- (b) Final Development Plan Required. Within two (2) years of final approval by the legislative body of any M-1P Zoning Map Amendment, unless an extension is granted by the Commission, the applicant shall submit a final development plan to the Commission for its review and approval; otherwise, an application to change the M-1P zone to its previous zone, or other appropriate zone may be filed by the Commission as provided by Article 6 hereinabove. The final development plan shall show the information required by Article 21 hereinbelow; and, in addition, the exact location of all mobile home spaces, parking spaces, and recreational areas. The Commission shall approve a final development plan with such conditions as are found necessary to comply with the Ordinance within ninety (90) days after the applicant submits the development plan.
- (c) Building Permit Required. No building permit shall be issued until a final development plan has been approved by the Commission and certified to the Division of Building Inspection. The approved final development plan shall limit and control the issuance of all building permits; and shall restrict the construction, location, and use of all land and structures to all conditions set forth in the plan. Amendments to the plan can be made only as provided in Article 21.
- (d) Certificate of Occupancy Required. No certificate of occupancy shall be issued until a minimum of fifty (50) mobile home spaces have been completed, have sanitary sewer service available, and are otherwise ready for occupancy, unless a performance bond or letter of credit in an amount specified by the Division of Engineering has been submitted to the Commission to ensure completion of all improvements for the aforesaid fifty (50) spaces.

Sec. 10-12. - Mobile homes and **Non-qualified Manufactured Homes** in other zones.

(a) Mobile or **Manufactured** Homes in Industrial Zones. In any industrial (I-1, I-2) zone, not more than one (1) mobile home, **manufactured home**, or trailer for each establishment may be occupied as sleeping quarters for a caretaker or watchman.

(b) Mobile Homes and **Non-qualified manufactured homes** in Agricultural Zones. In any A-R, A-B, A-N or A-U zone, one (1) mobile or **non-qualified manufactured** home used as a dwelling unit, farm employee accessory to the principal residence, which shall not be permitted to be a mobile home **or non-qualified manufactured home**, may be located on a farm of forty (40) net acres or more as provided in Subsection (b)(1) through (3) of this section, below. On a farm of one hundred (100) net acres or more, a second mobile or **non-qualified manufactured** home used as a dwelling unit, farm employee shall be permitted as set forth in Subsection (b)(1) through (3) of this section. On farms of two hundred (200) net acres or more, mobile **or non-qualified manufactured** homes used as dwelling units, farm employee, in addition to the first two (2) permitted, shall be allowed at the rate of one (1) per one hundred (100) net acres, as set forth in Subsection (b)(1) through (3) of this section. The placement of any mobile home shall comply with all requirements set forth by the Board of Health of the Lexington-Fayette Urban Government and as follows:

Lot Size (net acres)	Number of Permitted Mobile or non-qualified Manufactured Homes
40 Acres	1
100 Acres	2
200 Acres	3
300 Acres	4

(1) In any A-R, A-B, A-N or A-U zone, no mobile **or non-qualified manufactured** home shall be located closer than three hundred (300) feet to any existing or proposed right-of-way, nor shall any mobile **or manufactured** home be located in a designated floodplain. One (1) or more of the occupants of all mobile or **non-qualified manufactured homes** must be employed full-time in agricultural activity on the farm on which such mobile is located; or the mobile or **non-qualified manufactured** home must be used as an accessory dwelling by parents, or natural or adopted children of the owner of the primary dwelling unit of the farm. No mobile **or non-qualified manufactured** home shall be located closer than three hundred (300) feet to any property line.

(2) No more than one (1) driveway to any or all mobile **or non-qualified manufactured** homes located on property having common ownership shall

be permitted for the first seven hundred fifty (750) feet of frontage. For property having more than seven hundred fifty (750) feet of frontage, additional driveways shall be permitted at the rate of one (1) per five hundred (500) feet of frontage.

(3) In an A-R, A-B, A-N or A-U zone, all mobile or non-qualified manufactured homes shall be fitted with skirtings around the base so as to conceal any wheels and/or chassis, and the towing tongue shall be removed.

(4) Any mobile home unoccupied for a period of one (1) year shall be required to be removed from the premises.

Sec. 10-13. - Enlargement of existing parks.

Any enlargement or extension of any existing mobile home park shall be in accordance with the requirements of this Article.

Sec. 10-14. - Compliance with other law.

Conformity with the standards established in this Ordinance shall not relieve the owner or operator of a mobile home park from compliance with all other requirements of the law.

1 AN ACT relating to manufactured housing.

2 *Be it enacted by the General Assembly of the Commonwealth of Kentucky:*

3 ➔Section 1. KRS 100.348 is amended to read as follows:

4 (1) The Kentucky General Assembly hereby recognizes and affirms that the protection
5 of property values is a legitimate issue to local governments and the enactment of
6 regulations designed to protect property values is a proper exercise of local
7 government legislative power. At the same time, the Kentucky General Assembly
8 hereby recognizes and affirms that while local governments have legitimate
9 authority to enact reasonable zoning regulations, the provision of quality,
10 affordable housing through qualified manufactured homes serves an essential
11 public purpose.

12 (2) As used in this section, unless the context requires otherwise:

13 (a) "Compatibility standards" means standards that have been enacted by a local
14 government under the authority of this section for the purpose of protecting
15 and preserving the monetary value of real property located within the local
16 government's jurisdiction;

17 (b) "Local government" means a city, county, urban-county government, charter
18 county government, unified local government, or consolidated local
19 government that is engaged in planning and zoning under KRS Chapter 100;

20 (c) "Manufactured home" means a single-family residential dwelling constructed
21 after June 15, 1976, in accordance with the National Manufactured Home
22 Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et
23 seq., as amended, and designed to be used as a single-family residential
24 dwelling with or without permanent foundation when connected to the
25 required utilities, and which includes the plumbing, heating, air conditioning,
26 and electrical systems contained therein;

27 (d) "Qualified manufactured home" means a manufactured home that meets all of

1 the following criteria:

- 2 1. Is manufactured on a date not to exceed five (5) years prior to the date
 3 of installation and has all parts that operate only during transport
 4 removed~~{ or after July 15, 2002}~~;
- 5 2. Is affixed to a permanent foundation and is connected to the appropriate
 6 facilities and is installed in compliance with KRS 227.570;
- 7 3. Has a width of at least twenty (20) feet at its smallest width
 8 measurement or is two (2) stories in height and oriented on the lot or
 9 parcel so that its main entrance door faces the street; and
- 10 4. Has a minimum total living area of nine hundred (900) square feet; and~~{~~
 11 ~~5. Is not located in a manufactured home land lease community; and}~~

12 (e) "Permanent foundation" means a system of supports that is:

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

23 (3) Except as provided in subsection (4) of this section, a local government shall not
 24 adopt or enforce any zoning regulation, ordinance, or other requirement that:

25 (a) Excludes qualified manufactured homes from any residential zone where
 26 single-family residences are permitted;

27 (b) Discriminates against qualified manufactured homes; or

1 (c) Imposes foundation requirements on manufactured homes that:

2 1. Conflict with the structural engineering of the homes;

3 2. Conflict with KRS 227.570; or

4 3. Require more than one (1) type of permanent foundation system.

5 ~~(4)~~⁽³⁾ Any local government may adopt and enforce, as a part of its zoning
6 regulations, compatibility standards governing the placement of qualified
7 manufactured homes in residential zones within the local government's jurisdiction.
8 Compatibility standards shall be adopted, amended, and enforced in the same
9 manner as other zoning regulations and shall be in addition to any zoning
10 regulations that are generally applicable to single-family residences. Any
11 architectural compatibility standards applied to qualified manufactured homes
12 must be equivalent to, and not more stringent than, those standards applied to
13 other single-family residential structures in the same zone. The compatibility
14 standards shall be designed to ensure that when a qualified manufactured home is
15 placed in a residential zone it is compatible, in terms of assessed value, with
16 existing housing located with a one-eighth (1/8) mile or less radius from the
17 proposed location of the qualified manufactured home. The compatibility standards
18 adopted by a local government shall be limited~~relate~~ to the following architectural
19 features that have a significant impact on the overall assessed value of the
20 structure~~[, including, for example, but not limited to features such as]:~~

21 (a) Roof pitch;

22 (b) Square footage of livable space;

23 (c) Type and quality of exterior finishing materials;

24 (d) Foundation skirting;~~and~~

25 (e) Existence and type of attached structures; and

26 (f) Setback restrictions, lot dimensions, and orientation of the home on the lot,
27 so long as they are no stricter than those for site-built homes within the

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same zone.

(5) 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 under subsection (2)(d) of this section may be treated as a qualified manufactured home for purposes of subsections (3) and (4) of this section if:

(a) The setback requirements or lot dimensions would not reasonably accommodate a home meeting these minimum dimensions;

(b) 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; and

(c) The home otherwise meets all other requirements of a qualified manufactured home under this section.

~~(6)(4)~~ ~~[Nothing in]~~ This section shall **not** be construed to affect, modify, or abolish restrictions contained in recorded deeds, covenants, or developers' subdivision restrictions.

~~(7)(5)~~ ~~[Nothing in]~~ This section shall **not** be construed as limiting in any way the authority of local governments to adopt regulations designed to protect historic properties or historic districts.

(8) Any zoning regulation, ordinance, or requirement that violates this section is void and unenforceable.

(9) Cities located in a county containing a consolidated local government that do not have the authority to adopt zoning regulations as set out in KRS 100.137(3), may enact compatibility standards pursuant to subsection (4) of this section that are in lieu of standards adopted by the consolidated local government.

➔ Section 2. This Act takes effect July 1, 2026.



STAFF REPORT ON PETITION FOR ZONING ORDINANCE TEXT AMENDMENT

PLN-ZOTA-25-00007: AMENDMENT TO MANUFACTURED HOUSING REGULATIONS

INITIATED BY: Urban County Planning Commission

PROPOSED TEXT: SEE ATTACHED (Note: **Red** text indicates the original initiation language; **Blue** text represents subsequent edits, and text ~~stricken through~~ indicates a deletion.)

STAFF REVIEW:

On April 1, 2025 the Kentucky General Assembly passed House Bill 160, which instituted new requirements addressing manufactured homes. The legislation modified the state's categorization of manufactured homes, and instated new requirements that "qualified manufactured homes" be legislated similarly to site-built housing at the local level. The following report reviews the necessary changes to the Urban County Government's regulations to ensure compliance with the requirements of House Bill 160, and to provide other clarification or process corrections to ensure clarity and consistency in the Zoning Ordinance's application.

Under the current Zoning Ordinance, manufactured homes are considered a form of mobile home. This differs from state law, which has separate categories between the two uses, based on when the home was constructed. Under the state law framework, pre-fabricated homes built prior to 1976 are considered mobile homes, and pre-fabricated homes built after this period are considered manufactured homes. The differences in the designation are a result of legislation that was adopted in 1976 that created a differing regulatory framework for construction and the agency responsible for licensing the homes.

With House Bill 160, the state expands a framework for a particular category of manufactured homes, called "qualified manufactured homes." These homes are defined by the following criteria:

1. The home 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. The home is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570;
3. The home has a width of at least twenty (20) feet 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; and,
4. The home has a minimum total living area of nine hundred (900) square feet.

As a part of House Bill 160, local jurisdictions will be required to treat qualified manufactured homes identically as site-built houses. Any restrictions placed on the design or location of these structures must equally apply to traditional detached single-family residences as well. If a lot is not large enough to accommodate a qualified manufactured home, the legislation allows smaller homes to be



considered a qualified manufactured home if they meet the other necessary requirements. The law is set to take effect on July 1, 2026.

TEXT AMENDMENT PROPOSAL

Below are summaries of the proposed changes to the Zoning Ordinance, organized by section.

Article 1 – GENERAL PROVISIONS AND DEFINITIONS

The definitions of mobile home and manufactured home need to be separated to reflect the varied designation by state law. The definition of “qualified manufactured home” needs to be added, in order to allow such be to located in all of the same zones as traditional site-built homes. Lastly, the definition of dwelling requires adjustment to include a qualified manufactured home.

Article 10 – MOBILE HOME PARK (M-1P) ZONE

Under the current framework, mobile and manufactured homes are largely limited to locating within the M-1P zone. Within this zone, the permitted use section is proposed for amendment to reflect the change in definitions for mobile and manufactured homes. The portions of Article 10 that address mobile/ manufactured home allowances in other zones, such as the agricultural and industrial zones, also are proposed for amendment to reflect the new qualified manufactured home criteria. Lastly, other minor changes are proposed to clarify the locational standards (the Planning Commission does not designate roadway functional classification of streets), to reflect changes in the standard minimum sidewalk width, and to remove the word “mobile” from the minimum design standards since they will apply to both mobile and manufactured homes.

EVALUATION

The proposed language changes will align the Zoning Ordinance with state law and will expand housing options throughout the community in compliance with requirements of House Bill 160. Since the Planning Commission initiated the text amendment in July, one minor change was made to Article 10-2 of the Zoning Ordinance to remove the words “one or more” as a qualifier for how many mobile or manufactured homes constitute a mobile home park as discussed during a recent Planning Commission Work Session.

The proposed text is attached for further review and consideration.

The Staff Recommends: Approval of the Staff Alternative Text, for the following reasons:

1. The proposed text amendment makes the necessary change to existing Zoning Ordinance provisions to align with the requirements of House Bill 160 related to manufactured housing units.

DAC/TLW

9/3/2025

Planning Services/Staff Reports/ZOTA/2025/PLN-ZOTA-25-00006: AMD TO MANUFACTURED HOUSING REGS



PLANNING COMMISSION APPROVED TEXT:
PLN- ZOTA-25-00007- AMENDMENT TO MANUFACTURED HOUSING REGULATIONS

9-25-2025

Article One: Definitions

Mobile home means any factory-built structure, with or without a permanent foundation, built on or prior to June 15, 1976, as defined in KRS 227.550, which is designed and constructed on a permanent chassis to permit occupancy for dwelling or sleeping purposes, either permanent or temporary, when connected to the required utilities; and includes the plumbing, heating, air-conditioning and electrical systems contained therein. ~~These are also known as "manufactured homes," which are regulated by the federal government and the state fire marshal, and are required to carry only a "HUD" seal applied by the manufacturer.~~

Manufactured home means a factory-built single-family residential dwelling constructed after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et 23 seq., as amended, and designed to be used as a single-family residential dwelling with or without permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning, and electrical systems contained therein.

Manufactured home, qualified means a manufactured home that 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: 7
3. Has a width of at least twenty (20) feet 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; and,
4. Has a minimum total living area of nine hundred (900) square feet.

Manufactured home, non-qualified means a manufactured home that does not meet the necessary criteria to be treated as a Qualified Manufactured Home.

Non-qualified manufactured homes that do not meet the minimum width or square footage requirements for a qualified manufactured home may be treated as a qualified manufactured home if the following criteria are met:

1. The setback requirements or lot dimensions 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; and,
3. The home otherwise meets all other requirements of a qualified manufactured home.

Dwelling means a building, or portion thereof, occupied exclusively for residential purposes. This may include a qualified manufactured home, but does not ~~include~~ a mobile home, ~~or trailer,~~ or non-qualified manufactured Home.

STAFF ALTERNATIVE TEXT: ZOTA-25-00007- MANUFACTURED HOUSING

9-4-2025

Article 10 - MOBILE HOME PARK (M-1P) ZONE

Sec. 10-1. - Intent.

The intent of this zone is to ensure that mobile home parks are located in residential areas near major traffic corridors, and are context sensitive to surrounding land uses. The development of such parks should include planned open space and pedestrian circulation. This zone should be established in accordance with the Goals, Objectives, Policies, and Development Criteria of the Comprehensive Plan.

Sec. 10-2. - Permitted uses.

The uses permitted in an M-1P zone are mobile home parks and those uses and structures which are customarily accessory, clearly incidental and subordinate to a mobile home park, such as satellite dish antennas, playgrounds, swimming pools, tennis courts, and similar non-commercial recreational buildings and facilities. Mobile home parks contain one or more mobile or manufactured homes, which utilize shared access roads and facilities.

Sec. 10-3. - Conditional uses permitted when authorized by the board of adjustment.

(a) Incidental retail uses, such as barber and beauty shops; self-service laundries; news and novelty stands; snack bars and commissaries conducted for the convenience of the residents of any mobile home park containing one hundred fifty (150) or more mobile home lots, when located wholly within a principal building with access only to an interior arcade or open court and having no exterior display space or identification sign visible from any adjacent public right-of-way; and provided that such uses do not exceed a total of two thousand, five hundred (2,500) square feet in area.

(b) Nursery schools, day nurseries, and childcare centers for four (4) or more children when located in a permanent structure, provided there is a fenced and screened play lot.

Sec. 10-4. - Prohibited uses.

In any M-1P zone, all uses other than as specifically permitted are prohibited.

Sec. 10-5. - Structures accessory to mobile homes.

- (a) No accessory building shall be constructed as a permanent part of a mobile or manufactured home, nor shall any other device be attached other than a cloth or metal awning or similar device.
- (b) Cabanas, ramadas, and other similar permanent structures may be erected in conjunction with a mobile home parking space, and shall not be closer to any other structure or mobile home, other than the one it is intended to serve, than the minimum distance required between mobile homes.

Sec. 10-6. - Maximum height.

The maximum height of any structure in an M-1P zone shall be twenty-five (25) feet.

Sec. 10-7. - Locational standards.

The following locational standards shall be met in the design of a mobile home park:

- (a) A mobile home park shall have a minimum of two hundred (200) feet of frontage on a street designated by the Commission as an arterial or collector street and shall have its principal access to and from said street.
- (b) The principal access to and from the mobile home park shall be at a location where traffic congestion does not exist at the present on the street or streets to be utilized for access to the proposed mobile home or trailer park; and the possibility of such congestion in the future shall be minimized by provision in the development plans for proper entrances and exits, and by internal provisions for traffic circulation and parking.
- (c) No vehicular entrance or exit from a mobile home park shall be within two hundred (200) feet, measured along streets, from any property line of any lot containing a school; public playground; place of religious assembly; hospital; library; hospital; nursing or personal care facility; orphanage or rehabilitation home, except where such building or property is in another block or fronts on a street on which such mobile home park will have no entrance or exit.
- (d) Each proposed mobile home park shall be well drained and properly graded to ensure proper drainage; shall have water service, sanitary sewer service, and shall be located so as to provide for the availability of community facilities and services such as schools, parks, shopping facilities, and police and fire protection.

Sec. 10-8. - Minimum design standards.

- (a) All new mobile home parks shall have a minimum site area of ten (10) acres. There shall be no area limitations on additions to existing parks containing fifty (50) or more mobile home spaces.
- (b) There shall be a minimum of four thousand (4,000) square feet for each ~~mobile~~ home space.
- (c) Minimum open space. See Article 20 for additional open space regulations.
- (d) Each ~~mobile~~ home lot shall have a minimum of twenty (20) feet of frontage on an improved access road or driveway.
- (e) Each ~~mobile~~ home shall be located at least twenty (20) feet from any other ~~mobile~~ home, except that the end-to-end clearance shall not be less than fifteen (15) feet.
- (f) Each ~~mobile~~ home shall be located at least twenty (20) feet from any permanent structure, service building or service area within the mobile home park, at least ten (10) feet from any property line, and at least twenty (20) feet from any street or dedicated right-of-way.
- (g) No ~~mobile~~ home shall be located closer than twenty (20) feet to any other zone.

Sec. 10-9. - Access roads and parking.

- (a) Required Width. All access roads and driveways within a mobile home park shall be paved to a width of not less than twenty (20) feet and shall be improved in accordance with the requirements of the Division of Engineering.
- (b) Pedestrian Access. There shall be provided, along one (1) side of each access road and/or driveway, a sidewalk not less than ~~three-five~~ (35) feet in width to provide for pedestrian circulation throughout the mobile home park.
- (c) Required Parking. No minimum requirements.

Parking spaces may be located within the access road or driveway, provided that the portion thereof to be used exclusively for such parking is improved in accordance with the requirements of the Division of Engineering. The minimum width of an access road or driveway on which parking is permitted shall be twenty-nine (29) feet for one-side parking and thirty-eight (38) feet for both-side parking.

Conditional Uses: The Board of Adjustment may establish additional requirements as needed.

Sec. 10-10. - Landscaping.

- (a) Screening. Landscaping and screening shall be provided as required by Article 18, Landscape and Land Use Buffers.
- (b) Open space. All required open space and other areas not used for mobile home spaces, access, parking, traffic circulation, buildings or service areas, shall be landscaped with grass or a ground cover as defined in Article 18 of this Zoning Ordinance.

Sec. 10-11. - Procedure.

The procedure for obtaining a Zoning Map Amendment to the M-1P zone shall be the same as provided in Article 6 hereinabove and, in addition, as follows:

- (a) Preliminary Development Plan Required. A preliminary development plan shall be submitted with the application for a Zoning Map Amendment, with the information as required in Article 21, Development Plans hereinbelow; and, in addition, the location and dimensions of all mobile home spaces, parking spaces and recreation areas.
- (b) Final Development Plan Required. Within two (2) years of final approval by the legislative body of any M-1P Zoning Map Amendment, unless an extension is granted by the Commission, the applicant shall submit a final development plan to the Commission for its review and approval; otherwise, an application to change the M-1P zone to its previous zone, or other appropriate zone may be filed by the Commission as provided by Article 6 hereinabove. The final development plan shall show the information required by Article 21 hereinbelow; and, in addition, the exact location of all mobile home spaces, parking spaces, and recreational areas. The Commission shall approve a final development plan with such conditions as are found necessary to comply with the Ordinance within ninety (90) days after the applicant submits the development plan.
- (c) Building Permit Required. No building permit shall be issued until a final development plan has been approved by the Commission and certified to the Division of Building Inspection. The approved final development plan shall limit and control the issuance of all building permits; and shall restrict the construction, location, and use of all land and structures to all conditions set forth in the plan. Amendments to the plan can be made only as provided in Article 21.
- (d) Certificate of Occupancy Required. No certificate of occupancy shall be issued until a minimum of fifty (50) mobile home spaces have been completed, have sanitary sewer service available, and are otherwise ready for occupancy, unless a performance bond or letter of credit in an amount specified by the Division of Engineering has been submitted to the Commission to ensure completion of all improvements for the aforesaid fifty (50) spaces.

Sec. 10-12. - Mobile homes and **Non-qualified Manufactured Homes** in other zones.

(a) Mobile or **Manufactured** Homes in Industrial Zones. In any industrial (I-1, I-2) zone, not more than one (1) mobile home, **manufactured home**, or trailer for each establishment may be occupied as sleeping quarters for a caretaker or watchman.

(b) Mobile Homes and **Non-Qualified Manufactured Homes** in Agricultural Zones. In any A-R, A-B, A-N or A-U zone, one (1) mobile or **non-qualified manufactured** home used as a dwelling unit, farm employee accessory to the principal residence, which shall not be permitted to be a mobile home **or non-qualified manufactured home**, may be located on a farm of forty (40) net acres or more as provided in Subsection (b)(1) through (3) of this section, below. On a farm of one hundred (100) net acres or more, a second mobile or **non-qualified manufactured** home used as a dwelling unit, farm employee shall be permitted as set forth in Subsection (b)(1) through (3) of this section. On farms of two hundred (200) net acres or more, mobile **or non-qualified manufactured** homes used as dwelling units, farm employee, in addition to the first two (2) permitted, shall be allowed at the rate of one (1) per one hundred (100) net acres, as set forth in Subsection

(b)(1) through (3) of this section. The placement of any mobile home shall comply with all requirements set forth by the Board of Health of the Lexington-Fayette Urban Government and as follows:

Lot Size (net acres)	Number of Permitted Mobile or non-qualified manufactured Homes
40 Acres	1
100 Acres	2
200 Acres	3
300 Acres	4

(1) In any A-R, A-B, A-N or A-U zone, no mobile **or non-qualified manufactured** home shall be located closer than three hundred (300) feet to any existing or proposed right-of-way, nor shall any mobile **or manufactured** home be located in a designated floodplain. One (1) or more of the occupants of all mobile or **non-qualified manufactured homes** must be employed full-time in agricultural activity on the farm on which such mobile is located; or the mobile or **non-qualified manufactured** home must be used as an accessory dwelling by parents, or natural or adopted children of the owner of the primary dwelling unit of the farm. No mobile **or non-qualified manufactured** home shall be located closer than three hundred (300) feet to any property line.

(2) No more than one (1) driveway to any or all mobile or non-qualified manufactured homes located on property having common ownership shall be permitted for the first seven hundred fifty (750) feet of frontage. For property having more than seven hundred fifty (750) feet of frontage, additional driveways shall be permitted at the rate of one (1) per five hundred (500) feet of frontage.

(3) In an A-R, A-B, A-N or A-U zone, all mobile or non-qualified manufactured homes shall be fitted with skirtings around the base so as to conceal any wheels and/or chassis, and the towing tongue shall be removed.

(4) Any mobile home unoccupied for a period of one (1) year shall be required to be removed from the premises.

Sec. 10-13. - Enlargement of existing parks.

Any enlargement or extension of any existing mobile home park shall be in accordance with the requirements of this Article.

Sec. 10-14. - Compliance with other law.

Conformity with the standards established in this Ordinance shall not relieve the owner or operator of a mobile home park from compliance with all other requirements of the law.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMEMENDMENTS

1. **PLN-ZOTA-25-00007: AMENDMENT TO MANUFACTURED HOUSING REGULATIONS** – a text amendment to update the regulations defining manufactured housing in compliance with House Bill 160.

INITIATED BY: Urban County Planning Commission
PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: Approval of the Staff Alternative Text.

The Staff Recommends: Approval of the Staff Alternative Text, for the following reasons:

1. The proposed text amendment makes the necessary change to existing Zoning Ordinance provisions to align with the requirements of House Bill 160 related to manufactured housing units.

Staff Presentation – Mr. Crum presented the staff report and recommendation for the subject text amendment application. He stated that this application aims to align the LFUCG Zoning Ordinance with House Bill 160, which limits local governments' ability to require different zones, setbacks and design criteria for qualified manufactured homes. Mr. Crum educated the Planning Commission on the differences between a mobile home and manufactured home, stating that a factory-built single-family home constructed on or prior to June 15, 1976 was a mobile home and anything after was considered a manufactured home. Additionally, Mr. Crum indicated that a "qualified manufactured home" must be installed within five years of its construction, all parts that operate during transport must be removed, affixed to a permanent foundation and a minimum of 20 feet wide and a total size greater than 900 square feet.

Mr. Crum showcased examples of qualified manufactured homes, as well as homes that would not meet the standards. Mr. Crum indicated that modifications to definitions and the M-1P zone were necessary to comply with HB 160. Those updates include creating a definition for Manufactured Home and updating the Mobile Home Park (M-1P) zone. Mr. Crum concluded by stating that Staff was recommending approval of the Staff Alternative Language and could answer any questions from the Planning Commission.

Commission Questions and Comments – Ms. Worth asked if a qualified manufactured home can only go in the M-1P zone or if they can go on any lot. Mr. Crum indicated that they were not restricted to only the M-1P zone and this was an application to update the definitions for clarity and that any qualified manufactured home could go in any residentially zoned lot.

Mr. Penn asked if this could help with affordable housing. Mr. Crum stated that this text amendment was agnostic on pricing of homes, but this was another tool to help with affordable housing.

Action – A motion was made by Mr. Penn, seconded by Ms. Worth, and carried 10-0 (Owens absent) to approve **PLN-ZOTA-25-00007: AMENDMENT TO MANUFACTURED HOUSING REGULATIONS** with the Staff alternative text.