

**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

