

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

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.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.