

COMMONWEALTH OF KENTUCKY
CITY OF LONDON

A SUMMARY OF CITY OF LONDON ORDINANCE NO. 2017-07
ENTITLED REVISED DEVELOPMENT ORDINANCE
FOR THE CITY OF LONDON, KENTUCKY.

This Summary is prepared pursuant to KRS 83A.060(4).

The following is intended to be a summary of Ordinance No. 2017-07 as herein above stated. This summary is prepared by Larry G. Bryson, the attorney for the City of London, Kentucky, who is authorized to practice law in the Commonwealth of Kentucky and who further states that this document is a true and correct summary of Ordinance No. 2017-07.

The general purpose of this ordinance is to regulate the use of land and structures, and their development within the City of London, all for the purpose of protecting the public health, safety, and general welfare of the Citizens of London. In this Ordinance, the City formally adopts the Comprehensive Plan which serves as the general guide for future development.

The mobile/manufactured home park standards are revised to be in accordance with the statutes, regulations, and codes of the Commonwealth of Kentucky. “Mobile/manufactured home” as used in this Ordinance is a manufactured home that is transported on a permanent chassis; the full and complete definition is found in the full text of this Ordinance.

The minimum floor area of a mobile/manufactured home is changed from 720 square feet to 400 square feet. The \$100 replacement fee of a previously existing mobile/manufactured home is removed. The separation distance between mobile/manufactured homes is changed from 20 feet to 15 feet. The boundary line from other community property is changed from 20 feet to 10 feet.

An existing Mobile/Manufactured Home Park presently holding a valid operating permit, at the time of the adoption of this Ordinance, which fully meets these design and construction

requirements may continue to exist in that location so long as the facilities in the park are capable of being maintained in a safe and sanitary manner. The Building Inspector has the authority to determine if a Mobile/Manufactured Home Park is not being maintained in a safe and sanitary manner. The Building Inspector shall have the authority to notify the owner of the Mobile/Manufactured Home Park of any unsafe or unsanitary conditions found within the Mobile/Manufactured Home Park.

After the adoption of this Ordinance, all new manufactured homes with the exception of manufactured homes located in an existing Mobile/Manufactured Home Park shall be considered a Conditional Use and shall be reviewed by the Planning Commission and the London Board of Adjustments. All new manufactured homes shall conform to all requirements of the Commonwealth of Kentucky.

The Administrative Official shall not issue a building permit for any manufactured home to be placed within the City of London until the London Board of Adjustments has given its approval. The Administrative Official shall issue a certificate of occupancy only after he has determined that the manufactured home has been installed according to all applicable laws, regulations, and codes.

Existing manufactured homes located within the City of London shall be allowed to continue to exist in their locations. The owner of the home may repair and upgrade to a newer manufactured home as long as the new home meets the setback requirements of the zone.

Two-family dwellings and multi-family dwellings in uses allowed in R-1, R-2, MP, and PDP are changed to the following:

Two-family dwellings R-1 from Not Allowed to Conditional, R-2 from Not Allowed to Conditional, MP from Principal to Not Allowed, and PDP from Not Allowed to Conditional.

Multi-family dwellings R-1 from Not Allowed to Conditional.

Manufactured home sales in Retail Trade zones in C-1 and C-3 are changed to the following C-1 from Not Allowed to Principal and C-3 from Not Allowed to Principal.

Mobile/manufactured homes residential zones in C-1, C-2, and C-3 are changed to the following C-1 from Not Allowed to Conditional, C-2 from Not Allowed to Conditional, and C-3 from Not Allowed to Conditional.

Definitions from the Kentucky Revised Statutes are added to the Ordinance for the following: community, Federal Act, manufactured home, manufactured or mobile home lot, manufactured or mobile home community, mobile home, and modular home.

Any Ordinances or parts of Ordinances in conflict with this Ordinance are repealed and this Ordinance is effective on publication of this Summary.

The full text of the Ordinance as Amended, is on file in the Office of the City of London Clerk, 501 South Main Street, London, Kentucky where it may be inspected

This Summary is certified as a true and accurate summary of Ordinance No. 2017-07. by

Larry G. Bryson, City Attorney for the City of London.


LARRY G. BRYSON
ATTORNEY FOR THE CITY OF LONDON