

COMMONWEALTH OF KENTUCKY

CITY OF LONDON

ORDINANCE NO. 2025-10

AN ORDINANCE ALLOWING QUALIFIED MANUFACTURED HOMES IN RESIDENTIAL ZONED AREAS IN THE CITY OF LONDON PURSUANT TO KRS 100.348; DEFINITIONS, RESTRICTIONS AND RELATIONSHIP WITH OTHER LONDON CITY ZONING LAWS

PURPOSE: The Kentucky General Assembly has recognized and affirmed that the protection of property values is a legitimate issue to local governments and the enactment of regulations designed to protect property values is a proper exercise of local government legislative power. The Kentucky General Assembly has also recognized and affirmed that while local governments have legitimate authority to enact reasonable zoning regulations, the provision of quality, affordable housing through qualified manufactured homes serves an essential public purpose.

The Kentucky General Assembly has done so in amending KRS 100.348 to provide for qualified manufactured homes; however these amendments are not effective until July 1, 2026 in order for local governments to modify their own Zoning and Planning Regulations and Ordinances.

However, it is the intent of the City Council of the City of London that this Ordinance become effective immediately upon publication. The reasoning for this early adoption is due to need of more affordable housing in London because of the aging of residential housing units, declining of home ownership, increase in homelessness, increase in rental housing and lack of new home construction in London. This Ordinance provides for more affordable housing choices in London.

For such reasons, be it ORDAINED as follows:

DEFINITIONS. 1. As used in this Ordinance, unless the context requires otherwise:

- (a) "Compatibility standards" means standards that have been enacted under KRS 100.348 for the purpose of protecting and preserving the monetary value of real property located within the City of London's jurisdiction;
- (b) "Manufactured home" means a 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;

(c) "Qualified manufactured home" 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; and

(e) "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.
4. Compatibility standards are those required of other residential structures in the 2018 Kentucky Residential Code and City Ordinance No. 2022-03 (Development Ordinance); these are hereby adopted and are to be enforced in the same manner as other zoning regulations and shall be in addition to any zoning regulations that are generally applicable to single-family residences. Any architectural compatibility standards applied to qualified manufactured homes must be equivalent to, and not more stringent than, those standards applied to other single-family residential structures in the same zone.

5. Other Requirements:

- a. All qualified manufactured homes shall have foundation skirting;
- b. Depending on the type and existence of any attached structures, approval by either the City of London Building Inspector or the City of London Board of Zoning Adjustment;
- c. Setback restrictions, lot dimensions, and orientation of the home on the lot, so long as they are no stricter than those for site-built homes within the same zone;

6. 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 as 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.

7. This section shall not be construed to affect, modify, or abolish restrictions contained in recorded deeds, covenants, or developers' subdivision restrictions.

8. This section shall not be construed as limiting in any way the authority of the City of London to adopt regulations designed to protect historic properties or historic districts.

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

10. Other parts of the City of London's long term planning and development ordinances and other Zoning and Planning Board Regulations and Zoning and Planning Board of Adjustment Regulations (for example: variances) may require changes as suggested by those Boards.

11. Any Ordinances or part of Ordinances in conflict with this Ordinance be and are hereby repealed.

12. This Ordinance shall become effective immediately upon publication.

This the ____ day of _____, 2025.

MAYOR RANDALL WEDDLE

CITY OF LONDON

First Reading Date: _____ Second Reading Date: _____

Publication Date: _____