

**COMMONWEALTH OF
KENTUCKY CITY OF LONDON
A SUMMARY OF ORDINANCE NO 2026-08**

**ENTITLED "AN ORDINANCE AMENDING ORDINANCE 2022-03,
AND THE CITY'S DEVELOPMENT ORDINANCE TO
IMPLEMENT THE REQUIREMENTS OF KRS 100.348,
EFFECTIVE JULY 1, 2026, REGARDING THE TREATMENT OF
QUALIFIED MANUFACTURED HOMES; SEVERABILITY,
REPEALING PRIOR ORDINANCES AND EFFECTIVE DATE"**

This Summary is prepared by Christopher Wiest who is certified to practice law in this Commonwealth. This Ordinance was made necessary because the Kentucky General Assembly amended KRS 100.348, which generally requires cities to treat qualified manufactured homes the same as single family homes.

This Ordinance implements the legislative requirements of KRS 100.348 as amended, and specifically amends Ordinance 2022-03, the City's Development Ordinance, by defining "Manufactured Homes" and "Qualified Manufactured Homes" in a new section, codified at 202.1.1, all consistent with the definitions provided by the legislature at KRS 100.348. Specifically, a "Manufactured Home" is defined as 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.

It defines a "Qualified Manufactured Home" is a defined as a Manufactured Home that is manufactured on a date not to exceed 5 years prior to the date of installation, has a permanent foundation connected to appropriate facilities installed in compliance with KRS 227.570, has a width of at least twenty feet at its smallest point or is two stories in height and is oriented on the lot with its main door towards the street, and has a minimum total living area of nine hundred square feet. The ordinance requires skirting and other zoning requirements for Qualified Manufactured Homes.

The ordinance amends the Development Ordinance by permitting Qualified Manufactured Homes to be installed in R-1, R-2, MP, PDP, C-1, C-2, and C-3, districts, and retains existing requirements related to manufactured homes that are not Qualified Manufactured Homes. The ordinance has an effective date of publication or July 1, 2026, whichever is later, coinciding with the effective date of the changes to KRS 100.348.

The full and complete Ordinance 2026-08, is on file at the Office of the London City Clerk and can be viewed there during normal business hours.



Christopher Wiest

COMMONWEALTH OF KENTUCKY

CITY OF LONDON, KENTUCKY

ORDINANCE NO. 2026-08

AN ORDINANCE AMENDING ORDINANCE 2022-03, AND THE CITY'S DEVELOPMENT ORDINANCE TO IMPLEMENT THE REQUIREMENTS OF KRS 100.348, EFFECTIVE JULY 1, 2026, REGARDING THE TREATMENT OF QUALIFIED MANUFACTURED HOMES; SEVERABILITY, REPEALING PRIOR ORDINANCES AND EFFECTIVE DATE

WHEREAS, the City of London previously passed ordinance 2022-03, which was the last text amendment to the City's Development Ordinance; and

WHEREAS, the Kentucky General Assembly enacted an amendment to KRS 100.348, effective July 1, 2026, which requires an update to the City's Development Ordinance to be compliant with state law; and

WHEREAS, the foregoing amendment, consistent with Development Ordinance § 101 and 201.2 as well as KRS 100.211(3), all require a public hearing before the City's Planning and Zoning Commission prior to amendment of the Development Ordinance, which has been held prior to the second reading and adoption of this ordinance;

BE IT ORDAINED BY THE CITY OF LONDON, KENTUCKY, AS FOLLOWS:

Section I

Section 202.1 of Ordinance 2022-3 and the Development Ordinance are amended to read in full as follows:

202.1 RESIDENTIAL DISTRICTS

Residential districts are established to provide suitable sites and surroundings for housing. The ordinance recognizes that there should be diversity of settings in order to meet individual housing preferences.

1. R-1 SINGLE FAMILY RESIDENTIAL DISTRICTS - These residential districts are designed to provide for neighborhoods of single-family detached residences, Qualified Manufactured Homes, as defined in § 202.1.1, and related uses, and to exclude uses that are not compatible with residential use.

2. R-2 TWO-FAMILY/MULTI FAMILY RESIDENTIAL DISTRICTS - This district is designed to establish neighborhoods of single-family [~~and~~] multi-family homes, and Qualified Manufactured Homes, as defined in § 202.1.1, and free from other uses not compatible to residents of the area.

Section II

Section 202.1.1 of Ordinance 2022-3 and the Development Ordinance are amended to read in full as follows:

202.1.1 MOBILE/MANUFACTURED HOME AND PARK STANDARDS

(A) A “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.

(B) “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;

(C) “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.

(D) Other Requirements for Qualified Manufactured Homes:

a. All Qualified Manufactured Homes shall have foundation skirting;

b. Depending on the type and existence of any attached structures to Qualified Manufactured Homes, approval of such structures by either the City of London Building Inspector or the City of London Board of Zoning Adjustment;

c. The Qualified Manufactured Home shall comply with other zoning requirements including 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;

(E) 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 (B) of this section, may be treated as a qualified manufactured home for purposes of this section, based on a determination of the Building Inspector, 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.

A manufactured home, other than a Qualified Manufactured Home within a Residential Zone as permitted by this Ordinance, that is transported on a permanent chassis shall be treated as a mobile home for the purpose of this section.

Mobile/manufactured home parks shall be located only in a Mobile/Manufactured Home Park District (MP) and shall be developed according to the following standards:

a) It will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and its use will not change the essential character of the area.

b) It will not be hazardous or detrimental to existing or future neighboring uses.

c) It will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage, waste disposal, and schools.

d) It will be consistent with the intent and purpose of this ordinance and the Comprehensive Plan.

e) It will have vehicular approaches to the property which shall be designed so as not to create any interference with traffic on surrounding public streets or roads.

f) It will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance.

APPLICATIONS - Applications for permit to construct or alter a mobile/manufactured home park shall be made in writing to the appropriate state agency and the London Planning Commission and shall contain a complete plan, drawn to scale, submitted in triplicate and showing the following items:

- a) The name and address of the applicant.
- b) The name and location of the park.
- c) The dimensions and topography of the site.
- d) The number and size of all mobile/manufactured home lots.
- e) The area of each lot intended for the mobile/manufactured home with setback lines shown.
- f) A detailed drawing of the foundation for placement of mobile/manufactured home within the stand.
- g) Location and width of roadways, driveways, and walkways.
- h) Number, location, and size of all off-street parking spaces.
- i) Individual mobile/manufactured homes located within the park shall have a minimum floor area of four hundred (400) square feet.
- j) A separate floor plan of all buildings and other improvements to be constructed.
- k) Size and location of any playground area, if being provided.
- l) Evidence of compliance with the Comprehensive Plan and this Ordinance.
- m) Payment of required fee. The fee for a mobile/manufactured home park shall be the same as a zone change, One Thousand Dollars (\$1,000.00).
- n) Such other information as the Planning Commission might require.

LOCATION AND GENERAL LAYOUT:

- 1) The mobile/manufactured home park shall be located on a well-drained area, not subject to recurring flooding, and the premises shall be properly graded for drainage.
- 2) The mobile/manufactured home park shall abut a collector or arterial street.
- 3) Each mobile/manufactured home/lot shall be numbered and displayed in some systematic order.
- 4) Each mobile/manufactured home lot shall be a minimum of 4,000 square feet in area.
- 5) Mobile/manufactured homes shall be separated from each other and other structures by a minimum of fifteen (15) feet.
- 6) All mobile/manufactured homes shall be located at least twenty-five (25) feet from any external right-of-way, and at least ten (10) feet from other community property boundary lines.
- 7) Each mobile/manufactured home shall be set back from the internal park street or common parking area a minimum distance of twenty (20) feet.
- 8) The size and location of playground areas within the Mobile/Manufactured Home Park Community, if provided, shall be easily accessible to all park residents and free of traffic hazards. A minimum of one hundred and fifty (150) square feet of useable recreational space shall be provided for each mobile/manufactured home park lot.
- 9) All lots shall abut upon a park street. The minimum width of a two-way park street shall be twenty (20) feet, and fourteen (14) feet for a one-way park street. Additional street width may be required.

- 10) Park Streets, driveways, and walkways shall be paved according to City specifications, maintained in good condition, have good natural drainage, and be relatively free of dust.
- 11) All mobile/manufactured homes shall be placed and in compliance with site preparation and installation requirements of 815 KAR 25:090.
- 12) A dwelling/office for caretaker or manager is allowable provided it meets the applicable sections of this ordinance.
- 13) Only one (1) mobile/manufactured home shall be permitted to be placed on a single lot.

EXISTING MOBILE/MANUFACTURED HOME PARKS

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 operate 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.

MANUFACTURED HOME PERMITS AND OCCUPANCY

No mobile[;] or manufactured home, [~~or qualified manufactured homes~~] except for Qualified Manufactures Homes, will be permitted in the City of London, unless as a conditional use meeting the following compatibility standards in a R-2 Residential Zone.

Conditional uses meeting the following compatibility standards, allowing the placement of a mobile, manufactured, [~~or qualified manufactured home~~] or modular home are limited to the following:

1. In any mobile, manufactured, [~~qualified manufactured home park~~] or modular home park permitted under other portions of this Ordinance, OR
2. Application for a conditional use of the property is made by the owner of a previously existing mobile, manufactured, [~~qualified manufactured home~~] or modular home ("replacement home") located on the same real estate and that real estate and that the previously existing home was damaged or destroyed by fire or natural disaster. Compatibility standards to be considered include, but not limited to the compatibility in terms of assessed value with existing housing located with a one-eighth (1/8) mile or less radius from the proposed location of the replacement home, including but not limited to architectural features that have a significant impact on the overall value of the structure, AND
 - A. The person seeking the conditional use shall be the owner of the real estate where the home was previously located and the time it was damaged or destroyed by the fire or natural disaster within eighteen (18) months of the fire or natural disaster destruction of the original home; an extension of time may be granted for good reasons given but not more than a total of an additional six (6) months, AND
 - B. Ideally, the replacement home shall be the same size and fit the previous home "footprint" or previous foundation location as nearly as possible, AND

C. In keeping with K.R.S 100.348, the replacement home shall have a roof pitch of not less than four (4) inches per twelve (12) inches, not less than 800 net square feet of heated area for a two-bedroom home. Not less than 1,000 net square feet of heated and cooled area for a four-bedroom home and permanently attached to real estate by a concrete or masonry foundation, and

D. No additional structures shall be attached to the replacement home unless specifically allowed as part of the conditional use, which shall describe the type of material of the additional structure.

All new manufactured replacement homes shall conform to all requirements of the Commonwealth of Kentucky.

The Administrative Official shall not issue a building permit for any manufactured home, other than a Qualified 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 regulations.

EXISTING PRIVATELY OWNED MOBILE/MANUFACTURED HOME PARKS WITHIN THE CITY OF LONDON

Existing manufactured homes located within the City of London shall be allowed to continue. The owner of the home may repair and upgrade the existing manufactured home as long as the repair meets the requirements of this Ordinance. No extensions or enlargements of the existing manufactured home shall be permitted, except for Qualified Manufactured Homes.

OTHER REQUIREMENTS:

Regulations pertaining to uses and dimensional requirements, parking, and supplementary requirements, not covered in this section, are covered in other appropriate sections of the ordinance.

Section III

Section 202.1.5.1 of Ordinance 2022-3 and the Development Ordinance are amended to read in full as follows:

202.1.5.1 USES ALLOWED

The following table provides information on the uses that are allowed in residential districts.

USES ALLOWED	R-1	R-2	MP	PDP
Single-family dwelling (does not include mobile/manufactured homes having a permanent chassis <u>unless they are a Qualified Manufactured Home</u>)	P	P	N	P
Two-family dwellings	C	C	N	C

Multi-family dwellings	C	C	N	C
Qualified Manufactured Homes	P	P	P	P
Manufactured Homes that are not Qualified Manufactured Homes	N	N	P	N
Boarding Homes or Lodging Home Note(5)	P	P	N	P
Tourist Homes (includes bed and breakfast homestays)	P	P	N	P
Daycare and Nursery Facilities	N	C	N	C
Home Occupations Note (1)	A	A	A	A
Greenhouses, Gardens, Horticultural Activities (non-commercial)	A	A	A	A
Garages, Carports, Storage Buildings, Portable Storage Units (PODS) or accessory structures Note (2) (3)	A	A	A	A
Junkyards (including parted automobiles), Wrecking Yards	N	N	N	N
Private Swimming Pools	A	A	A	A
Churches and Related Church Uses	N	C	N	C
Civic, Charitable Organizations	N	C	N	C
Parks, Playgrounds, Play lots	C	P	P	C
Golf Courses	N	N	C	C
Laundromats, Snack Bars, Newsstand	N	N	C	C
Cell Towers	N	N	N	N
Condominiums	N	C	N	C
Portable, Mobile Storage Containers (PODS) Note 3	N	N	N	N
Wind Turbines	N	N	N	N
Tiny Houses being used as dwellings Note (4)	N	P	N	C
Group Home Note (6)	N	N	N	N

P (Principal) C (Conditional) A (Accessory) N (Not Allowed)

Notes:

1) Home occupations must meet the requirements spelled out in definitions.

2) Storage buildings and related structures shall be limited to two (2) per lot. They must be located in the rear or side yards, and set back at least ten (10) feet from the property lines. Storage buildings, garages, and accessory structures or portable storage units (PODS) shall not be used as dwelling units. In no event shall anyone allow a person or persons to dwell in a garage, storage building, portable storage unit (POD) or accessory structure. Upon the discovery of a person or persons living in a garage, storage building, portable storage unit (POD) or accessory structure, the Code Official shall cause to be posted at each entrance to such garage, storage building, portable storage unit (POD) or accessory structure a notice reading as follows: "This structure is unsafe and its occupancy has been prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the

purpose of removing personal belongings.

3) Portable storage containers shall not be used for persons to dwell or live in. Portable storage units and storage buildings shall not be permitted to be converted into dwelling units.

4) Tiny homes shall meet all of the requirements of the Kentucky Residential Code. Tiny homes used as single-family dwelling units shall set on a permanent foundation which meets the requirements of the Kentucky Residential Code. Tiny houses shall meet the minimum room size requirements, minimum tread and riser requirements, minimum emergency escape and rescue opening requirements and the minimum ceiling height requirements of the Kentucky Residential Code. Tiny homes are home used as single family dwelling units that are not listed or regulated as Industrialized Building Systems as defined by KRS 198.010(16) or Manufactured Home as defined by KRS 198B.01 0(23) and KRS 227.550.

5) Boarding or Lodging Home is a building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family dwelling unit. Occupants may be transient or non-transient.

6) Group Home is a facility for social rehabilitation, substance abuse, or mental health problems that contains a group housing arrangement that provides custodial care but does not provide medical care.

Section IV

Section 202.2 of Ordinance 2022-3 and the Development Ordinance are amended to read in full as follows:

Business districts are established to provide suitable sites and surroundings for a variety of commercial activities. The ordinance recognizes that the different types of commercial areas are best suited for certain land and structural uses. Three different types of commercial zoning districts are identified:

1. C-1 CENTRAL BUSINESS DISTRICT - The purpose of the C-1 (downtown) district is to accommodate and encourage further expansion and renewal in the historical business core area of the City. A variety of business, governmental, residential, and other related uses are provided in an effort to provide the mix of activities necessary to establish a truly urban character.

2. C-2 GENERAL BUSINESS DISTRICT -The purpose of the C-2 district is to encourage the establishment of areas for highway business uses. This district is specifically designed to serve the motoring public. C-2 districts are generally located at intersections or interchange areas along major arterial interstate highways.

3. C-3 NEIGHBORHOOD BUSINESS DISTRICT - The purpose of the C-3 district is to encourage the establishment of areas for convenient type business uses designed to meet the daily needs of residents in immediate neighborhoods. Such districts shall be strategically located with access to a collector street.

4. PLANNED DEVELOPMENT OR BUSINESS STRIP CENTER - The following minimum design standards shall be met in the development of planned development or business strip center:

- 1) The planned development or business strip center shall provide adequate access. Entrances and exits shall be located so as not to increase congestion at intersections.
- 2) The planned development or business strip center shall provide internal traffic circulation and control devices as to maximize auto and pedestrian safety.
- 3) The planned development or business strip center shall submit a development plan which is subject to approval by the Planning Commission.
- 4) The plan shall provide for a center consisting of one or more groups of establishments in buildings of integrated and harmonious design, together with adequate and properly arranged parking, in an attractive setting that fits harmoniously into adjoining or surrounding properties.
- 5) The application for the proposed planned development or business strip center shall show the need for the facilities and services and any other evidence the Planning Commission may require.
- 6) The Planning Commission must be satisfied that the developer of the proposed center is financially able to carry out the project, that he will start construction within one (1) year of approval, and that he intends to complete the project within a reasonable time (as the planning commission determines.)
- 7) The plan for the planned development or business strip center shall be in keeping with the City's Comprehensive Plan.
- 8) No building(s) shall cover more than twenty-five (25) percent of the total area of the lot or tract.

USES ALLOWED & DIMENSIONAL REQUIREMENTS

The following table provides information on the uses allowed, and dimensional requirements.

USES ALLOWED

A. UTILITIES, TRANSPORTATION & COMMUNICATIONS	C-1	C-2	C-3
1. Trucking/Movers	P	P	N
2. Post Office	P	P	P
3. Telephone Companies	P	P	P
4. Telegraph Office	P	P	P
5. Radio & TV Stations	P	P	C
6. Utility Companies	P	P	P
7. Bus Lines	P	P	N
8. Taxicabs	P	P	P
9. Air Cargo Service	N	P	N

B. WHOLESALE TRADE	C-1	C-2	C-3
1. Durable (motor vehicles, furniture, hardware, etc.)	P	P	P
2. Non-Durable (paper, food, etc.)	P	P	P

C. RETAIL TRADE	C-1	C-2	C-3
1. Bldg. materials, hardware, home improvements, etc.	P	P	P
2. Farm Supplies/Equipment	P	P	P
3. General Merchandise (dept. stores, variety stores, etc.)	P	P	P
4. Food Stores (grocery, bakery, etc.)	P	P	P
5. Vehicle Dealers (auto, boats, trucks, motorcycles)	P	P	P
6. Manufactured Home Sales	P	P	P
7. Apparel & Accessories (clothing, shoes, bridal, etc.)	P	P	P
8. Furniture & Appliances	P	P	P
9. Offices, Office Supplies & Equipment	P	P	P
10. Eating & Drinking Places (restaurants, cafes, cafeteria)	P	P	P
11. Drugstores (pharmacies)	P	P	P
12. Used Merchandise, Antiques, Pawn Shops	P	P	P
13. Sporting Goods, Gun Shops	P	P	P
14. Bookstores, Newsstands	P	P	P
15. Jewelry	P	P	P
16. Auto Parts, Tire Sales	P	P	P
17. Florists	P	P	P
18. Pet Shops or Pet Grooming facilities	C	C	C
19. Gift Shops, Coins, Arts & Crafts	P	P	P
20. Bicycle Shops	P	P	P
21. Monument Sales	P	P	P
22. Glass Sales	P	P	P
23. Ice	P	P	P
24. Musical Equipment/Supplies	P	P	P
25. Commercial Nursery	P	P	P

P (Principal) C (Conditional) A (Accessory) N (Not Allowed)

D. FINANCE, INSURANCE & REAL ESTATE	C-1	C-2	C-3
1. Banks	P	P	P
2. Credit, Savings/Loans	P	P	P
3. Security/Commodity Brokers	P	P	P
4. Insurance	P	P	P
5. Real Estate	P	P	P
6. Investment Offices	P	P	P

E. PERSONAL SERVICES	C-1	C-2	C-3
1. Laundry, Cleaners	P	P	P
2. Photo Studios	P	P	P
3. Beauty/Barber Shops	P	P	P

F. BUSINESS SERVICES	C-1	C-2	C-3
1. Advertising/Public Relations	P	P	P
2. Credit Bureau	P	P	P
3. Steno/Typing, Answering	P	P	P
4. Printing/Copying	P	P	P
5. Janitorial/Maintenance	P	P	P
6. Computer, Data Processing	P	P	P
7. Rentals: Merchandise, Equipment[s]	P	P	P
8. Research/Testing	P	P	P
9. Mini Warehouses	N	P	P
10. Portable Mobile Storage Containers (PODS)	Note (1)	Note (1)	Note (1)
11. Storage buildings, garages, Portable Mobile Storage Containers (PODS) and accessory structures	Note (2)& (3)	Note (2)& (3)	Note (2)& (3)

G. AUTO REPAIR, SERVICES	C-1	C-2	C-3
1. Garage	P	P	P
2. Junkyards *** NOT PERMITTED IN ANY ZONE ***	N	N	N

H. MISCELLANEOUS REPAIR	C-1	C-2	C-3
1. Electrical/Electronic	P	P	P
2. Watches, Clocks, Jewelry	P	P	P
3. Reupholstery	P	P	P
4. Air Conditioning, Machines, Etc.	P	P	P

P (Principal) C (Conditional) A (Accessory) N (Not Allowed)

I. AMUSEMENT, RECREATION	C-1	C-2	C-3
1. Theaters	P	P	P
2. Bowling/Billiards	P	P	P
3. Skating	P	P	P
4. Riding Stables	N	C	N
5. Inflatables	P	P	P

J. HEALTH SERVICES	C-1	C-2	C-3
1. Physicians/Dentists	P	P	P
2. Others (chiropractors, optometrists, etc.)	P	P	P
3. Hospitals, Clinics	P	P	P
4. Medical, Dental Labs	P	P	P
5. Nursing, Personal Care	P	P	P
6. Behavioral Health Services; Alcohol and/or Drug Treatment; Substance Abuse and Special Health Care Facilities	P	P	P

K. LEGAL SERVICES	C-1	C-2	C-3
1. Legal Service	P	P	P

L. EDUCATION	C-1	C-2	C-3
1. Including business, professional	P	P	P
2. Dance Studios, Acting, Music	P	P	P

M. SOCIAL SERVICES	C-1	C-2	C-3
1. Welfare	P	P	P
2. Nursing Facilities	P	P	P
3. Treatment Centers	P	P	P

N. ARCHITECTS, ENGINEERS, Etc	C-1	C-2	C-3
1. Architects, Engineers, Etc	P	P	P

O. CONTRACT CONSTRUCTION	C-1	C-2	C-3
1. Contract Construction	P	P	P

P. BUSINESS, CIVIC, PROFESSIONAL CLUBS	C-1	C-2	C-3
1. Business, Civic, Professional Clubs	P	P	P

Q. VETERINARY OFFICES	C-1	C-2	C-3
1. Veterinary Office	P	P	P

P (Principal) C (Conditional) A (Accessory) N (Not Allowed)

FENCES/WALLS/HEDGES- These regulations are the same as for residential areas.

ACCESSORY STRUCTURES- Accessory structures shall be located in the rear yard of a principal structure and shall meet requirements set forth in Dimensional Requirements.

EXCEPTIONS TO HEIGHT REGULATIONS-The height limitations contained in Section 202.3.1 do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level, and not intended for human occupancy.

STRUCTURES TO HAVE ACCESS-These regulations are the same as required in residential areas.

R. GOVERNMENT SERVICES	C-1	C-2	C-3
1. City/county offices, fire/police, schools, courts, auditoriums, libraries	P	P	P

S. CHURCHES	C-1	C-2	C-3
1. Churches	P	P	P

T. RESIDENCES	C-1	C-2	C-3
1. Multi-family including loft-units	P	P	C
2. Single-family including loft-units	P	P	P
3. Motels/Hotels	P	P	P
4. Manufactured Homes, <u>except Qualified Manufactured Homes</u>	N	N	N
5. Dormitories	N	C	C
6. <u>Qualified Manufactured Homes</u>	P	P	P

U. PLANNED DEVELOPMENTS	C-1	C-2	C-3
1. Planned Developments	C	C	C

P (Principal) C (Conditional) A (Accessory) N (Not Allowed)

(1) It shall be unlawful to place a Portable Mobile Storage Container (PODS) until the Building Inspector has issued a Building Permit authorizing the placement of a Portable Mobile Storage Container (PODS). The Building Permit for the Portable Mobile Storage Container (PODS) shall not exceed thirty (30) days. Extensions may be permitted for an additional thirty (30) days upon a written request, with a valid explanation, from the applicant. In no event shall a Portable Mobile Storage Container (PODS) be used as a permanent storage unit within the City of London. In no event shall a Portable Mobile Storage Container (PODS) be placed as a permanent storage unit within the City of London.

(2) In no event shall a Portable Mobile Storage Container (PODS), storage building, garage, or accessory structure be used for an occupancy of a business or residence. Storage containers (PODS) shall not be permitted to be converted into a place of business or occupancy or be used as a place of business or for occupancy of any type. Storage buildings, garages, and accessory structures or portable storage units (PODS) shall not be used as dwelling units. In no event shall anyone allow a person or persons to dwell in or do business in a garage, storage building, portable storage unit (PODS) or accessory structure. Upon the discovery of a person or persons occupying for the purpose of living or doing business in a garage, storage building, portable storage units (PODS) or accessory structure, the Code Official shall cause to be posted at each entrance to such garage, storage building, portable storage unit (PODS) or accessory structure a notice reading as follows: "This structure is unsafe and its occupancy has been prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of removing personal belongings.

(3) Storage buildings, garages, Portable Mobile Storage Container (PODS), and accessory structures shall be placed in the rear or side yard only and meet the setback requirements of the zone in which they are located. In the event the business is located on a corner lot fronting on two or more streets the owner or owner representative applying for the placement of storage building, garage, Portable Mobile Storage Container (PODS), or accessory structure shall apply

for a Conditional Use in order for the London Board of Zoning Adjustment to determine the placement of the building or structure on the corner lot. The London Board of Zoning Adjustment may request a survey of the property to determine setback requirements. In reviewing the type and construction of the proposed structure the Board shall look at the aesthetics to determine compatibility within the surrounding area. Additionally, the Board shall determine if the accessory structure is interfering with the flow of traffic, parking spaces, and interfering with the visibility of persons entering and exiting the parking spaces and parking lot.

Note: Double and multi-family dwellings located in, R-1, R-2, and C-3 zones shall be allowed as conditional uses and shall meet the same requirements as apartment buildings located in an R-2 zone.

Section V

1. This Ordinance shall not be construed to affect, modify, or abolish restrictions contained in recorded deeds, covenants, or developers' subdivision restrictions.
2. This Ordinance 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.
3. Any zoning regulation, ordinance, or requirement that violates this Ordinance is void and unenforceable.
4. 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.
5. Further, any ordinances in conflict with this ordinance be repealed to the extent of such conflict. If any section, sentence, clause, or phrase of this ordinance is held unconstitutional or otherwise invalid, such infirmity shall not effect the validity of the remaining ordinance.
6. This Ordinance shall become effective upon the latter of: (i) publication; or (ii) July 1, 2026;

First Reading: December ____, 2026

Second Reading: _____, 2026

Publication: _____, 2026

Mayor

ATTEST: _____
CITY CLERK