



MEMBERS PRESENT:

Mr. CJ Peters - Chair
Mr. Dennis Bass
Mr. Justin Verst
Mr. Jeff Schuchter
Ms. Sharon Haynes
Mr. Michael Williams

MEMBERS ABSENT:

Mr. Mark Turner
Mr. Troy Franzen

STAFF PRESENT:

Ms. Cindy Minter, Director
Mr. Matt Smith, Legal Council
Mr. Kirk Hunter, Principal Planner
Ms. Sally Bauer, Administrative Assistant

Mr. CJ Peters called the May 12, 2026 Planning Commission meeting to order at 6:30 pm. Following the pledge of allegiance, Ms. Bauer called the roll. Mr. Peters, Mr. Bass, Mr. Verst, Mr. Schuchter, Ms. Haynes and Mr. Williams are present. A quorum is found.

Mr. Peters presented minutes from April 14, 2026.

Mr. Peters asked board if they have any questions or comments related to the previous minutes. With no comments Mr. Peter entertained a motion.

Ms. Haynes motioned to approve the April 14th meeting minutes. Mr. Verst seconded to approve the minutes.

Mr. Bass, Mr. Schuchter, Mr. Peters, Mr. Verst, and Ms. Haynes voted approve the minutes. Mr. Williams abstained.

Mr. Peters introduced the new business as case PZ-26-021.

FILE NUMBER: PZ-26-021

APPLICANT: Campbell County Fiscal Court, KY

REQUEST: Text amendments Zoning text amendments to the Campbell County Zoning Ordinance related to Qualified Manufactured Homes

Mr. Hunter confirms that a legal notice was publish April 27th .

Mr. Hunter asked if the Commission had read through the staff report and if they had any questions. There was no comment.

Mr. Hunter explained that the State of Kentucky has enacted new laws regarding the treatment of Manufactured houses and now the county must update ordinance language accordingly.

Mr. Hunter explains the set-up of the staff report is a collection of excerpts of the ordinance that include mobile homes, manufactured homes, or qualified manufactured.

Mr. Hunter shared that he was having technical difficulties and was not able to pull the report of the projector, and directs board to read of their paper copies.

Mr. Hunter presented case PZ-26-021.

LEGISLATIVE BACKGROUND

House Bill 160 was signed by the Governor on April 1, 2025. This bill, codified in Kentucky Revised Statute (KRS) 100.348, becomes effective on July 1, 2026.

This statute:

Amends KRS 100.348 to include additional language regarding legislative purpose of the statute.

- a. Redefines "qualified manufactured home" to remove date of manufacture but require that the manufactured home must be installed within five years of it being built and have all parts related to transport removed.
- b. Requires compliance with KRS 227.570.
- c. Prohibits a local government from adopting or enforcing zoning regulations that treat qualified manufactured homes differently from single-family homes.
- d. Allows only regulation of certain architectural features of qualified manufactured homes and requires that those same standards be applied to single family homes.
- e. Allows a local government to permit the placement of a qualified manufactured home with smaller dimensions if a larger qualified manufactured home could not be situated on the lot.

STATUTORY REGULATIONS - Kentucky Revised Statute (KRS) 100.211(3), reads as follows:

"A proposal to amend the text of any zoning regulation which must be voted upon by the legislative body or fiscal court may originate with the planning commission of the unit or with any fiscal court or legislative body which is a member of the unit. Regardless of the origin of the proposed amendment, it shall be referred to the planning commission before adoption. The planning commission shall hold at least one (1) public hearing after notice as required by KRS Chapter 424 and make a recommendation as to the text of the amendment and whether the amendment shall be approved or disapproved and shall state the reasons for its recommendation. In the case of a proposed amendment originating with a legislative body or fiscal court, the planning commission shall make its recommendation within sixty (60) days of the date of its receipt of the proposed amendment. It shall take an affirmative vote of a majority of the fiscal court or legislative body to adopt the proposed amendment."

STAFF COMMENTS

The current Zoning Ordinance makes clear distinctions between “mobile homes”, “manufactured homes”, and “modular housing”.

The current definitions (Section 7.0 – Words and Phrases) in the ordinance differentiate “manufactured” homes into “Multi-Section” and “Single-Section”:

MANUFACTURED HOME (formerly called “Mobile Homes”): A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code and designed to be used as a single-family residential dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Manufactured homes shall meet or exceed all the requirements of Sections 9.27 and 9.28 of this Ordinance, KRS 227.550-660, KRS 227.990, and 815 KAR 25:010-040. The types of manufactured homes are: 1. Multi-Section manufactured homes are delivered to the homesite in two or three sections. 2. SINGLE-SECTION manufactured homes are delivered to the homesite in one intact section.

The ordinance further defines “manufactured housing” in a broader sense that includes multiple types of homes.

MANUFACTURED HOUSING: Manufactured homes, mobile homes, recreational vehicles, or mobile office.

The ordinance further defines “mobile home” to differentiate it from manufactured homes made after the Federal Manufactured Housing Construction and Safety Standards Act of 1974.

MOBILE HOME: A structure fabricated prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976 and transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width and forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. Mobile homes may consist of one (1) or more units that can be attached or joined together to comprise an integral unit and shall meet or exceed all the requirements of Sections 9.27 and 9.28 of this Ordinance.

The ordinance includes cross references as well:

DWELLING, TRAILER: See MOBILE HOME.

HOUSE TRAILER: See MOBILE HOME

Modular housing is permitted by right in any residential zone so no changes are needed regarding that type of housing.

MODULAR HOUSING: Housing fabricated in an off-site manufacturing facility under standards enforced the BOCA Code. Delivered to the homesite in several sections, the home’s interior amenities may be installed at the manufacturing facility or at the site. This definition shall not include mobile homes or manufactured homes.

The definition of “Mobile Home Park” makes no specific mention of “manufactured” homes; however, because of the specificity of the “mobile home” definition, it implies that they are not included.

MOBILE HOME PARK: Any lot, parcel, or two (2) premises, subdivided, designed, maintained, intended, and/or used to accommodate more mobile homes, and meets the requirements as specified in this ordinance. For the purpose of this ordinance, any lot or premises used for the wholesale or retail sale of mobile homes shall not be included within this definition.

“Mobile homes” are three additional times in the definitions:

BOCA CODE: Building Officials and Code Administrators International, Incorporated. Single family dwellings and modular homes fall under this code. These regulations do not apply to manufactured or mobile homes constructed to the HUD Code specifications.

DWELLING, DETACHED, SINGLE-FAMILY: A dwelling standing by itself and containing only one (1) dwelling unit, separate from other dwellings by open space, but shall not include mobile homes.

STRUCTURE: Anything constructed or erected, the use of which requires permanent location in or on the ground or attachment to something having a permanent location in or on the ground, including such as: buildings, mobile homes, signs, fences, etc.

In the General Regulations sections 9.10, 9.22, 9.27, and 9.28, mobile homes are also mentioned:

SECTION 9.10 APPLICATION ON ZONING REGULATION

...

B. Every public or private structure hereafter erected shall be located on a lot as herein defined and in no case shall there be more than one (1) principal building and permitted accessory structure on one (1) lot, nor shall any building be erected on any lot which does not abut at least twenty-five (25) feet on a deeded and accepted public right-of-way, except for mobile homes on individual mobile home sites which are required to abut at least one hundred fifty (150) feet on a deeded and accepted public right-of-way, as required by Section 9.28 of this Ordinance. In no case shall more than two (2) flag lots be contiguous to each other at the publicly dedicated street. Flag lots shall only be used in those locations where due to geometric, topographic, and other physical features, it would be impractical to extend a publicly dedicated street to serve lots located in said areas and in no case shall the required lot width of a flag lot be located further than two hundred fifty (250) feet from the publicly dedicated right-of-way from which the flag lot originates. The narrow portion of the lot extending from the right-of-way shall be physically capable of providing reasonable access to the flag lot. The minimum lot area and setback requirements for flag lots shall be two and one-half (2 - 1/2) times the requirements for residential zones.

SECTION 9.22 REGULATIONS PERTAINING TO PARKING OR STORING OF TRAILERS, MOBILE HOMES, CAMPERS, INOPERABLE VEHICLES, AND OTHER SUCH TYPE EQUIPMENT

A. ...

B. It shall be unlawful for any person or persons to live in any automobile, camper, bus, boat, or truck, within the limits of the County, except mobile homes may be permitted as provided herein and houseboats along the Licking and Ohio Rivers providing they are in accordance with state requirements.

C. The outside storage of any trailer, mobile home, recreational vehicle, camper, boat, or similar type equipment shall be restricted to the rear yard of all lots within the County, except as herein provided and in cases where, due to unique conditions, topographic or other, which do not allow use of the rear yard, the Planning and Zoning Commission may permit such storage on another part of the lot.

SECTION 9.27 GENERAL MOBILE HOME REGULATIONS: *Mobile homes shall be permitted in mobile home parks in RHMP Zone, as provided for in this Ordinance. In addition, all mobile home park installations shall comply with the following regulations.*

A. The mobile home shall, at a minimum, be equipped with a flush toilet, a tub or shower bath, kitchen facilities, and plumbing and electrical connections designed for attachment to appropriate external systems.

B. All health, sanitation (including sewers and/or private secondary sewage treatment plants approved by the proper authorities) and safety requirements applicable to a conventional dwelling, shall be equally applicable to a mobile home.

C. Off street parking shall be provided subject to the requirements of Article XI of this Ordinance.

- 162 D. In all mobile home parks, all outdoor storage of boats, trailers, trucks over 3/4 tons, inoperable vehicles
163 or other large items shall be permitted only in an enclosed building or a portion of the park designated
164 for such storage and enclosed by a fence and screen plantings.
- 165 E. Any mobile home, mobile home site or mobile home park shall conform to the "Kentucky Home and
166 Recreational Vehicle Park Law and Mobile Home Park Regulations."
- 167 F. The mobile home shall be set and adequately anchored on a concrete or hard surfaced slab in
168 accordance with the "Kentucky Mobile Home and Recreational Vehicle Park Regulations" and the open
169 space between the ground and the floor of the mobile home shall be enclosed with some material such
170 as concrete block, corrugated metal, or other durable and suitable material.
- 171 G. Any person, firm, or corporation desiring to install a mobile home in the County shall apply for a
172 zoning/building permit, and an occupancy permit from the County. Said permits must be approved
173 prior to the installation and occupancy of any mobile home. Mobile home parks shall be developed in
174 accordance with the Campbell County Subdivision Regulations and all other pertinent regulations of
175 this ordinance. Each mobile home must display the proper building/occupancy permit decal, signifying
176 that all permits have been approved by the building inspector and zoning administrator.
- 177 H. Any mobile home placed in Campbell County shall display the Housing and Urban Development Seal or
178 NFPA 501B Seal certifying that the home was manufactured according to Housing and Urban
179 Development Standards for mobile homes.
- 180 I. A mobile home shall be fitted to use propane, natural gas and/or electric for energy. Fuel oil and other
181 liquid petroleum products shall not be stored or used in the mobile home site.

182 **SECTION 9.28 INDIVIDUAL MOBILE HOME SITES**

- 183 A. No person shall use or locate a trailer or mobile home on any premises outside an approved mobile
184 home park, or in the recreational use trailer zone, or in a mobile home park subdivision, except in A-1,
185 Zones of Campbell County subject to the following regulations:
- 186 1. The mobile home shall be so located that no other dwelling or business conventional or
187 mobile, exists within a radius of one hundred twenty-five (125) feet of the mobile home.
 - 188 2. The mobile home site shall be minimum area of one acre with a minimum road frontage of one
189 hundred fifty (150) feet.
 - 190 3. The mobile home site shall be owned by the person or persons owning and occupying the
191 mobile home and a legally recorded lot and/or plat of same shall be recorded in the Campbell
192 County Clerk's office, provided always that the plat of said lot shall be approved by the
193 Planning and Zoning Commission or where appropriate by the Zoning Administrator,
 - 194 4. The mobile home shall be set back at least one hundred (100) feet from the front property line
195 and fifty (50) feet from the side property lines:
 - 196 5. Any person, firm or corporation desiring to locate a mobile home shall file a written petition
197 with the Zoning Administrator, setting forth in said petition a legal description of the entire
198 area to be used for the mobile home site, together with a plat of said area, showing the real
199 estate immediately adjacent thereto, including the location of any other dwelling or business,
200 conventional or mobile. In addition, said petition shall contain a statement showing the names
201 and addresses of all owners of all properties lying within a radius of 125 feet of the mobile
202 home. Said petition shall be accompanied by a certified check or money order in the sum of
203 twenty-five (25) dollars made payable to the Campbell County Fiscal Court to cover the costs of
204 processing the matter. No part of said twenty-five (25) dollars shall be refunded. If it is
205 permissible under the Zoning Regulations, the Zoning Administrator shall state where

permissible. If the area to be used as a mobile home site is a division of property so as to come within the preview of the definition of a subdivision as defined in Chapter 100 of the Kentucky Revised Statutes, the party desiring approval shall in addition to complying, with this Section, shall also comply with the Campbell County Planning and Zoning Regulations;

6. The mobile home shall be the only principal building on the lot except as provided in KRS 100.203 (4);
7. Because of the inherent ability of a mobile home to be moved from one site to another, no permit granted for the installation of such a unit shall be considered perpetual. If, at any time the Campbell County Planning and Zoning Administrator discovers a violation of any section hereof, he may revoke the permit, subject to a right of appeal to the Zoning Commission.
8. All mobile homes to be placed in an A-1 Zone shall also conform to all portions of Section 9.27.

In the Zoning Ordinance Article X, the term appears in the development controls of each zone:

No motor vehicle which is inoperable, mobile home, or trailer which is usable or unusable, shall be stored or used for storage of any items therein on any lot or parcel in this zone.

Article X includes the Agricultural-One Zone (A-1), which includes "Mobile homes subject to the requirements of Section 9.28 of this ordinance and KRS 100.203 (4)" as a permitted use.

Article X includes the Residential Mobile Home Park Zone (RMHP), which only mentions "mobile" homes:

SECTION 10.10 RMHP RESIDENTIAL MOBILE HOME PARK ZONE:

A. USES PERMITTED:

1. Mobile homes, only.

B. ACCESSORY USES:

...

C. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Site for a Mobile Home Park - Ten (10) acres
2. The width of said park - A minimum distance of three hundred (300) feet, as measured along a deeded right-of-way. The park shall be a platted subdivision with lots and streets in accordance with the provisions of this section and the Campbell County Subdivision Regulations, approved by the planning commission. The park may be phased to achieve completion of the ten acre minimum area through review of the phasing process by the planning commission.
3. Minimum Lot Area - Six thousand (6,000) square feet provided. In the case of this zone, only one principal building (mobile home) as defined herein may be permitted on one lot
4. Minimum Lot Width - Fifty (50) feet and shall abut a deeded right-of-way
5. Minimum Front Yard Depth - Twenty (20) feet
6. Minimum Side Yard Width - Fifteen (15) feet
7. Minimum Rear Yard Depth - Twenty (20) feet
8. Maximum Building Height - Twenty-five (25) feet
9. Minimum Setback of All Buildings and Structures within Mobile Home Parks at All Park Boundary Lines - Thirty (30) feet, except that the Planning and Zoning Commission may increase or reduce this distance where due to topography, street location, structures on adjacent properties, or shape of this lot, this distance should or may be revised

D. OTHER DEVELOPMENT CONTROLS:

1. *In a mobile home park in which lots are to be platted the following conditions shall be used.*
 - a. *The minimum side yard on each side of the lot shall be fifteen feet.*
 - b. *The minimum rear yard depth shall be twenty (20) feet.*
 - c. *Not more than one (1) principal building shall be permitted on any lot.*
 - d. *The minimum lot width shall be fifty (50) feet.*
 - e. *Street-All streets within the mobile home park shall be within deeded and accepted public right-of-way and constructed according to the appropriate subdivision regulations, having a minimum width of twenty-eight (28) feet.*
 - (1) *Streets shall be provided and placed in the site where necessary to furnish principal traffic ways for convenient access to each mobile home and other important facilities in the area.*
 - (2) *Ingress and egress to the individual lots shall be only over an interior road developed as part of the mobile home park.*
2. *In a mobile home park in which lots will not be platted the following conditions shall be used.*
 - a. *The minimum side yard distances between mobile homes shall be at least fifteen (15) feet.*
 - b. *The minimum rear yard distance between mobile homes shall be At least twenty (20) feet.*
 - c. *More than one principal building may be permitted on a lot.*
 - d. *The minimum street frontage for each mobile home as measured along a line parallel to and twenty (20) feet from the street shall be fifty (50) feet, except that on cul-de-sacs or irregularly shaped lots, -the Planning and Zoning Commission may vary this required frontage.*
 - e. *All streets within a mobile home park shall be paved with concrete at least six (6) inches thick or the accepted equivalent of gravel and asphaltic concrete, (as set forth in the Subdivision Regulations) to a width of at least twenty-four (24) feet.*
 - (1) *Streets shall be provided and placed on the site where necessary to furnish principal traffic ways for convenient access to each mobile home and other important facilities in the area.*
 - (2) *Ingress and egress to the individual lots shall be only over an interior road developed as part of the mobile home park.*
 - (3) *Turning radius on a street twenty-four (24) feet wide shall be a minimum of thirty-five (35) feet.*
 - (4) *In all other respects, the interior streets shall be built to County specifications regarding curbs, crowns, and drainage as set forth in the Subdivision Regulations.*
3. *A mobile home; including accessory structures, decks or patios, shall not cover more than 50% of the mobile home site.*
4. *A deck or patio slab of at least one hundred eighty (180) square feet shall be provided on each mobile home site and conveniently located at the entrance of each mobile home'*
5. *Fire hydrant location and types shall be approved by the local fire department prior to construction.*
6. *All proposed rules and regulations or deed restrictions shall be submitted with the plans prior to approval and shall be included as a condition to approval.*

- 299 7. *Not less than five (5) percent of the gross area of the mobile home park shall be set aside,*
300 *designed, constructed, and equipped as a recreational area. A minimum of one-half acre*
301 *per recreation site shall be provided.*
- 302 8. *No lighting shall be permitted which would glare from this zone onto any street, road,*
303 *highway, deeded right-of-way, or into any residential zone.*
- 304 9. *Where any yard in this zone abuts another zone, a ten (10) foot wide screening area, as*
305 *regulated by Section 9.17 of this Ordinance shall be required.*
- 306 10. *A site plan, as regulated by Section 9.1 of this Ordinance shall be required for any use in*
307 *this zone.*

308 E. *SALE OF MOBILE HOMES: Sale of new mobile homes for on or off-site use may be permitted as a*
309 *conditional use in this zone. The following conditions must be met before consideration of any*
310 *application will be given:*

- 311 1. *The site must be in a mobile home park meeting all existing requirements in this zone.*
312 2. *The number of mobile homes for sale or show shall not exceed ten (10) percent of the*
313 *total number, rounded up to the nearest whole number, of available lots in the*
314 *development.*
- 315 3. *Each unit for sale must occupy a lot which is equal in size, landscaping and paving to*
316 *average lot in the development.*
- 317 4. *No additional outdoor lighting, flags, or pennants shall be permitted to define the units*
318 *for sale.*

319 The Zoning Ordinance, Article X Section 10.18 includes *"Mobile home and trailer sales, rental and service (new*
320 *and used)"* as a permitted use in the Highway Commercial (HC) zone.

321 The term "Manufactured Home" does not appear in Article X

322 The term "Qualified Manufactured Home" does not appear anywhere in the Zoning Ordinance.

323 Single-family dwellings are identified as a permitted use within the following districts:

- 324 • Section 10.1 - A-1 Agricultural Zone
325 • Section 10.2 - R-RE Residential Rural Estate Zone
326 • Section 10.3 - R-1A Residential One - A Zone
327 • Section 10.4 - R-1B Residential One - B Zone
328 • Section 10.5 - R-1C Residential One - C Zone
329 • Section 10.6 - R-1CC Residential One - CC Zone
330 • Section 10.7 - R-1D Residential One - D Zone
331 • Section 10.8 - R-1DD Residential One - DD Zone
332 • Section 10.9 - R-1E Residential One-E Zone
333 • Section 10.11 – R-2 Residential Two Zone
334 • Section 10.14 - RCD Residential Cluster Development Zone Overlay Zone

335 Single-family dwellings are identified as a conditional use within the River Recreation/Conservation (R/CO) Zone

336 The proposed amendments would:

- 337 1. Provide a clear distinction between mobile home, manufactured home, and qualified manufactured
338 home.
339 2. Regulate qualified manufactured homes the same as single-family dwelling units.

340 **Recommendation:**

To approve the text amendments Articles VII, IX, and X of the Official Zoning Ordinance, and forward the recommendation to the Fiscal Court for adoption including the following sections of the Campbell County Zoning Ordinance:

- Section 7.0 – Words and Phrases
- Section 9.10 Application on Zoning Regulation
- Section 10.1 - A-1 Agricultural Zone Section 10.2 - R-RE Residential Rural Estate Zone
- Section 10.3 - R-1A Residential One - A Zone
- Section 10.4 - R-1B Residential One - B Zone
- Section 10.5 - R-1C Residential One - C Zone
- Section 10.6 - R-1CC Residential One - CC Zone
- Section 10.7 - R-1D Residential One - D Zone
- Section 10.8 - R-1DD Residential One - DD Zone
- Section 10.9 - R-1E Residential One-E Zone
- Section 10.10 RMHP Residential Mobile Home Park Zone
- Section 10.11 – R-2 Residential Two Zone

Mr. Hunter reviewed the staff recommended text changes.

Text amendment additions and renumbering in blue underline and deletions in ~~red strike-out~~.

ARTICLE VII - DEFINITIONS

SECTION 7.0 – WORDS AND PHRASES

~~DWELLING, TRAILER: See MOBILE HOME.~~

~~HOUSE TRAILER: See MOBILE HOME~~

~~MANUFACTURED HOME (formerly called "Mobile Homes"): A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing~~

~~a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code and designed to be used as a single-family residential dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Manufactured homes shall meet or exceed all the requirements of Sections 9.27 and 9.28 of this Ordinance, KRS 227.550-660, KRS 227.990, and 815 KAR 25:010-040. The types of manufactured homes are: 1. Multi-Section manufactured homes are delivered to the homesite in two or three sections. 2. SINGLE SECTION manufactured homes are delivered to the homesite in one intact section. As defined by KRS 100.348, (2)(c)~~

~~MANUFACTURED HOUSING: Manufactured homes, mobile homes, recreational vehicles, or mobile office.~~

MANUFACTURED HOME ,QUALIFIED. As defined by KRS 100.348, (2)(d)

~~MOBILE HOME: A structure fabricated prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976 and transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width and forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Mobile homes may consist of one (1) or more units that can be attached or joined together to comprise an integral unit and shall meet or exceed all the requirements of~~

~~Sections 9.27 and 9.28 of this Ordinance.~~ A structure manufactured on or prior to June 15, 1976 composed of one or more components substantially assembled in a manufacturing plant and designed to be transported to a building site on its own chassis for placement on a supporting structure. A mobile home is constructed in accordance with the standards established in the U.S. Department of Housing and Urban Development's building code for manufactured housing.

MOBILE HOME PARK: Any lot, parcel, or two (2) premises, subdivided, designed, maintained, intended, and/or used to accommodate ~~more~~ mobile homes, manufactured homes, or qualified manufactured homes, and meets the requirements as specified in this ordinance. For the purpose of this ordinance, any lot or premises used for the wholesale or retail sale of mobile homes, manufactured homes, or qualified manufactured homes shall not be included within this definition.

STRUCTURE: Anything constructed or erected, the use of which requires permanent location in or on the ground or attachment to something having a permanent location in

or on the ground, including such as: buildings, mobile homes, manufactured homes, qualified manufactured homes, signs, fences, etc.

ARTICLE IV – GENERAL REGULATIONS

SECTION 9.10 APPLICATION ON ZONING REGULATION

...

- C. Every public or private structure hereafter erected shall be located on a lot as herein defined and in no case shall there be more than one (1) principal building and permitted accessory structure on one (1) lot, nor shall any building be erected on any lot which does not abut at least twenty-five (25) feet on a deeded and accepted public right-of-way, ~~except for mobile homes on individual mobile home sites which are required to abut at least one hundred fifty (150) feet on a deeded and accepted public right-of-way, as required by Section 9.28 of this Ordinance.~~ . . .

SECTION 9.22 REGULATIONS PERTAINING TO PARKING OR STORING OF TRAILERS, MOBILE HOMES, CAMPERS, INOPERABLE VEHICLES, AND OTHER SUCH TYPE EQUIPMENT

D. . . .

- E. It shall be unlawful for any person or persons to live in any automobile, camper, bus, boat, or truck, within the limits of the County, except ~~mobile homes may be permitted as provided herein and~~ houseboats along the Licking and Ohio Rivers providing they are in accordance with state requirements.

- F. The outside storage of any trailer, ~~mobile home~~, recreational vehicle, camper, boat, or similar type equipment shall be restricted to the rear yard of all lots within the County, except as herein provided and in cases where, due to unique conditions, topographic or other, which do not allow use of the rear yard, the Planning and Zoning Commission may permit such storage on another part of the lot.

Staff proposes no changes to Sections 9.27 and 9.28; However, we include these sections for your consideration if you find that the language should be amended

SECTION 9.27 GENERAL MOBILE HOME REGULATIONS: Mobile homes shall be permitted in mobile home parks in RHMP Zone, as provided for in this Ordinance. In addition, all mobile home park installations shall comply with the following regulations.

- A. The mobile home shall, at a minimum, be equipped with a flush toilet, a tub or shower bath, kitchen facilities, and plumbing and electrical connections designed for attachment to appropriate external systems.

- B. All health, sanitation (including sewers and/or private secondary sewage treatment plants approved by the proper authorities) and safety requirements applicable to a conventional dwelling, shall be equally applicable to a mobile home.
- C. Off street parking shall be provided subject to the requirements of Article XI of this Ordinance.
- D. In all mobile home parks, all outdoor storage of boats, trailers, trucks over 3/4 tons, inoperable vehicles or other large items shall be permitted only in an enclosed building or a portion of the park designated for such storage and enclosed by a fence and screen plantings.
- E. Any mobile home, mobile home site or mobile home park shall conform to the "Kentucky Home and Recreational Vehicle Park Law and Mobile Home Park Regulations."
- F. The mobile home shall be set and adequately anchored on a concrete or hard surfaced slab in accordance with the "Kentucky Mobile Home and Recreational Vehicle Park Regulations" and the open space between the ground and the floor of the mobile home shall be enclosed with some material such as concrete block, corrugated metal, or other durable and suitable material.
- G. Any person, firm, or corporation desiring to install a mobile home in the County shall apply for a zoning/building permit, and an occupancy permit from the County. Said permits must be approved prior to the installation and occupancy of any mobile home. Mobile home parks shall be developed in accordance with the Campbell County Subdivision Regulations and all other pertinent regulations of this ordinance. Each mobile home must display the proper building/occupancy permit decal, signifying that all permits have been approved by the building inspector and zoning administrator.
- H. Any mobile home placed in Campbell County shall display the Housing and Urban Development Seal or NFPA 501B Seal certifying that the home was manufactured according to Housing and Urban Development Standards for mobile homes.
- I. A mobile home shall be fitted to use propane, natural gas and/or electric for energy. Fuel oil and other liquid petroleum products shall not be stored or used in the mobile home site.

SECTION 9.28 INDIVIDUAL MOBILE HOME SITES

- A. No person shall use or locate a trailer or mobile home on any premises outside an approved mobile home park, or in the recreational use trailer zone, or in a mobile home park subdivision, except in A-1, Zones of Campbell County subject to the following regulations:
 - 1. The mobile home shall be so located that no other dwelling or business conventional or mobile, exists within a radius of one hundred twenty-five (125) feet of the mobile home.
 - 2. The mobile home site shall be minimum area of one acre with a minimum road frontage of one hundred fifty (150) feet.
 - 3. The mobile home site shall be owned by the person or persons owning and occupying the mobile home and a legally recorded lot and/or plat of same shall be recorded in the Campbell County Clerk's office, provided always that the plat of said lot shall be approved by the Planning and Zoning Commission or where appropriate by the Zoning Administrator,
 - 4. The mobile home shall be set back at least one hundred (100) feet from the front property line and fifty (50) feet from the side property lines:
 - 5. Any person, firm or corporation desiring to locate a mobile home shall file a written petition with the Zoning Administrator, setting forth in said petition a legal description of the entire area to be used for the mobile home site, together with a plat of said area, showing the real estate immediately adjacent thereto, including the location of any other dwelling or business, conventional or mobile. In addition, said petition shall contain a

statement showing the names and addresses of all owners of all properties lying within a radius of 125 feet of the mobile home. Said petition shall be accompanied by a certified check or money order in the sum of twenty-five (25) dollars made payable to the Campbell County Fiscal Court to cover the costs of processing the matter. No part of said twenty-five (25) dollars shall be refunded. If it is permissible under the Zoning Regulations, the Zoning Administrator shall state where permissible. If the area to be used as a mobile home site is a division of property so as to come within the preview of the definition of a subdivision as defined in Chapter 100 of the Kentucky Revised Statutes, the party desiring approval shall in addition to complying, with this Section, shall also comply with the Campbell County Planning and Zoning Regulations;

6. The mobile home shall be the only principal building on the lot except as provided in KRS 100.203 (4);

7. Because of the inherent ability of a mobile home to be moved from one site to another, no permit granted for the installation of such a unit shall be considered perpetual. If, at any time the Campbell County Planning and Zoning Administrator discovers a violation of any section hereof, he may revoke the permit, subject to a right of appeal to the Zoning Commission.

8. All mobile homes to be placed in an A-1 Zone shall also conform to all portions of Section 9.27.

B. TRAILERS USED FOR RECREATION: Trailers used exclusively for recreational purposes, customarily connected with the use of the Ohio and Licking Rivers, may locate in any zone in an area between the Water line of either said rivers in pool state and a point of five hundred (500) feet back therefrom. The minimum requirements shall be set forth in paragraph 28A. Trailers in these areas must comply with the State of Kentucky's Recreation Trailer Laws or they shall be deemed to be unlawful

C. TRAILERS, TEMPORARY: A temporary trailer may be placed on a lot if approved by the Commission, to be lived in while construction of a house is under way. There must be a definite time limit, established by the requester and Commission, at the time the request is made. Each temporary trailer permit shall be valid for one year subject to extension by the Planning and Zoning Commission.

ARTICLE X - ZONES

SECTION 10.1 - A-1 AGRICULTURAL ZONE

A. USES PERMITTED

...

[11. Manufactured Home, Qualified](#)

SECTION 10.2 - R-RE RESIDENTIAL RURAL ESTATE ZONE

A. USES PERMITTED

...

[4. Manufactured Home, Qualified](#)

SECTION 10.3 - R-1A RESIDENTIAL ONE - A ZONE

A. USES PERMITTED

...

522 2. [Manufactured Home, Qualified](#)
523
524 **SECTION 10.4 - R-1B RESIDENTIAL ONE - B ZONE**
525 A. USES PERMITTED
526 ...
527 2. [Manufactured Home, Qualified](#)
528
529 **SECTION 10.5 - R-1C RESIDENTIAL ONE - C ZONE**
530 A. USES PERMITTED
531 ...
532 2. [Manufactured Home, Qualified](#)
533
534 **SECTION 10.6 - R-1CC RESIDENTIAL ONE - CC ZONE**
535 A. USES PERMITTED
536 ...
537 3. [Manufactured Home, Qualified](#)
538
539 **SECTION 10.7 - R-1D RESIDENTIAL ONE - D ZONE**
540 A. USES PERMITTED
541 ...
542 2. [Manufactured Home, Qualified](#)
543
544 **SECTION 10.8 - R-1DD RESIDENTIAL ONE - DD ZONE**
545 A. USES PERMITTED
546 ...
547 4. [Manufactured Home, Qualified](#)
548
549 **SECTION 10.9 - R-1E RESIDENTIAL ONE-E ZONE**
550 A. USES PERMITTED
551 ...
552 2. [Manufactured Home, Qualified](#)
553
554 **SECTION 10.10 RMHP RESIDENTIAL MOBILE HOME PARK ZONE:**
555 A. USES PERMITTED:
556 1. Mobile homes, ~~only~~.
557 2. [Manufactured Home, Qualified](#)
558 ...
559 ...
560 D. OTHER DEVELOPMENT CONTROLS:
561 1. In a mobile home park in which lots are to be platted the following
562 conditions shall be used.
563 ...
564 ...

e. Street-All streets within the mobile home park shall be within deeded and accepted public right-of-way and constructed according to the appropriate subdivision regulations, having a minimum width of twenty-eight (28) feet.

- 1) Streets shall be provided and placed in the site where necessary to furnish principal traffic ways for convenient access to each ~~mobile~~ home and other important facilities in the area.

3. A mobile home, manufactured home, or qualified manufactured home; including accessory structures, decks or patios, shall not cover more than 50% of the mobile home site.

E. SALE OF ~~MOBILE~~ HOMES: Sale of new ~~mobile~~ homes for on or off-site use may be permitted as a conditional use in this zone. The following conditions must be met before consideration of any application will be given:

1. The site must be in a mobile home park meeting all existing requirements in this zone.
2. The number of ~~mobile~~ homes for sale or show shall not exceed ten (10) percent of the total number, rounded up to the nearest whole number, of available lots in the development.

SECTION 10.11 – R-2 RESIDENTIAL TWO ZONE

A. USES PERMITTED

3. Manufactured Home, Qualified

Mr. Peter directed the board to the colored version of the staff report on their iPad while Mr. Hunter's computer resets.

Mr. Peters directed everyone to start on Section 7.

Mr. Verst asked Mr. Hunter to give the background and definition of qualified manufactured home.

Mr. Verst summarizes that a qualified manufactured home will be treated like a single family stick-built home, and that it should not be treated like a mobile home.

Mr. Hunter put focus of the definition because they have been classified under so many different names including double wide, mobile homes, camper, house trailer, etc. Mr. Hunter explains that they would all now be defined as, mobile homes, manufactured home, and qualified manufactured homes.

Mr. Hunter explained that the structure would be classified by manufactured date. Mobile home would be before 1974, a manufactured home would be from 1974 to 2002, and qualified manufactured homes would be after 2002. Mr. Hunter infused the main thing is that all new homes will all be qualified manufactured homes.

611 Mr. Verst corrected Mr. Hunter saying that the new homes can be qualified
612 manufactured homes but still have to meet certain architectural definitions.
613
614 Mr. Hunter clarifies that it is up to Kentucky Revised Statues (KRS) and he defers back
615 to them in the staff report. So, we can use the same definition across the
616 commonwealth.
617
618 Mr. Verst clarifies that the KRS has a couple of architectural standards, like a
619 permanent foundation and roof pitch windows.
620
621 Mr. Verst confirmed that you can still build a manufactured home that's not qualified if
622 it's like a plain box, but if you add on some architectural features on it to make it look
623 better it can become a qualified manufactured home.
624
625 Mr. Hunter confirms and directs everyone to Section 10.
626
627 Mr. Hunter asked the board to add qualified manufactured to specific to each residential
628 zone.
629
630 Mr. Hunter clarified that this would prevent the moving of old mobile homes to zones
631 they aren't permitted to.
632
633 Mr. Peters asked the board if they were able to go over section seven and if they had
634 any questions or comments.
635
636 Mr. Verst talked about the phrase mobile home is getting phased out.
637
638 Mr. Bass asked if a manufactured home is a mobile home.
639
640 Mr. Verst clarifies it's a mobile home until they put it on a foundation and remove all of
641 the moving parts. Mr. Verst also explains if it comes together in different parts, it could
642 also be a manufactured home.
643
644 Mr. Verst asked Mr. Hunter if the mobile home is tied to a date definition.
645
646 Mr. Bass describes an unidentified manufactured house that came in two pieces and
647 was put together and looks like a stick build house.
648
649 Mr. Verst clarified if it was built after 1976 its most likely not a mobile home anymore. It
650 would be a manufactured home and that 1976 is the cut off between new and old
651 buildings standards. Following KRS, it just adds extra conditions to make it a qualified
652 manufactured home. Mr. Verst explained that the qualified part is what makes it like a
653 single-family residence. And if those requirements aren't met then it is treated like a
654 manufactured home which is like a mobile home.
655

Mr. Hunter refers to Mr. Bass's question and that if it would to have come in two pieces it could be classified as a modular home too. If it were a modular home it would have to be locally inspected and that modular homes aren't as zoned and can be put in residential zone.

Mr. Hunter and Mr. Verst discussed the differences between a modular home and a manufactured home. How they are delivered and who inspects them.

Mr. Peters asked the board if any of them were still reviewing section 7 or had any questions or comments. No comments were made.

Mr. Peters continued to Section 9.

Mr. Verst requested Mr. Hunter to pull a development that has houses that meet KRS requirements up on the computer. At the time the computer was being reset.

Mr. Verst explained it is out in Florence off of ZigZag Road a typical mobile home park and there was a new development next to the previous one. Where they added a front porch and put block foundation. Mr. Verst complements how well it looks.

The board discus adding in the definition manufactured home along with qualified manufactured home.

Mr. Peters clarified that the red crossed out words in the staff report are what is to be removed, while blue are to be added.

Mr. Peters referred to Section 10.1 in the permitted uses where it says manufactured home, qualified manufactured homes and asked Mr. Hunter if it could be both a manufactured home, or qualified manufactured, or mobile home.

Mr. Verst asked if that is the only zone mobile homes are allowed in.

Mr. Peters confirmed.

Mr. Peters clarified he wanted to make sure it was both manufactured homes or a qualified manufactured home.

Mr. Hunter agrees to add both manufactured or qualified manufactured.

Mr. Verst asks if Mr. Hunter could pull up Fountain Dr. off of Zig Zag Rd.



Mr. Verst explains that this is an example of a manufactured home community that still is appealing. That they look like regular houses but have the same shape as a mobile home.

Ms. Haynes asked if the buildings are classified as qualified manufactured or manufactured houses.

Mr. Verst explained that they were built before the regulations but he believes that they would meet the KRS conditions.

Ms. Haynes and Mr. Bass complements the setup of the street.

Mr. Verst explained that with the new regulation that a qualified manufactured home can be put next to a stick built home. Which would also help in the case of a small lot that is too small to put a house on you would be able to put a manufactured house there.

Mr. Peters in reference to Section 10.10 asked Mr. Hunter to make it three different permitted uses mobile homes, manufactured homes, and qualified manufactured.

Mr. Peters asked the board if they reviewed the section and if they had any questions or comments.

Mr. Peters concluded the staff report.

Mr. Peters noted that no one from the public present.

Mr. Peters asked Mr. Hunter if there was any public comments sent in.

There is no public comment.

Mr. Verst motions to approve Case PZ-26-021 to amend the text language that was modified during the meeting and the testimony regarding the case.

FINAL TEXT AS EDITED IN MEETING

Text amendment additions and renumbering in blue underline and deletions in ~~red-strike-out~~.

ARTICLE VII - DEFINITIONS

SECTION 7.0 – WORDS AND PHRASES

~~DWELLING, TRAILER: See MOBILE HOME.~~

~~HOUSE TRAILER: See MOBILE HOME~~

~~MANUFACTURED HOME (formerly called “Mobile Homes”): A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Housing~~

~~Construction and Safety Standards (24 CFR 3280) HUD Code and designed to be used as a single family residential dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Manufactured homes shall meet or exceed all the requirements of Sections 9.27 and 9.28 of this Ordinance, KRS 227.550-660, KRS 227.990, and 815 KAR 25:010-040. The types of manufactured homes are: 1. Multi-Section manufactured homes are delivered to the homesite in two or three sections. 2. SINGLE SECTION manufactured homes are delivered to the homesite in one intact section.~~ As defined by KRS 100.348, (2)(c)

~~MANUFACTURED HOUSING: Manufactured homes, mobile homes, recreational vehicles, or mobile office.~~

MANUFACTURED HOME ,QUALIFIED. As defined by KRS 100.348, (2)(d)

~~MOBILE HOME: A structure fabricated prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976 and transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width and forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Mobile homes may consist of one (1) or more units that can be attached or joined together to comprise an integral unit and shall meet or exceed all the requirements of Sections 9.27 and 9.28 of this Ordinance.~~ A structure manufactured on or prior to June 15, 1976 composed of one or more components substantially assembled in a manufacturing plant and designed to be transported to a building site on its own chassis for placement on a supporting structure. A mobile home is constructed in accordance with the standards established in the U.S. Department of Housing and Urban Development's building code for manufactured housing.

MOBILE HOME PARK: Any lot, parcel, or two (2) premises, subdivided, designed, maintained, intended, and/or used to accommodate ~~more~~ mobile homes, manufactured homes, or qualified manufactured homes, and meets the requirements as specified in this ordinance. For the purpose of this ordinance, any lot or premises used for the wholesale or retail sale of mobile homes, manufactured homes, or qualified manufactured homes shall not be included within this definition.

STRUCTURE: Anything constructed or erected, the use of which requires permanent location in or on the ground or attachment to something having a permanent location in or on the ground, including such as: buildings, mobile homes, manufactured homes, qualified manufactured homes, signs, fences, etc.

ARTICLE IV – GENERAL REGULATIONS

SECTION 9.10 APPLICATION ON ZONING REGULATION

787 ...

788 D. Every public or private structure hereafter erected shall be located on a lot as
789 herein defined and in no case shall there be more than one (1) principal building
790 and permitted accessory structure on one (1) lot, nor shall any building be
791 erected on any lot which does not abut at least twenty-five (25) feet on a deeded
792 and accepted public right-of-way, ~~except for mobile homes on individual mobile~~
793 ~~home sites which are required to abut at least one hundred fifty (150) feet on a~~
794 ~~deeded and accepted public right of way, as required by Section 9.28 of this~~
795 ~~Ordinance.~~ . . .

796 **SECTION 9.22 REGULATIONS PERTAINING TO PARKING OR STORING OF**
797 **TRAILERS, MOBILE HOMES, CAMPERS, INOPERABLE VEHICLES, AND OTHER**
798 **SUCH TYPE EQUIPMENT**

799
800 G. . . .

801 H. It shall be unlawful for any person or persons to live in any automobile, camper,
802 bus, boat, or truck, within the limits of the County, except ~~mobile homes may be~~
803 ~~permitted as provided herein and~~ houseboats along the Licking and Ohio Rivers
804 providing they are in accordance with state requirements.

805 I. The outside storage of any trailer, ~~mobile home~~, recreational vehicle, camper, boat,
806 or similar type equipment shall be restricted to the rear yard of all lots within the
807 County, except as herein provided and in cases where, due to unique conditions,
808 topographic or other, which do not allow use of the rear yard, the Planning and
809 Zoning Commission may permit such storage on another part of the lot.
810

811 *****

812 **ARTICLE X - ZONES**

813 **SECTION 10.1 - A-1 AGRICULTURAL ZONE**

814 B. USES PERMITTED

815 . . .

816 [12. Manufactured Home, Qualified](#)

817 **SECTION 10.2 - R-RE RESIDENTIAL RURAL ESTATE ZONE**

818 B. USES PERMITTED

819 . . .

820 [4. Manufactured Home, Qualified](#)

821
822 **SECTION 10.3 - R-1A RESIDENTIAL ONE - A ZONE**

823 B. USES PERMITTED

824 . . .

825 5. [Manufactured Home, Qualified](#)
826
827 **SECTION 10.4 - R-1B RESIDENTIAL ONE - B ZONE**
828 B. USES PERMITTED
829 ...
830 3. [Manufactured Home, Qualified](#)
831
832 **SECTION 10.5 - R-1C RESIDENTIAL ONE - C ZONE**
833 B. USES PERMITTED
834 ...
835 3. [Manufactured Home, Qualified](#)
836
837 **SECTION 10.6 - R-1CC RESIDENTIAL ONE - CC ZONE**
838 B. USES PERMITTED
839 ...
840 6. [Manufactured Home, Qualified](#)
841
842 **SECTION 10.7 - R-1D RESIDENTIAL ONE - D ZONE**
843 B. USES PERMITTED
844 ...
845 3. [Manufactured Home, Qualified](#)
846
847 **SECTION 10.8 - R-1DD RESIDENTIAL ONE - DD ZONE**
848 B. USES PERMITTED
849 ...
850 7. [Manufactured Home, Qualified](#)
851
852 **SECTION 10.9 - R-1E RESIDENTIAL ONE-E ZONE**
853 B. USES PERMITTED
854 ...
855 3. [Manufactured Home, Qualified](#)
856
857 **SECTION 10.10 RMHP RESIDENTIAL MOBILE HOME PARK ZONE:**
858 A. USES PERMITTED:
859 1. Mobile homes, ~~only~~.
860 3. [Manufactured Home](#)

861 4. Manufactured Home, Qualified

864 D. OTHER DEVELOPMENT CONTROLS:

- 866 1. In a mobile home park in which lots are to be platted the following
867 conditions shall be used.

868 ...
869 e. Street-All streets within the mobile home park shall be within
870 deeded and accepted public right-of-way and constructed according
871 to the appropriate subdivision regulations, having a minimum width
872 of twenty-eight (28) feet.

- 873 2) Streets shall be provided and placed in the site where necessary to
874 furnish principal traffic ways for convenient access to each ~~mobile~~
875 home and other important facilities in the area.

- 876 ...
877 3. A mobile home, manufactured home, or qualified manufactured home;
878 including accessory structures, decks or patios, shall not cover more than
879 50% of the mobile home site.

880 ...
881 E. SALE OF ~~MOBILE~~-HOMES: Sale of new ~~mobile~~-homes for on or off-site use may
882 be permitted as a conditional use in this zone. The following conditions must
883 be met before consideration of any application will be given:

- 884 1. The site must be in a mobile home park meeting all existing requirements in
885 this zone.
886 2. The number of ~~mobile~~-homes for sale or show shall not exceed ten (10)
887 percent of the total number, rounded up to the nearest whole number, of
888 available lots in the development.

889 ...
890
891 SECTION 10.11 – R-2 RESIDENTIAL TWO ZONE

892 B. USES PERMITTED

893 ...
894 3. Manufactured Home, Qualified

895
896
897 Mr. Williams seconds the motion. Mr. Bass, Mr. Schuchter, Mr. Peters, Mr. Verst, Ms.
898 Haynes, Mr. Williams approve. Motion passed. The revisions will be sent to the Fiscal
899 Court for consideration and adoption.

900
901 The Commission discussed summer calendars and upcoming meetings.
902

903 Mr. Schuchter motions to adjourn. Ms. Haynes seconds. Mr. Bass, Mr. Schuchter, Mr.
904 Peters, Mr. Verst, Ms. Haynes, Mr. Williams approve. Meeting adjourned.
905

906

907

Respectfully Submitted,

Approved:

908

909

910

Kirk Hunter

C.J. Peters

911

Principal Planner

Chair

912