



## ORDINANCE 2026-03

### **AN ORDINANCE OF THE CITY OF ALEXANDRIA, IN CAMPBELL COUNTY, KENTUCKY, APPROVING A RECOMMENDATION OF THE ALEXANDRIA PLANNING COMMISSION, IN ORDER TO ADOPT TEXT AMENDMENTS TO THE ALEXANDRIA ZONING ORDINANCE IN ORDER TO PROVIDE REGULATIONS TO ALLOW AND TO REGULATE QUALIFIED MANUFACTURED HOMES.**

**WHEREAS**, the Kentucky General Assembly adopted House Bill 160 and the Governor signed it into law which amended KRS 100.348 pertaining to manufactured homes in order to allow and to regulate qualified manufactured homes effective July 1, 2026; and

**WHEREAS**, pursuant to KRS 100.211 and .212 the Alexandria Planning Commission held a public hearing on May 5, 2026 to receive public comment, to hear testimony and evidence, and to consider and recommend to City Council to adopt text amendments to the City's zoning regulations in order to carry out the requirements of HB 160 and KRS 100.348; and

**WHEREAS**, the Planning Commission received and heard the professional Staff Report (Exhibit "A", attached) by Cindy Minter, who additionally provided testimony that the state has preempted local planning and zoning units and legislative bodies from applying any regulations that would prohibit cities from allowing qualified manufactured homes from areas zoned for single family homes or to impose stricter requirements that would apply to stick built homes. The Commission also received input and opinions from the City Administrator and the City Attorney, after which the Planning Commission unanimously adopted a Motion to recommend to City Council text amendments in order to allow and to regulate qualified manufactured homes.

**WHEREAS**, the City Council now wishes to accept the recommendation of the Planning Commission and adopt this Ordinance in order to approve the zoning text amendments as set forth below.

**NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING, BE IT ORDAINED BY THE CITY OF ALEXANDRIA, CAMPBELL COUNTY, KENTUCKY, AS FOLLOWS:**

**SECTION 1:** The City of Alexandria Zoning Ordinance is hereby amended by adopting zoning text amendments as follows, with text amendment additions and renumbering in blue underline, and deletions in ~~red strike-out~~:

#### **ARTICLE 2 - DEFINITIONS**

#### **SECTION 2 – WORDS AND PHRASES**

...

**MANUFACTURED HOME:** As defined by KRS 100.348, (2)(c). ~~[A manufactured home constructed after June 15, 1976 in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, U.S.C. Section 5401, et. seq., as amended, and designed to be used as a single family dwelling with or without a permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning, and electrical systems contained therein. See also Mobile Home.]~~

**MANUFACTURED HOME, [CLASS A:] QUALIFIED:** As defined by KRS 100.348, (2)(d) as follows:  
"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.

~~[A manufactured home that was manufactured on or after July 15, 2002 and meets all of the following criteria:~~

- ~~1. 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;~~
- ~~2. Has a minimum total living area of at least nine hundred (900) square feet;~~
- ~~3. The pitch of the home's roof has a minimum vertical rise of one foot (1') for each four feet (4') of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction.~~
- ~~4. The exterior siding consists of wood, hardboard, or aluminum 7m (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition and appearance, and durability to the exterior siding commonly used in standard residential construction;~~
- ~~5. A continuous permanent foundation, solid except for required ventilation and access, is installed under the home in compliance with KRS 227.570. A permanent foundation means a system of support that is:
  - ~~a. Capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure;~~
  - ~~b. Constructed of concrete, and~~
  - ~~c. Placed at a depth below grade adequate to prevent frost damage.~~~~

6. ~~The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.]~~

~~[MANUFACTURED HOME, CLASS B: A mobile home constructed after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, U.S.C. Section 5401, et. seq., as amended, but that does not satisfy the criteria necessary to qualify the house as a Class A Manufactured Home.]~~

~~[MANUFACTURED HOME, CLASS C: A mobile home, constructed prior to June 15, 1976, that does not meet the definitional criteria of a Class A or Class B manufactured home including any dilapidated unit.]~~

**MOBILE HOME:** ~~[A dwelling unit, designed and used for the fixed residence of a person, family, or a household, composed of one (1) or more components substantially assembled in a manufacturing plant and designed to be transported to the building site on its own chassis for placement on a supporting structure.]~~ 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.

A mobile home ~~[or manufactured]~~ home is not constructed in accordance with the standards established in the state and local building codes that are applicable to site-built homes. The removal of wheels and/or the attachment to a permanent foundation shall not change its classification. Mobile homes do not include modular homes, dwelling units with automotive capabilities, or recreational vehicles.

**MOBILE HOME PARK:** Any lot, parcel or premises, subdivided, designed, maintained, intended or used for the purpose of supplying a location, or accommodation for mobile homes or qualified manufactured homes; or any lot parcel or premises on which is parked, standing or located two (2) or more mobile homes or qualified manufactured homes for a longer period than twenty four (24) hours; or one (1) or more mobile homes or qualified manufactured homes connected to either electrical lines, or water or sewer pipes; or any mobile home being utilized on the premises on which it is located. For the purpose of this ordinance, any lot or premises used for the wholesale or retail sale of mobile homes or qualified manufactured homes shall not be included within this definition.

"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.

**STRUCTURE:** Anything constructed or erected, the use of which requires more or less permanent location in or on the ground or attachment to something having a permanent location in or on the ground, including buildings, mobile homes, manufactured homes, qualified manufactured homes, walls, signs, fences, and billboards, but not including earthworks, ditches, canals, dams, reservoirs, pipelines, telephone or telegraph or electric power lines, driveways, or curbs.

## SECTION 3.24 REGULATIONS PERTAINING TO PARKING OR STORING OF RECREATIONAL VEHICLES, TRAILERS, MOBILE HOMES, MOTOR HOMES, CAMPERS, TRUCKS, BOATS, CONSTRUCTION MACHINERY, INOPERABLE VEHICLES, AND OTHER SIMILAR TYPES OF EQUIPMENT

...

- B. It shall be unlawful for any person or persons to live in any trailer, ~~or~~ mobile home (except ~~[house-trailers-or]~~ mobile homes, manufactured homes or qualified manufactured homes in residential mobile home parks), motor home, camper, boat, automobile or truck within the limits of the City of Alexandria.

## SECTION 3.25 GENERAL MANUFACTURED ~~[(MOBILE)]~~ HOME REGULATIONS

~~[Class A and B]~~ Manufactured Homes and Qualified Manufactured Homes as defined in Article 2 ~~[(mobile homes)]~~ shall be permitted in mobile home parks in the RMHP 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 Northern Kentucky Independent District Health Department and the Sanitation District No. 1 of Northern Kentucky and safety requirements applicable to a conventional dwelling, shall be equally applicable to a ~~[mobile-home]~~ manufactured homes and qualified manufactured homes.
- C. 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 completely enclosed with materials such as concrete block, corrugated metal, or other durable and suitable material.
- D. Any person, firm, or corporation desiring to locate a ~~[mobile]~~ manufactured home or qualified manufactured home in the City of Alexandria shall apply for a zoning/building permit, and an occupancy permit from the City. 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 Alexandria 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.

## SECTION 3.26 LAND USED FOR AGRICULTURAL PURPOSES

Pursuant to KRS 100, any land which is used solely for agricultural, farming, dairying, stock raising, or similar purposes (exclusive of land and building used for residences, except as herein provided), shall have no regulations imposed as to building permits, certificates of occupancy, height, yard location, or courts' requirements for agricultural buildings, including and limited to one (1) ~~[mobile]~~ home used as a dwelling unit, . . .

**SECTION 3.33 COMPATIBILITY STANDARDS GOVERNING THE PLACEMENT OR CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL STRUCTURES.**

The following compatibility standards are designed to ensure that all homes placed in the R-RE, R-1A, R-1B, R-1C, R-1D, R-1V, R-1 E/A, HC, and B-1 zones are compatible, in terms of assessed value, with existing housing located within a one eighth (1/8) mile or less radius from the proposed location of any new home. All such new homes must comply with the following compatibility standards:

1. All new single-family homes must be oriented to face the street.
2. All new single-family homes must meet at least **three** (3) of the following criteria:
  - a. Incorporate a minimum 4:12 roof pitch;
  - b. Contain a covered front porch containing at least 24 sq. ft. under roof;
  - c. Include a building foundation with 5 or more corners (not including porches);
  - d. Incorporate an attached garage;
  - e. Has an upper story, finished walk-out basement, or half story with conditioned living space;
  - f. Incorporate the same or higher quality exterior materials compared to existing residential structures within 1/8 a mile.

**SECTION 4.7 (R-RE) RESIDENTIAL RURAL ESTATE ZONE**

...

8. [Manufactured Home, Qualified](#)

**SECTION 4.8 – (R-1A) RESIDENTIAL ONE - A ZONE**

...

3. [Manufactured Home, Qualified](#)

**SECTION 4.9 – (R-1B) RESIDENTIAL ONE - B ZONE**

...

3. [Manufactured Home, Qualified](#)

**SECTION 4.10 – (R-1C) RESIDENTIAL ONE - C ZONE**

...

3. [Manufactured Home, Qualified](#)

**SECTION 4.11 – (R-1D) RESIDENTIAL ONE - D ZONE**

...

4. [Manufactured Home, Qualified](#)

**SECTION 4.12 – (R-1V) RESIDENTIAL ONE – V ZONE**

...

3. [Manufactured Home, Qualified](#)

**SECTION 4.13 (RMHP) RESIDENTIAL MOBILE HOME PARK ZONE**

A. PERMITTED USES:

1. ~~[Class A and Class B]~~ Qualified Manufactured ~~[(Mobile)]~~Homes;

...

D. OTHER DEVELOPMENT CONTROLS:

...

6. Recreation Area – There shall be required that not less than ten (10) percent of the gross area of the mobile home park be set aside, designed, constructed, and equipped as recreational area. A minimum of one (1) acre per recreation site shall be provided. A recreation plan (showing the location, acreage, and equipment to be provided) must be submitted as part of the Development Plan and Site Plan Review Process. All recreation improvements and equipment must be installed or bonded prior to the rental of ~~[mobile]~~ home lots.

...

14. ~~[Mobile-h]~~Home installations shall comply with all requirements of SECTION 3.25 of this ordinance.

**SECTION 4.16 - R-1E,A RESIDENTIAL ONE-E, ANNEXATION TERRITORY ONLY**

...

2. Manufactured Home, Qualified

**SECTION 4.18 (HC) HIGHWAY COMMERCIAL ZONE**

...

35. Qualified Manufactured ~~[(Mobile)]~~ Home, Trailer Sales, Rental, and Services – new and used with restrictions herein defined

**SECTION 4.22 (B-1) OLD TOWN BUSINESS ZONE**

...

46. Manufactured Home, Qualified

**SECTION 2:** The record of the Planning Commission proceedings is incorporated herein by reference as if fully rewritten herein including without limitation the Staff Report dated May 1, 2026 (Exhibit “A”), as well as the Minutes of the May 5, 2026, Planning Commission meeting/public hearing.

**SECTION 3:** This Ordinance shall be effective upon its adoption and publication; this Ordinance may be published by Summary.

**SECTION 4:** Should any section, clause, line, paragraph, or part of this Ordinance be held unconstitutional or invalid for any reason, the same shall not affect the remainder of this Ordinance.

**SECTION 5:** All Ordinances or parts of any Ordinances in conflict therewith, to the extent of such conflict, if any, are hereby repealed.

**SECTION 6:** The foregoing ordinance was introduced by Council Member Robert Strong, was read, passed and adopted by Council of the City of Alexandria, Kentucky, meeting in **regular sessions on**

the 21<sup>st</sup> day of May, 2026, and on the 18<sup>th</sup> day of June, 2026, with 6 Yes votes, 0 No votes, and 0 Abstentions, and was thereafter approved by the Mayor and ordered published in Summary according to law.

APPROVED:

  
\_\_\_\_\_  
MAYOR ANDY SCHABELL

ATTEST:

  
\_\_\_\_\_  
STEPHANIE TARTER CITY CLERK

Published: 6/22/2026



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Suite 343  
Newport, Kentucky 41071  
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**Memo**

Date: May 1, 2026  
To: Alexandria Planning and Zoning Commission  
From: Kirk Hunter, AICP Principal Planner  
Re: New zoning language related to Qualified Manufactured Homes

Staff respectfully submits the attached report for review and consideration related to:

FILE NUMBER: PZ-26-020  
APPLICANT: City of Alexandria, KY  
REQUEST: Text amendments Zoning text amendments to the Alexandria Code of Ordinances related to Qualified Manufactured Homes

This public hearing was advertised with NKY LINK Reader (linknky.com).

**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 Alexandria Zoning Ordinance makes clear distinctions between "mobile homes", "manufactured homes", and "modular housing". Modular housing is permitted by right in any residential zone so no changes are needed regarding that type of housing.

The current definitions (Section 2.0 – Words and Phrases) in the ordinance differentiate "manufactured" homes into Classes A, B, and C.

*MANUFACTURED HOME: A manufactured home constructed after June 15, 1976 in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, U.S.C. Section 5401, et. seq., as amended, and designed to be used as a single-family dwelling with or without a permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning, and electrical systems contained therein. See also Mobile Home.*

*MANUFACTURED HOME, CLASS A: A manufactured home that was manufactured on or after July 15, 2002 and meets all of the following criteria:*

- 1. 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;*
- 2. Has a minimum total living area of at least nine hundred (900) square feet;*
- 3. The pitch of the home's roof has a minimum vertical rise of one foot (1') for each four feet (4') of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction.*
- 4. The exterior siding consists of wood, hardboard, or aluminum 7m (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition and appearance, and durability to the exterior siding commonly used in standard residential construction;*
- 5. A continuous permanent foundation, solid except for required ventilation and access, is installed under the home in compliance with KRS 227.570. A permanent foundation means a system of support that is:
  - a. Capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure;*
  - b. Constructed of concrete, and*
  - c. Placed at a depth below grade adequate to prevent frost damage.**
- 6. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.*

*MANUFACTURED HOME, CLASS B: A mobile home constructed after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, U.S.C. Section 5401, et. seq., as amended, but that does not satisfy the criteria necessary to qualify the house as a Class A Manufactured Home.*

*MANUFACTURED HOME, CLASS C: A mobile home, constructed prior to June 15, 1976, that does not meet the definitional criteria of a Class A or Class B manufactured home including any dilapidated unit.*

The ordinance further defines "mobile home" in a broader sense that includes all types of "manufactured homes".

*MOBILE HOME: A dwelling unit, designed and used for the fixed residence of a person, family, or a household, composed of one (1) or more components substantially assembled in a manufacturing plant and designed to be transported to the building site on its own chassis for placement on a supporting structure.*

*A mobile home or manufactured home is not constructed in accordance with the standards established in the state and local building codes that are applicable to site-built homes. The removal of wheels and/or the attachment to a permanent foundation shall not change its classification. Mobile homes do not include modular homes, dwelling units with automotive capabilities, or recreational vehicles.*

The definition of "Mobile Home Park" makes no specific mention of "manufactured" homes; however, because of the inclusion of them in the "mobile home" definition, it implies that they are included.

*MOBILE HOME PARK: Any lot, parcel or premises, subdivided, designed, maintained, intended or used for the purpose of supplying a location, or accommodation for mobile homes; or any lot parcel or premises on which is parked, standing or located two (2) or more mobile homes for a longer period than twenty four (24) hours; or one (1) or more mobile homes connected to either electrical lines, or water or sewer pipes; or any mobile home being utilized on the premises on which it is located. 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 mentioned in the definition of "structure":

*STRUCTURE: Anything constructed or erected, the use of which requires more or less permanent location in or on the ground or attachment to something having a permanent location in or on the ground, including buildings, mobile homes, walls, signs, fences, and billboards, but not including earthworks, ditches, canals, dams, reservoirs, pipelines, telephone or telegraph or electric power lines, driveways, or curbs.*

In the General Regulations section 3.24 ,3.25 and 3.26, mobile homes are also mentioned:

***SECTION 3.24 REGULATIONS PERTAINING TO PARKING OR STORING OF RECREATIONAL VEHICLES, TRAILERS, MOBILE HOMES, MOTOR HOMES, CAMPERS, TRUCKS, BOATS, CONSTRUCTION MACHINERY, INOPERABLE VEHICLES, AND OTHER SIMILAR TYPES OF EQUIPMENT***

- ...
- B. It shall be unlawful for any person or persons to live in any trailer or mobile home (except house trailers or mobile homes in residential mobile home parks), motor home, camper, boat, automobile or truck within the limits of the City of Alexandria.

### **SECTION 3.25 GENERAL MANUFACTURED (MOBILE) HOME REGULATIONS**

Class A and B Manufactured Homes as defined in Article 2 (mobile homes) shall be permitted in mobile home parks in the RMHP 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 Northern Kentucky Independent District Health Department and the Sanitation District No. 1 of Northern Kentucky and safety requirements applicable to a conventional dwelling, shall be equally applicable to a mobile home.
- C. 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 completely enclosed with materials such as concrete block, corrugated metal, or other durable and suitable material.
- D. Any person, firm, or corporation desiring to locate a mobile home in the City of Alexandria shall apply for a zoning/building permit, and an occupancy permit from the City. 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 Alexandria 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.

### **SECTION 3.26 LAND USED FOR AGRICULTURAL PURPOSES**

Pursuant to KRS 100, any land which is used solely for agricultural, farming, dairying, stock raising, or similar purposes (exclusive of land and building used for residences, except as herein provided), shall have no regulations imposed as to building permits, certificates of occupancy, height, yard location, or courts' requirements for agricultural buildings, including and limited to one (1) mobile home used as a dwelling unit, except that:

- A. Setback lines shall be required for the protection of existing and proposed streets and highways, as required for the zone in which the use is located;
- B. That all buildings or structures in a designated floodway or flood plain or which tend to increase flood heights or obstruct the flow of flood waters shall be in accordance with this ordinance.

In the Zoning Ordinance Section Four, the term appears in the development controls of each zone:

*No motor vehicle which is abandoned, nonfunctional, in a state of disrepair, or lacking in a valid license, shall be stored in excess of seventy-two (72) hours unless it is in a completely enclosed building. Vehicles with three (3) or more axles, commercial or industrial trailers used for storage, heavy equipment and/or industrial equipment which is motorized, abandoned, nonfunctional, or in a state of disrepair shall not be permitted outside of a completely enclosed building on any lot or parcel of land. Any agricultural implement which is abandoned, nonfunctional, or in a state of disrepair shall not be permitted outside of a completely enclosed building on any lot or parcel of land. (See SECTION 3.24 of this ordinance for regulations pertaining to parking or storing of semi-tractors, tractors, panel trucks, buses, motor homes, campers, vehicles with three (3) or more axles, trailers, mobile homes, campers, inoperable vehicles, and other similar types of equipment.)*

Section Four includes the Residential Mobile Home Park Zone (RMHP), which makes many mentions of "mobile" and "manufactured" homes:

**SECTION 4.13 (RMHP) RESIDENTIAL MOBILE HOME PARK ZONE**

*A. PERMITTED USES:*

- 1. Class A and Class B Manufactured (Mobile) Homes;*

*B. ACCESSORY USES:*

- 1. Customary accessory buildings and uses;*
- 2. Structures and uses related to and for the exclusive use of residents of the mobile home park ...*

*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 – ...*

*D. OTHER DEVELOPMENT CONTROLS:*

- 1. Minimum Setback of all Buildings and Structures within Mobile Home Parks at all Park Boundary Lines – Twenty-five (25) feet.*

...

- 3. Streets – All streets within the mobile home park shall be within deeded and accepted public rights-of-way and constructed according to the appropriate subdivision regulations.*

...

- 6. Recreation Area – There shall be required that not less than ten (10) percent of the gross area of the mobile home park be set aside, designed, constructed, and equipped as recreational area. A minimum of one (1) acre per recreation site shall be provided. A recreation plan (showing the location, acreage, and equipment to be provided) must be submitted as part of the Development Plan and Site Plan Review Process. All*

*recreation improvements and equipment must be installed or bonded prior to the rental of mobile home lots.*

...

*14. Mobile home installations shall comply with all requirements of SECTION 3.25 of this ordinance.*

The Zoning Ordinance, section four also includes *"Manufactured (Mobile) Home, Trailer Sales, Rental, and Services – new and used with restrictions herein defined"* as a permitted use in the Highway Commercial (HC) zone.

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

- Section 4.7 - R-RE Residential Rural Estate Zone
- Section 4.8 - R-1A Residential One - A Zone
- Section 4.9 - R-1B Residential One - B Zone
- Section 4.10 - R-1C Residential One - C Zone
- Section 4.11 - R-1D Residential One - D Zone
- Section 4.12 - R-1V Residential One – V Zone
- Section 4.16 - R-1E,A Residential One-E, Annexation Territory Only
- B-1 Old Town Business Zone

Section 4.24 PUD Planned Unit Development District does not specifically indicate single-family housing as a permitted use; however, it does specify: *"the number and type of permitted uses are flexible if they are compatible with adjoining land uses, the objectives of this district, and harmonious with the character of the overall project."*

The proposed amendments would:

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

**Recommendation:**

To approve the text amendments Articles 2, 3, and 4 of the Official Zoning Ordinance, and forward the recommendation to City Council for adoption including sections the following sections of the Alexandria Zoning Ordinance:

- Section 2 – Words and Phrases
- Section 3.24 Regulations Pertaining to Parking or Storing of Recreational Vehicles, Trailers, Mobile Homes, Motor Homes, Campers, Trucks, Boats, Construction Machinery, Inoperable Vehicles, and Other Similar Types of Equipment
- Section 3.25 General Manufactured (Mobile) Home Regulations
- Section 3.26 Land Used for Agricultural Purposes

- Section 4.7 – (R-RE) Residential Rural Estate Zone
- Section 4.8 - (R-1A) Residential One - A Zone
- Section 4.9 - (R-1B) Residential One - B Zone
- Section 4.10 - (R-1C) Residential One - C Zone
- Section 4.11 - (R-1D) Residential One - D Zone
- Section 4.12 - (R-1V) Residential One – V Zone
- Section 4.16 - (R-1E,A) Residential One-E, Annexation Territory Only
- Section 4.18 (HC) Highway Commercial (HC) zone
- Section 4.22 (B-1) Old Town Business Zone

Respectfully submitted

A handwritten signature in blue ink, appearing to read "Kirk Hunter", with a long horizontal flourish extending to the right.

Kirk Hunter, AICP  
Principal Planner

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

## ARTICLE 2 - DEFINITIONS

### SECTION 2 – WORDS AND PHRASES

~~MANUFACTURED HOME: A manufactured home constructed after June 15, 1976 in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, U.S.C. Section 5401, et. seq., as amended, and designed to be used as a single-family dwelling with or without a permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning, and electrical systems contained therein. See also Mobile Home. As defined by KRS 100.348, (2)(c)~~

**MANUFACTURED HOME, CLASS A: QUALIFIED.** As defined by KRS 100.348, (2)(d) ~~A manufactured home that was manufactured on or after July 15, 2002 and meets all of the following criteria:~~

- ~~1. 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;~~
- ~~2. Has a minimum total living area of at least nine hundred (900) square feet;~~
- ~~3. The pitch of the home's roof has a minimum vertical rise of one foot (1') for each four feet (4') of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction.~~
- ~~4. The exterior siding consists of wood, hardboard, or aluminum 7m (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition and appearance, and durability to the exterior siding commonly used in standard residential construction;~~
- ~~5. A continuous permanent foundation, solid except for required ventilation and access, is installed under the home in compliance with KRS 227.570. A permanent foundation means a system of support that is:
  - ~~a. Capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure;~~
  - ~~b. Constructed of concrete, and~~
  - ~~c. Placed at a depth below grade adequate to prevent frost damage.~~~~
- ~~6. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.~~

~~**MANUFACTURED HOME, CLASS B:** A mobile home constructed after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, U.S.C. Section 5401, et. seq., as amended, but that does not satisfy the criteria necessary to qualify the house as a Class A Manufactured Home.~~

**MANUFACTURED HOME, CLASS C:** ~~A mobile home, constructed prior to June 15, 1976, that does not meet the definitional criteria of a Class A or Class B manufactured home including any dilapidated unit.~~

**MOBILE HOME:** ~~A dwelling unit, designed and used for the fixed residence of a person, family, or a household, composed of one (1) or more components substantially assembled in a manufacturing plant and designed to be transported to the building site on its own chassis for placement on a supporting structure.~~ 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.

A mobile home ~~or manufactured~~ home is not constructed in accordance with the standards established in the state and local building codes that are applicable to site-built homes. The removal of wheels and/or the attachment to a permanent foundation shall not change its classification. Mobile homes do not include modular homes, dwelling units with automotive capabilities, or recreational vehicles.

**MOBILE HOME PARK:** Any lot, parcel or premises, subdivided, designed, maintained, intended or used for the purpose of supplying a location, or accommodation for mobile homes or qualified manufactured homes; or any lot parcel or premises on which is parked, standing or located two (2) or more mobile homes or qualified manufactured homes for a longer period than twenty four (24) hours; or one (1) or more mobile homes or qualified manufactured homes connected to either electrical lines, or water or sewer pipes; or any mobile home being utilized on the premises on which it is located. For the purpose of this ordinance, any lot or premises used for the wholesale or retail sale of mobile homes or qualified manufactured homes shall not be included within this definition.

**STRUCTURE:** Anything constructed or erected, the use of which requires more or less permanent location in or on the ground or attachment to something having a permanent location in or on the ground, including buildings, mobile homes, manufactured homes, qualified manufactured homes, walls, signs, fences, and billboards, but not including earthworks, ditches, canals, dams, reservoirs, pipelines, telephone or telegraph or electric power lines, driveways, or curbs.

### **SECTION 3.24 REGULATIONS PERTAINING TO PARKING OR STORING OF RECREATIONAL VEHICLES, TRAILERS, MOBILE HOMES, MOTOR HOMES, CAMPER, TRUCKS, BOATS, CONSTRUCTION MACHINERY, INOPERABLE VEHICLES, AND OTHER SIMILAR TYPES OF EQUIPMENT**

...

- B. It shall be unlawful for any person or persons to live in any trailer, ~~or~~ mobile home (except ~~house trailers or~~ mobile homes, manufactured homes or qualified manufactured homes in residential mobile home parks), motor home, camper, boat, automobile or truck within the limits of the City of Alexandria.

### SECTION 3.25 GENERAL MANUFACTURED (MOBILE) HOME REGULATIONS

~~Class A and B~~ Manufactured Homes [and Qualified Manufactured Homes](#) as defined in Article 2 (~~mobile homes~~) shall be permitted in mobile home parks in the RMHP 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 Northern Kentucky Independent District Health Department and the Sanitation District No. 1 of Northern Kentucky and safety requirements applicable to a conventional dwelling, shall be equally applicable to a ~~mobile home~~ [manufactured homes and qualified manufactured homes](#).
- C. 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 completely enclosed with materials such as concrete block, corrugated metal, or other durable and suitable material.
- D. Any person, firm, or corporation desiring to locate a ~~mobile~~ [manufactured home or qualified manufactured](#) home in the City of Alexandria shall apply for a zoning/building permit, and an occupancy permit from the City. 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 Alexandria 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.

### SECTION 3.26 LAND USED FOR AGRICULTURAL PURPOSES

Pursuant to KRS 100, any land which is used solely for agricultural, farming, dairying, stock raising, or similar purposes (exclusive of land and building used for residences, except as herein provided), shall have no regulations imposed as to building permits, certificates of occupancy, height, yard location, or courts' requirements for agricultural buildings, including and limited to one (1) ~~mobile~~ home used as a dwelling unit, ...

*[This section intentionally left blank]*

**SECTION 4.7 (R-RE) RESIDENTIAL RURAL ESTATE ZONE**

...

8. [Manufactured Home, Qualified](#)

**SECTION 4.8 – (R-1A) RESIDENTIAL ONE - A ZONE**

...

3. [Manufactured Home, Qualified](#)

**SECTION 4.9 – (R-1B) RESIDENTIAL ONE - B ZONE**

...

3. [Manufactured Home, Qualified](#)

**SECTION 4.10 – (R-1C) RESIDENTIAL ONE - C ZONE**

...

3. [Manufactured Home, Qualified](#)

**SECTION 4.11 – (R-1D) RESIDENTIAL ONE - D ZONE**

...

4. [Manufactured Home, Qualified](#)

**SECTION 4.12 – (R-1V) RESIDENTIAL ONE – V ZONE**

...

3. [Manufactured Home, Qualified](#)

**SECTION 4.13 (RMHP) RESIDENTIAL MOBILE HOME PARK ZONE**

**A. PERMITTED USES:**

1. ~~Class A and Class B~~ [Qualified Manufactured](#) (~~Mobile~~) Homes;

...

**D. OTHER DEVELOPMENT CONTROLS:**

...

6. Recreation Area – There shall be required that not less than ten (10) percent of the gross area of the mobile home park be set aside, designed, constructed, and equipped as recreational area. A minimum of one (1) acre per recreation site shall be provided. A recreation plan (showing the location, acreage, and equipment to be provided) must be submitted as part of the Development Plan and Site Plan Review Process. All recreation improvements and equipment must be installed or bonded prior to the rental of ~~mobile~~ home lots.

...

14. ~~Mobile~~ Home installations shall comply with all requirements of SECTION 3.25 of this ordinance.

**SECTION 4.16 - R-1E,A RESIDENTIAL ONE-E, ANNEXATION TERRITORY ONLY**

...

2. Manufactured Home, Qualified

**SECTION 4.18 (HC) HIGHWAY COMMERCIAL ZONE**

...

35. Qualified Manufactured (~~Mobile~~) Home, Trailer Sales, Rental, and Services – new and used with restrictions herein defined

**SECTION 4.22 (B-1) OLD TOWN BUSINESS ZONE**

...

46. Manufactured Home, Qualified

*[This section intentionally left blank]*

**100.348 Compatibility standards for manufactured homes -- Definitions -- Adoption of standards by local governments. (Effective July 1, 2026)**

- (1) The Kentucky General Assembly hereby recognizes and affirms 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. At the same time, the Kentucky General Assembly hereby recognizes and affirms 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.
- (2) As used in this section, unless the context requires otherwise:
  - (a) "Compatibility standards" means standards that have been enacted by a local government under the authority of this section for the purpose of protecting and preserving the monetary value of real property located within the local government's jurisdiction;
  - (b) "Local government" means a city, county, urban-county government, charter county government, unified local government, or consolidated local government that is engaged in planning and zoning under KRS Chapter 100;
  - (c) "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;
  - (d) "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.

- (3) Except as provided in subsection (4) of this section, a local government shall not adopt or enforce any zoning regulation, ordinance, or other requirement that:
  - (a) Excludes qualified manufactured homes from any residential zone where single-family residences are permitted;
  - (b) Discriminates against qualified manufactured homes; or
  - (c) Imposes foundation requirements on manufactured homes that:
    1. Conflict with the structural engineering of the homes;
    2. Conflict with KRS 227.570; or
    3. Require more than one (1) type of permanent foundation system.
- (4) Any local government may adopt and enforce, as a part of its zoning regulations, compatibility standards governing the placement of qualified manufactured homes in residential zones within the local government's jurisdiction. Compatibility standards shall be adopted, amended, and 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. The compatibility standards shall be designed to ensure that when a qualified manufactured home is placed in a residential zone it is compatible, in terms of assessed value, with existing housing located within a one-eighth (1/8) mile or less radius from the proposed location of the qualified manufactured home. The compatibility standards adopted by a local government shall be limited to the following architectural features that have a significant impact on the overall assessed value of the structure:
  - (a) Roof pitch;
  - (b) Square footage of livable space;
  - (c) Type and quality of exterior finishing materials;
  - (d) Foundation skirting;
  - (e) Existence and type of attached structures; and
  - (f) 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.
- (5) 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 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.
- (6) This section shall not be construed to affect, modify, or abolish restrictions contained in recorded deeds, covenants, or developers' subdivision restrictions.
- (7) This section shall not be construed as limiting in any way the authority of local governments to adopt regulations designed to protect historic properties or historic districts.
- (8) Any zoning regulation, ordinance, or requirement that violates this section is void and unenforceable.
- (9) Cities located in a county containing a consolidated local government that do not have the authority to adopt zoning regulations as set out in KRS 100.137(3) may enact compatibility standards pursuant to subsection (4) of this section that are in lieu of standards adopted by the consolidated local government.

**Effective:** July 1, 2026

**History:** Amended 2025 Ky. Acts ch. 154, sec. 1, effective July 1, 2026. -- Created 2002 Ky. Acts ch. 337, sec. 1, effective July 1, 2003.