CITY OF BELLEVUE, KENTUCKY

ORDINANCE NO. 2026-09-02

AN ORDINANCE AMENDING THE TEXT OF THE OFFICIAL ZONING ORDINANCE FOR THE CITY OF BELLEVUE KENTUCKY RELATED TO QUALIFIED MANUFACTURED HOMES.

WHEREAS, the Kentucky General Assembly has adopted 100.348 Compatibility standards for manufactured homes -- Definitions -- Adoption of standards by local governments to be effective until July 1, 2026; and,

WHEREAS, the Kentucky General Assembly defined "Qualified manufactured home" as 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

WHEREAS, the Kentucky General Assembly defined “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.

WHEREAS, the City of Bellevue has adopted an Official Zoning Ordinance known as CHAPTER 158: ZONING CODE: 158.01 ADOPTION BY REFERENCE; within the City Code of Ordinances; and,

WHEREAS, the Bellevue Planning & Zoning Commission was requested to review and act upon an application by the City of Bellevue to review and modify text related to Qualified Manufactured Homes; and,

WHEREAS, the Bellevue Planning & Zoning Commission held a public hearing on April 27, 2026 to review said proposed text to amend and after due consideration of the evidence and testimony presented, the Commission voted to recommend to the City of Bellevue City Council that said text revisions within.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLEVUE, KENTUCKY, AS FOLLOWS:

The addition of definitions to ARTICLE VII, SECTION 7.0 WORDS AND PHRASES:

ARTICLE VII - DEFINITIONS

SECTION 7.0 - WORDS AND PHRASES:

MANUFACTURED HOME. As defined in KRS 100.348 2.c.

MANUFACTURED HOME, QUALIFIED. As defined in KRS 100.348 2.d.

MOBILE HOME: 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 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 a mobile home's 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 addition of a permitted use to sections of ARTICLE X ZONE REGULATIONS, as follows:

SECTION 10.2 - R-1A (RESIDENTIAL ONE - A) ZONE

2. Manufactured Home, Qualified

SECTION 10.3 - R-1B (RESIDENTIAL ONE - B) ZONE

2. Manufactured Home, Qualified

SECTION 10.4 - R-1C (RESIDENTIAL ONE - C) ZONE

2. Manufactured Home, Qualified

SECTION 10.5 - R-1H (RESIDENTIAL ONE - H) ZONE

3. Manufactured Home, Qualified

SECTION 10.6 - R-2 (RESIDENTIAL TWO) ZONE

4. Manufactured Home, Qualified

SECTION 10.14 - MLU (MIXED LAND USE) ZONE

5. Residential - including single-family, attached and detached; two-family; and multi- family; and qualified manufactured homes.

SECTION 10.19 – T-4 (GENERAL URBAN TRANSECT) ZONE

3. Manufactured Home, Qualified

SECTION 10.20 - T-5 (URBAN CENTER TRANSECT) ZONE

15. Manufactured Home, Qualified

SECTION 10.21 – T-5.3 (URBAN REVIVAL TRANSECT) ZONE

6. Manufactured Home, Qualified

SECTION 10.22 - T5.5 (URBAN CENTER TRANSECT) ZONE

13. Manufactured Home, Qualified

WHEREAS, the City Council, of the City of Bellevue Kentucky, having reviewed the proposed zoning text amendments, hereby concurs in the recommendation of the Bellevue Planning & Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL, OF THE CITY OF BELLEVUE KENTUCKY, CAMPBELL COUNTY, COMMONWEALTH OF KENTUCKY, AS FOLLOWS:

That the Official Zoning Ordinance for the City of Bellevue, Kentucky, ARTICLE VII, SECTION 7.0 WORDS AND PHRASES, ARTICLE X, SECTIONS SECTION 10.2 - R-1A (RESIDENTIAL ONE - A) ZONE, SECTION 10.3 - R-1B (RESIDENTIAL ONE - B) ZONE, SECTION 10.4 - R-1C (RESIDENTIAL ONE - C) ZONE, SECTION 10.5 - R-1H (RESIDENTIAL ONE - H) ZONE, SECTION 10.6 - R-2 (RESIDENTIAL TWO) ZONE, SECTION 10.14 - MLU (MIXED LAND USE) ZONE, SECTION 10.19 – T-4 (GENERAL URBAN TRANSECT) ZONE, SECTION 10.20 - T-5 (URBAN CENTER TRANSECT) ZONE, SECTION 10.21 – T-5.3 (URBAN REVIVAL TRANSECT) ZONE, and SECTION 10.22 - T5.5 (URBAN CENTER TRANSECT) ZONE be amended as listed above.

That this ordinance shall take effect and be in full force when passed, published and recorded according to law.

NOW, THEREFORE, BE IT ORDAINED by the Board of Council of the City of Bellevue, Campbell County, Kentucky, that:

_____
Charlie Cleves, Mayor

ATTEST:

_____
Lindy Jenkins, City Clerk/Treasurer

First Reading: _____

Second Reading: _____

Publication: _____