

Article amendments approved unless noted:	OMPC	Owensboro	Daviess Co.	Whitesville
Revised zoning ordinance	08-Sep-1979	14-Mar-1980	27-Dec-1979	07-Apr-1980
Various amendments	14-Aug-1982	09-Nov-1982	19-Oct-1982	16-Nov-1982
2003 Review Committee: Format changes only	11-Dec-2003	02-Mar-2004	05-Feb-2004	06-Apr-2004
2019 Add Conditionally Permitted Campgrounds	8-Aug-2019		17-Sept-2019	12-Spet-2019

11.1 INTENT. The intent of the MHP Zone is to establish a zone for planned manufactured housing parks. Such a park may be either a "complex" which shall be under single ownership or control with no geographic division of the site; or a "subdivision" in which individuals may own the lots on which their manufactured homes are located. Both complexes and subdivisions may contain common areas for management or recreation facilities, open space, or for other uses or structures customarily incidental to manufactured housing parks. No manufactured housing park complex or subdivision shall be permitted on a site of less than ten (10) acres in size. The developer may be permitted to develop the site in stages as long as he complies with the overall plan for the entire tract and initially has a minimum of ten (10) manufactured home spaces or lots developed for use.

11.2 APPLICATION. Application for a manufactured housing park shall be made to the OMPC. A development plan is required.

11.21 MHP-zoned Site. If the proposed site is already zoned MHP, a Final Development Plan shall be required. Content of the plan shall be as stated in Section 16.22 plus dimensions, location and number of all lots, and a large-scale plan for one typical manufactured home lot showing home location, automobile parking spaces, walks, etc. Section 16.5 describes the review procedure. Application for a manufactured housing park subdivision shall include a proposed plat for the horizontal division of land within the park. Said plat shall be deemed a subdivision plat and susceptible to the requirements of KRS 100.273 and 100.277, and applicable requirements of the Owensboro Metropolitan Subdivision Regulations.

11.22 Non-MHP-zoned Site. If a Zoning Map Amendment to the MHP Zone is needed, application shall be made as per Article 6. Plan content shall be as stated in Section 16.21 and 16.22 plus dimensions, location and number of all lots, and a large-scale plan for one typical manufactured home lot showing home location, automobile parking spaces, walks, etc. Section 16.4 describes the review procedure. Application for a manufactured housing park subdivision shall include a proposed plat for the horizontal division of land within the park. Said plat shall be deemed a subdivision plat and susceptible to the requirements of KRS 100.273 and 100.277, and applicable requirements of the Owensboro Metropolitan Subdivision Regulations.

11.3 MINIMUM DESIGN STANDARDS.

11.31 Zoning. The proposed site shall be located in an MHP Manufactured Housing Park Zone.

11.32 Uses Permitted. Principally permitted uses shall be single-family detached manufactured homes which are approved as safe and fit for residential occupancy, along with accessory structures, such as awnings, carports, porches, storage buildings and similar structures; community open space and recreation areas with accessory outdoor recreational equipment. Management headquarters, indoor recreational facilities, coin-operated laundry facilities, and other uses and structures customarily incidental to the operation of a manufactured housing park shall be permitted as accessory uses. Such accessory community facilities shall be for the convenience of the occupants of the park, and shall present no visible evidence of a commercial character which would attract customers other than the occupants of the park. Such community facility buildings shall be permitted one identification sign per

building attached in a flat manner to the building, and shall not exceed four (4) square feet in area. Proposed community facilities of unclear conformity with the hereinabove provisions, shall be reviewed by the OMBA to determine if such facility shall be permitted or prohibited.

11.321 Uses Conditionally Permitted.

(Unincorporated Daviess County, Whitesville only)

Areas may be established within an MHP zoned complex only for the use of a short term rental campground. The specific area to be used as the campground must be designated on a site plan submitted with a Conditional Use Permit application to be reviewed by the Owensboro Metropolitan Board of Adjustment. The area within the complex to be established as a campground may occupy no more than ten percent (10%) of the total land area of the complex. Short term rental shall consist of rental of not more than six (6) consecutive months of rental to the same renter/camper. The owner/manager of the complex may grant a one (1) time extension of an additional six (6) months for the continuance of rental to the same renter/camper. If such an extension is granted by the owner/manager of the complex the written agreement documenting the extension shall be filed with the OMPC staff. The Owensboro Metropolitan Board of Adjustment shall review the Conditional Use Permit application and may place additional limitation or conditions on the application as deemed necessary to properly integrate the use into the area.

11.33 Maximum Density. The number of manufactured homes permitted in a park shall not exceed a density of eight (8) homes per gross acre.

11.34 Minimum Floor Area. In the MHP Zone, every manufactured home shall have a minimum of 400 square feet of usable floor area within the principal structure in park complexes, and a minimum of six hundred (600) square feet in park subdivisions.

11.35 Park Setbacks. All manufactured homes and accessory structures shall meet setback requirements as for single-family detached residential zones (see Article 8 herein) from any park property line abutting upon a public street or highway and at least fifteen (15) feet from other park property boundary lines. No structure shall be closer than ten (10) feet to private streets within the park.

11.36 Landscape Buffers. Manufactured housing parks shall meet the requirements of Article 17, Landscape and Land Use Buffers, of this Zoning Ordinance.

11.37 Streets, Spillover Parking. A manufactured housing park shall have access to an existing street and/or road. All manufactured homes shall have access to an interior **private** street within the park, which shall be curbed, hard-surfaced, lighted, clean, and maintained in good repair according to standards of the City or County Engineer.

11.371 Spillover parking for guests and accessory uses shall be provided along private streets and/or in off-street parking lots, with the number of spaces to be determined by the OMPC.

11.372 Private streets within the park shall be of the appropriate width to accommodate the contemplated parking and traffic load. The following shall be considered as optimum widths from back-of-curb to back-of-curb:

11.3721 Minor Collector Streets serving more than ninety (90) lots: thirty seven (37) feet with spillover parking; twenty six (26) feet with no parking.

11.3722 Local Subcollector Streets serving more than forty (40) lots, up to ninety (90) lots: thirty four (34) feet with spillover parking; twenty four (24) feet with no parking.

11.3723 Local Access Streets serving up to forty (40) lots: twenty seven (27) feet with spillover parking; twenty two (22) feet with no parking.

11.3724 Loop Streets. Any of the above streets that have two (2) ends intersecting the same street of a higher classification may serve twice as many lots as specified above.

11.3725 Cul-de-sac dimensions and design shall be determined by the OMPC.

11.38 Manufactured Housing Lots.

11.381 Minimum Area. Lots shall be a minimum of two thousand (2,000) square feet in area for park complexes, and a minimum of three thousand (3,000) square feet in area for park subdivisions. In no case shall more than one (1) manufactured home, with its accessory structures, be permitted on a single lot.

11.382 Home Spacing. In a park complex, a manufactured home and its accessory structures shall not be located within ten (10) feet of another manufactured home or structure. In a park subdivision, a manufactured home or attached accessory structure shall not be located within five (5) feet of a side or rear lot line, and detached accessory structures shall be located at least three (3) feet from said lot lines.

11.383 Lot Coverage. Manufactured homes shall not occupy an area in excess of one-third (1/3) of the respective lot area. The accumulated occupied area of the manufactured home and its accessory structures shall not exceed two-thirds (2/3) of the respective lot area.

11.384 Resident Parking. A minimum of two (2) off-street automobile parking spaces shall be provided for each manufactured home. In park subdivisions, said parking spaces shall be located on the lot they serve.

11.385 Walks. All manufactured home stands shall be connected to common walks, or to streets, or to driveways or to parking spaces. Such individual walks shall have a minimum width of two (2) feet.

11.386 Manufactured Home Stands. The home stand shall be improved to provide adequate support for the placement and tie-down of the manufactured home.

11.39 Common Areas and Facilities. Common areas for recreational, management or service facilities should be of adequate area and configuration to accommodate contemplated structures and uses, and should be conveniently located to all park residents.

11.40 Management.

11.401 In Park Complexes. In park complexes, the management and maintenance of all grounds and facilities shall be the responsibility of the park owner, who may or may not delegate responsibility for particular maintenance duties to residents through lease agreements.

11.402 In Park Subdivisions. In park subdivisions, a park owners association shall be established to manage and maintain the park. The bylaws of the association shall specify the individual and collective responsibilities of lot owners and park residents, for the maintenance of all grounds and facilities and the continuing management of the park subdivision. The bylaws should be so created as to discourage the

selling of park lots to individuals who will not be residents of the park subdivision in order to maximize active interest of residents in the maintenance of their park community.

11.5 ISSUANCE OF BUILDING PERMIT. The OMPC may attach reasonable special conditions to its approval of a manufactured housing park and the Zoning Administrator shall not issue a building permit until he has received written authorization from the OMPC and until a valid permit is presented from the state as required by KRS 219.310 through KRS 219.410.

11.6 ISSUANCE OF CERTIFICATE OF OCCUPANCY. The Zoning Administrator shall not issue a certificate of occupancy until he has received written authorization from the OMPC. Authorization may be obtained by a developer or owner submitting a final development plan and/or final plat for approval to the OMPC. The applicant shall present a valid permit to operate from the State as required by KRS 219.310 through KRS 219.410.

11.7 ENFORCEMENT. The Zoning Administrator shall insure that all manufactured housing parks maintain valid permits to operate and maintain conformance with all applicable regulations of the Zoning Ordinance and all special conditions.