

CITY OF FAIRVIEW, KENTUCKY

ORDINANCE NO. 2026- 1

AN ORDINANCE OF THE CITY OF FAIRVIEW, KENTUCKY AMENDING ITS EXISTING ZONING ORDINANCES TO PROVIDE THAT MANUFACTURED HOMES AND MANUFACTURED HOMES, QUALIFIED, SHALL NOT BE INCLUDED IN THE DEFINITION OF DWELLING, DETACHED, SINGLE-FAMILY; AND DEFINE MANUFACTURED HOMES, QUALIFIED.

WHEREAS, the Zoning Ordinances of the City of Fairview currently do not define Manufactured Homes, Qualified nor does it exclude Manufactured Homes and Manufactured Homes, Qualified from the definition of Dwelling, Detached, Single-Family; and

WHEREAS, it is the intent of the City of Fairview, Kentucky to comply with KRS 100.348 (effective July 1, 2026);

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW AS FOLLOWS:

*(Strikethrough portions are to be deleted; underlined portions are to be added as required by KRS 100.348)*

**SECTION I**

The following Section 7.0 of Chapter VII of the City of Fairview Code of Ordinances is amended to read as follows:

**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 and manufactured homes. This definition includes Manufactured Homes, Qualified.

**SECTION II**

Chapter VII Section 7.0 of the City of Fairview Code of Ordinances is amended to add the definition of Manufactured Homes, Qualified and to read as follows:

**MANUFACTURED HOME, QUALIFIED:** A manufactured home that meets all of the following criteria:

1. Is manufactured on a date not to exceed five 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 20 feet at its smallest width measurement or is two stories in height and oriented on the lot or parcel so that its main entrance door faces the street; and