

ORDINANCE NO. 6  
Fiscal Year 2004 Series

AN ORDINANCE ADDING SECTION 505,  
TO ARTICLE V OF THE TAYLORSVILLE  
SPENCER COUNTY JOINT PLANNING AND ZONING  
REGULATIONS REGARDING MANUFACTURED HOMES ON  
INDIVIDUAL LOTS.

WHEREAS, a public hearing was held before the Taylorsville-Spencer County Joint Planning and Zoning Commission on the 17<sup>th</sup> day of July, 2003 after appropriate legal notice and,

WHEREAS, pursuant to KRS 100.211 (2) and Article XIII, Section 1301 of the regulations, the Taylorsville-Spencer County Joint Planning and Zoning Commission took the following action which was (to recommend or to not recommend) the proposed addition,

WHEREAS, the Spencer County Fiscal Court held a hearing on the 3<sup>rd</sup> day of September, 2003, after appropriate legal notice, in regard to the proposed amendment and,

THEREFORE, BE IT ORDAINED by the Spencer County Fiscal Court (or the County of Spencer) that Article V, Section 505, of the Taylorsville-Spencer County Joint Planning and Zoning regulations is amended to read as follows:

Section 505. Residential District RM-1.

1. Uses Permitted

- a. Single family dwellings in compliance with all standards contained in the Kentucky Building Codes;
- b. Manufactured homes on individual lots subject to compliance with the following standards.

Manufactured Dwelling: a permanent building or structure, separate and free standing, designed and intended for occupancy by a single family and fabricated in an off-site manufacturing facility for installation or assembly at the building site as a permanent structure with all transport features permanently removed, bearing a seal certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Code as set forth in the Code of Federal Regulations, Title 24, Part 3280, 3282, 3283 and 42 USC 5401. ET seq. and as mandated by the United States of America Department of Housing and Urban Development and commonly referred to as the HUD Code, and which meets the following additional standards:

- a. Fixed to a "PERMANENT FOUNDATION SYSTEM" which shall be anchored in accordance with the state standards set forth in KRS 227.570;
- b. EXTERIOR MATERIAL shall be material customarily used on site-built dwellings such as board siding, vinyl, stucco, brick, etc.
- c. ROOFING MATERIAL shall be of wood, tile, composition shingles, or other materials compatible with the conventionally built residential structures in the neighborhood which shall be installed on a surface pitched at a minimum slope of 5:12
- d. EXTERIOR COVERING MATERIAL extending from the roofline to the ground or to the top of the foundation shall be

- used. Masonry type skirting materials commonly found on conventionally built residential structures shall be used;
- e. STRUCTURAL ADDITIONS OR ALTERATIONS shall be subject to the same regulations and requirements that must be complied with to obtain a building permit for additions to a conventionally built house:
- f. An adequate GUTTERING AND ROOF DRAINAGE system shall be installed;
- g. MEASUREMENT from front to back (depth) shall average at least 20 ft.;
- h. MINIMUM SQUARE FOOTAGE shall be 1000 square foot;
- i. INSPECTIONS by the local building inspector or by the appropriate state inspector.
- j. ELECTRIC METER attached to the structure as with an on-site built structure.
- k. ENTRANCE to have a front main entrance with a permanently attached porch or stoop with the appropriate steps as required in the Kentucky Building Code and a rear entrance with a porch or deck with the appropriate steps as requires in the Kentucky Building Code.

2. Dimension and Area Requirements

Minimum Lot Area with Sanitary Sewers; a single lot shall not be less than seven thousand two hundred (7,200) square feet with a Maximum Lot Coverage of 30 percent.

Minimum Lot Width .....60 feet  
 Minimum Front Yard .....30 feet from  
 Right-of-way line.  
 Minimum Side Yard..... 10 feet  
 Minimum Rear Yard .....25 feet

Minimum Lot Area without Sanitary Sewers; a single lot shall not be less than forty-three thousand five hundred sixty (43,560) square feet with a Maximum Lot Coverage of 30 percent.

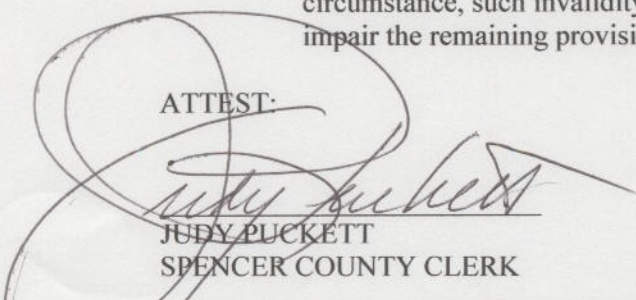
Maximum Height ..... 35 feet  
 Minimum Lot Width Frontage ..... 100 feet  
 Minimum Side Yard .....15 feet  
 Minimum Rear Yard .....25 feet  
 Minimum Front Yard: The building setback line for all structures shall not be located closer to the street right-of-way than a distance equal to one-half (1/2) of the total width of the street right-of-way on which the building will front, but in no case shall the building setback be located closer than seventy-five (75) feet from the center line of a state highway or a road whose pavement shall be less than 26 feet or closer than fifty (50) feet from the center line of any other street or road. A greater distance between the building setback line and the street right-of-way is permissible.

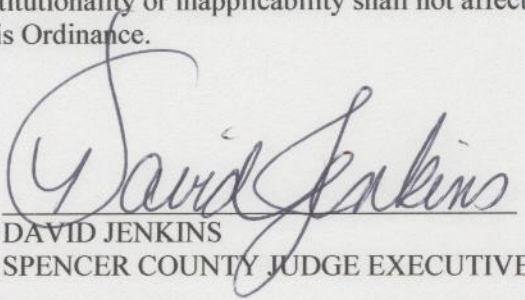
3. Parking Regulations

Off-street parking shall be provided as indicated in Article II, Section 206, Page 11.

- 4. The provisions of the Ordinance are severable and if any provision or part thereof shall be held invalid or unconstitutional or inapplicable to any person or circumstance, such invalidity, unconstitutionality or inapplicability shall not affect or impair the remaining provisions of this Ordinance.

ATTEST:

  
 JUDY PUCKETT  
 SPENCER COUNTY CLERK

  
 DAVID JENKINS  
 SPENCER COUNTY JUDGE EXECUTIVE