

CITY OF RUSSELLVILLE, KENTUCKY  
ORDINANCE NO. 2021-05

**AN ORDINANCE AMENDING ORDINANCE NO. 84-4,  
BY AMENDING ARTICLE 6 AND ARTICLE 10  
REGARDING THE REGULATION OF MOBILE HOMES AND  
MANUFACTURED HOUSING WITHIN THE CITY LIMITS**

WHEREAS, the City of Russellville, by Ordinance No. 84-4, established certain zoning regulations to serve for the City of Russellville; and

WHEREAS, the City of Russellville deems it to be in the best interest of the health, safety, and welfare of the citizens of the City of Russellville to amend the Ordinance regarding the regulation of mobile homes and manufactured housing; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RUSSELLVILLE, KENTUCKY THAT ARTICLE 6 AND ARTICLE 10 OF ORDINANCE 84-4 BE AMENDED AS FOLLOWS:

**SECTION I.**

- A. Section 6.2 of Article 6 of Ordinance No. 84-4 regarding the Mobile Homes, Mobile Home Subdivision Mobile Home Parks and Recreational Vehicle Parks shall be amended as follows:

**6.2 MOBILE HOMES**

6.2.1 ~~Except as provided in section 5.21 below, m~~Mobile homes, manufactured homes, and trailers are ~~restricted to~~ not permitted within the City limits of Russellville, Kentucky except in mobile home parks or subdivisions permitting mobile homes such units.

6.2.2 In order for a mobile home or a manufactured home to be allowable within a subdivision permitting such units, it must meet standard housing requirements. ~~When considered standard housing~~

Mobile homes and manufactured homes shall be considered standard housing when the following conditions are met.

- A A building permit is obtained.
- B All axles are removed.

- C The home is anchored to a solid continuous foundation of concrete, concrete blocks, or other permanent material.
- D It is veneered to the roof line with brick or stone from the ground line, or covered with vinyl or wood siding as to have the appearance of having been approved under Kentucky Building Code.
- E A gable roof is built over the entire unit with a pitch at least four (4) inches to the foot.

The above conditions must be met within ninety (90) days from the date the permit is issued, and a performance bond shall be required.

- B. Article 10 of Ordinance No. 84-4 regarding the Definitions for the City of Russellville Zoning Regulations shall be amended as follows:

#### MANUFACTURED HOUSING:

~~Factory build, single family structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec. 5401), commonly known as the HUD (U.S. Department of Housing and Urban Development) code.~~ “Manufactured Home” means a single-family residential dwelling constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act, manufactured after June 15, 1976, and designed to be used as a single-family residential dwelling with or without a permanent foundation when connected to the required utilities, and including plumbing, heating, air conditioning, and electrical systems.

#### MOBILE HOME:

~~Any vehicle or similar portable structure used or constructed to permit its use as a conveyance upon the public streets and designed to permit the occupancy thereof as a residence for one or more persons.~~ “Mobile Home” means a structure manufactured prior to June 15, 1976, that was not required to be constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act, that is transportable in one (1) or more sections, that, in the traveling mode is eight (8) body feet or more in width and forty (40) body feet or more in length, or when erected on site, four hundred (400) or more square feet, and that is built on a permanent chassis and designed to be used as a dwelling on a temporary or permanent foundation, when connected with the permanent required utilities, including plumbing, heating, air conditioning, and electrical systems.

## SECTION II. SEVERABILITY.

The provisions of this Ordinance are severable. If any sentence, clause, or part of this Ordinance or the application thereof to any particular state of case is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or repeal any of the remaining provisions, sentences, clauses or sections or parts of this Ordinance, it being the legislative intent of this body to ordain and in act each other.

## SECTION III. REPEAL OF EXISTING ORDINANCES.

All ordinances or parts of ordinances in conflict herewith now in effect, to the extent of said conflict, are hereby repealed.

## SECTION IV. EFFECTIVE DATE.

This ordinance shall become effective upon passage and publication as required by law.

**FIRST READING** conducted on the 6th day of July, 2021.

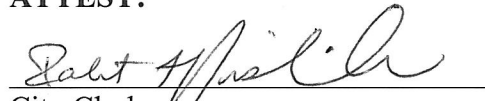
**SECOND READING** conducted and **PASSAGE** on the 20th day of July, 2021.

**APPROVED BY:**



Mark Stratton  
Mayor

**ATTEST:**

  
City Clerk

At a meeting of the City Council of the City of Russellville, Kentucky, held on  
July 20, 2021, the foregoing ordinance was adopted, after full discussion, by  
the following vote:

AYES:

NAYS:

ABSENT:

ABSTAINING:

**Pat Bell**  
**Bill Decker**  
**Diane Walker**  
**Larry Wilcutt**  
**Sandra Kinser**  
**Jimmy Davenport**