

**CITY OF DAYTON, KENTUCKY
ORDINANCE 2026#10**

**AN ORDINANCE AMENDING THE TEXT OF THE CITY OF
DAYTON, KENTUCKY, ZONING TO ADD
“MANUFACTURED HOME” AND MODIFYING THE
DEFINITION OF “MOBILE HOME” IN THE DEFINITIONS
SECTION, ALLOWING QUALIFIED MANUFACTURED
HOMES AS PERMITTED USES IN RESIDENTIAL ZONES,
AND ADDING COMPATIBILITY STANDARDS FOR
MANUFACTURED HOMES CONSTRUCTED IN THE CITY.**

WHEREAS, the City of Dayton has adopted a Zoning Ordinance (“Zoning Code”), Zoning Map, Subdivision Regulations, and Appendixes (collectively, “Zoning Regulations”) within the City of Dayton, Kentucky (“City”); and

WHEREAS, the Dayton Planning & Zoning Commission (“P&Z Commission”) serves as the planning unit related to Zoning Regulations in the City and makes recommendations to the Dayton City Council (“City Council”) regarding these regulations; and

WHEREAS, the Kentucky General Assembly enacted House Bill 160 during the 2026 Legislative Session, which was codified in Section 100.348 of the Kentucky Revised Statutes.

WHEREAS, the P&Z Commission was asked to review and act upon a request by the City to amend the text of the City’s Zoning Regulations to comply with KRS 100.348 ; and

WHEREAS, the Dayton Planning & Zoning Commission held a public hearing, pursuant to advertised legal notice in accordance with KRS Chapters 100 and 424, on August 13, 2026, in Dayton, Kentucky, to review and make recommendations regarding the requested text amendment; and

WHEREAS, at this public hearing and after due consideration of the evidence and testimony presented there, the Planning & Zoning Commission voted to recommend approval of the text amendment to the Zoning Regulations as set forth below; and

WHEREAS, the Dayton City Council, having reviewed the proposed text amendment to the Zoning Regulations, hereby concurs with the recommendation of the Dayton Planning & Zoning Commission to approve this text amendment;

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD OF CITY COUNCIL OF THE CITY OF DAYTON, KENTUCKY, AS FOLLOWS:

Text amendment additions and renumbering in blue underline and deletions in ~~red strike-out~~.

ARTICLE VII - DEFINITIONS

SECTION 7.0 - WORDS AND PHRASES:

~~“DWELLING, TRAILER.” See “MOBILE~~

~~HOME". "HOUSE TRAILER." See~~

~~"MOBILE HOME".~~

"MANUFACTURED HOME". A single-family residential dwelling constructed after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq., as amended, and designed to be used as a single-family residential dwelling with or without permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning, and electrical systems contained therein.

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

- A. 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.
- B. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570.
- C. 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 s that its main entrance door faces the street.
- D. Has a minimum total living area of nine hundred (900) square feet.

~~"MOBILE HOME." Any coach, cabin, mobile home, or other mobile structure in a single unit which is intended, designed, and used for the fixed residence of a person, family, or a household, mounted upon wheels or supports, or supported or capable of being moved or transported by another vehicle. For the purpose of this appendix, the removal of wheels or the attachment of a foundation to the mobile structure shall not change its classification.~~ 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.

ARTICLE X – ZONES

SECTION 10.2 R-1BC (RESIDENTIAL ONE-BC) ZONE:

A. PERMITTED USES

...

2. Manufactured Home, Qualified

SECTION 10.3 R-1C RESIDENTIAL ONE-C) ZONE:

A. PERMITTED USES

...

2. [Manufactured Home, Qualified](#)

SECTION 10.4 R-1D RESIDENTIAL ONE-D) ZONE:

A. PERMITTED USES

...

2. [Manufactured Home, Qualified](#)

SECTION 10.5 R-1E RESIDENTIAL ONE-E) ZONE:

A. PERMITTED USES

...

2. [Manufactured Home, Qualified](#)

SECTION 10.6 R-1G RESIDENTIAL ONE-G) ZONE:

A. PERMITTED USES

...

2. [Manufactured Home, Qualified](#)

SECTION 10.7 R-1H RESIDENTIAL ONE-H) ZONE:

A. PERMITTED USES

...

2. [Manufactured Home, Qualified](#)

SECTION 10.8 R-1J RESIDENTIAL ONE-J) ZONE:

A. PERMITTED USES

...

A. [Manufactured Home, Qualified](#)

SECTION 10.9 - RMHP RESIDENTIAL MOBILE HOME PARK ZONE

A. USES PERMITTED:

...

3. [Qualified manufactured homes.](#)

SECTION 10.13 PUD (PLANNED UNIT DEVELOPMENT) OVERLAY ZONE:

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D. Residential uses and densities: all types of residential housing units (attached or detached) may be permitted within a PUD Overlay zone, including single-family, two-family, qualified manufactured homes, and multi-family units. The density of dwelling units in a PUD, shall be determined by the density (dwelling units per acre) as calculated from the existing residential (R) zone superimposed by the PUD Overlay Zone. This density shall be applied to the total project area excluding that land devoted to commercial uses and streets (public and private).

SECTION 10.14 RCD (RESIDENTIAL CLUSTER DEVELOPMENT) OVERLAY ZONE:

...

D. Residential uses and densities: attached and detached single-family dwellings, and qualified manufactured homes may be permitted, including customary accessory uses to the permitted residential uses, within ~~an~~ RCD Overlay zone. The density of dwelling units in a RCD, shall be determined by the density (dwelling units per net acre) as calculated from the existing residential R-1 zone superimposed by the RCD Overlay Zone. This density shall be applied to the total project area excluding that land devoted to streets (public and private).

SECTION 10.15 CENTRAL BUSINESS DISTRICT (CBD) ZONE;

C. PERMITTED USES

...

4. Manufactured Home, Qualified

SECTION 10.19 - MLU (MIXED LAND USE) ZONE

...

D. PERMITTED USES. . .

...

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

ARTICLE IX -- GENERAL REGULATIONS

SECTION 9.32 – MANUFACTURED HOUSING COMPATIBILITY STANDARDS

For manufactured housing permitted in the R-1BC, R-1C, R-1D, R-1E, R-1G, R-1H, R-1JJ, R-1BC, PUD, RCD, CBD, and MLU zones, the following compatibility standards are designed to ensure that these homes placed in the aforementioned residential zones are compatible in terms of assessed value with existing housing located within a one eighth (1/8) of mile or less.

radius from the proposed location of any new manufactured home. All new manufactured homes must comply with the following compatibility standards:

1. All new single-family homes must be oriented to face the street.
2. All new single-family homes must meet at least three of the following criteria:
 - a. Incorporate a minimum 4:12 roof pitch;
 - b. Contain a covered front porch containing at least 24 square feet under roof;
 - c. Include a building foundation with 5 or more corners (not including porches);
 - d. Incorporate an attached garage;
 - e. Has an upper story, finished walk-out basement, or half story with conditioned living space.
 - f. Incorporate the same or higher quality exterior materials compared to existing residential structures within 1/8 a mile.

PASSED by City Council of the City of Dayton, Campbell County, Kentucky assembled in regular session.

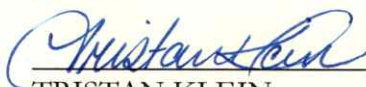
First Reading: September 8, 2026

Second Reading: October 13, 2026



MAYOR BEN BAKER

ATTEST:



TRISTAN KLEIN
CITY CLERK/TREASURER

CERTIFICATION

I, the undersigned, do hereby certify that I am the duly qualified and acting Clerk/Treasurer of the City Council of Dayton, Kentucky (the "City"), and as such I further certify that the foregoing Ordinance is a true, correct, and complete copy of the Ordinance duly adopted by the City Council of the City after two readings on the dates referenced above, and has been signed by the Mayor and is now in full force and effect, all as appears from the official records of the City in my possession and under my control.

IN WITNESS WHEREOF, I have hereunder set my hand this 13 day of October
_____, 2026.



Tristan Klein
City Clerk/Treasurer