

**SCOTT COUNTY FISCAL COURT
ORDINANCE NO. 2004-01**

**AN ORDINANCE RELATED TO THE AMENDMENT
OF THE GEORGETOWN/SCOTT COUNTY ZONING ORDINANCE REGARDING QUALIFIED
MANUFACTURED HOUSING AND RELATED COMPATIBILITY
STANDARDS**

WHEREAS: In order to provide for the orderly development of property, the maintenance of property values, and to provide for suitable and affordable housing options within the community, it is necessary to maintain the planning and zoning process with periodic amendments to the Zoning Ordinance in response to new challenges;

WHEREAS: The 2002 Kentucky General Assembly passed a bill (Senate Bill 147) that enacted compatibility standards for manufactured housing. The legislature designed SB 147 to allow local governments to regulate compatibility for the purpose of protecting and preserving monetary value of property located within the local government's jurisdiction. The legislature recognized that manufactured housing and stick built homes should be treated in the same manner within the context of land use regulations. The best way to address this issue was to enact compatibility standards. The compatibility standards for manufactured housing would have to comply with the enactment of Senate Bill 147 and subsequent revisions to KRS 100 (Planning & Zoning Statutes) adding compatibility standards for qualified manufactured housing, which were effective as of July 1, 2003;

WHEREAS: This proposed amendment to the Zoning Ordinance has been submitted to the citizens through a properly advertised public hearing before the Georgetown-Scott County Planning and Zoning Commission conducted at their December 11, 2003 and January 8, 2004 public meetings. The Commission voted unanimously to recommend the adoption of this amendment to the City and County governments of Scott County;

WHEREAS: The proposed amendments set out below have been recommended by the Planning Commission after public hearings and compliance with all provisions of KRS Chapter 100 and 424.

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF SCOTT COUNTY, KENTUCKY, as follows:

SECTION ONE: NEW PROVISIONS. [New language is **Bold**. Language which is unchanged is not marked. Superseded language is shown as stricken.]

**SECTION TWO: ARTICLE II
GENERAL REGULATIONS**

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