

**ORDINANCE NO 2026-XX  
CITY OF OAK GROVE, KENTUCKY**

**ZONING ORDINANCE AMENDMENT**

AN ORDINANCE AMENDING ORDINANCE 2021-11 PROVIDING NEW ZONING REGULATIONS FOR MANUFACTURED HOMES AND SINGLE-FAMILY PLACEMENT FOR THE CITY OF OAK GROVE, KENTUCKY

**WHEREAS**, the City of Oak Grove enacted Ordinance 2021-11 to provide necessary updates to zoning regulations for the City of Oak Grove; and

**WHEREAS**, the Oak Grove City Council wishes to adopt the May 5, 2026 recommendations of the Community Development Services Board regarding zoning amendments for manufactured homes and Single-Family placement;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF OAK GROVE, KENTUCKY AS FOLLOWS:**

**SECTION I. AMENDMENT OF OAK GROVE ORDINANCE 2021-11**

City of Oak Grove Ordinance 2021-11 is hereby amended as follows:

Amend Article 2, Section 2.1 as follows:

**ANCHORING SYSTEM, MANUFACTURED HOME (ANCHORED) - An approved system of straps, cables, turnbuckles, chains, ties or other approved materials used to secure a manufactured home in accordance with the manufacturer's specifications and applicable code.**

**MANUFACTURED HOME, NON-QUALIFIED - A manufactured home that is not a qualified manufactured home. The placement of a non-qualified manufactured home as a residence is restricted to the RMH-1 and RMH-2 districts.**

**PERMANENT FOUNDATION (MANUFACTURED HOME) - A system of support that is:**

- 1. Capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure and complies with KRS 227.570;**
- 2. Constructed with materials that are compatible with surrounding residential structures so long as the materials do not compromise the structural engineering of the home in conflict with KRS 227.570; and**
- 3. Placed at a depth below grade adequate to prevent frost damage, in accordance with the manufacturer's installation requirements and KRS 227.570.**

**ROOF PITCH - The steepness or slope of a roof, expressed as a ratio of vertical rise to horizontal run (e.g. 5:12 means a rise of five (5) inches for every twelve (12) inches horizontal.)**

**SITE-BUILT (STICK-BUILT) DWELLING - A residential dwelling that is constructed entirely or primarily onsite from the foundation up, using traditional lumber and framing techniques in accordance with the Kentucky Residential Code.**

**SKIRTING - A durable, weather-resistant material installed around the base of a structure, typically a manufactured home, spanning from the ground to the siding or base of the structure's exterior wall. Skirting is designed to conceal and enclose the foundation or underpinning.**

**DWELLING UNIT** – A room or group of rooms designed and equipped exclusively for the use as living quarters for only one family and its household employees, including provisions for living, sleeping, cooking, and eating. The term shall include modular and manufactured and qualified manufactured homes but shall not include house trailers or recreational vehicles. (Note: For the purposes of Table 5.2 “Schedule of Uses”, ~~[modular homes,]~~ **non-qualified manufactured homes,** ~~[and qualified manufactured homes are]~~ **is** separately listed. See also accompanying definitions for these uses).

Dwelling, single-family. A building or portion thereof on an individual lot designed for or occupied exclusively by one (1) family. This term includes single-family attached dwellings and single-family detached dwellings. **For the purpose of Table 5.2 “Schedule of Uses” this term includes site-built, modular, and qualified manufactured homes, but does not include mobile homes and non-qualified manufactured homes (separately listed).**

Dwelling, single family attached. A structure containing two (2) or more single-family dwelling units in which the dwelling units are physically attached by a common wall, and each unit has its own separate exterior entrance way and is located on a separately owned (or deeded) lot.

Dwelling, single-family detached. A structure containing one (1) dwelling unit that is free standing.

Dwelling, two-family. A structure, located on a single lot, designed for or occupied exclusively by two (2) families living independent of each other in separate dwelling units. This use and building arrangement may also be referred to as a “duplex”.

Dwelling, multi-family. A structure containing three (3) or more dwelling units on a single lot.

Dwelling group. Any combination of two or more buildings comprised of single-family dwellings, two-family dwellings, or multi-family dwellings on a single lot.

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

1. Is manufactured on ~~[or after July 15, 2002]~~ **a date not to exceed five (5) years prior to the date of installation and has all parts that operate only during transport removed;**
2. Is affixed to a permanent foundation, is connected to appropriate facilities, and is installed in ~~[accordance]~~ **compliance** with KRS ~~[227.550]~~ **227.570**;
3. 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 so that its main entrance door faces the street; **and**
4. Has a minimum total living area of nine-hundred (900) square feet; ~~[and~~
5. ~~Is not located in a manufactured home land lease community.]~~

**MANUFACTURED HOME PARK** – ~~[A parcel of land containing two (2) or more manufactured homes or qualified manufactured homes].~~ **A parcel of land under single ownership on which two or more non-qualified manufactured or mobile homes are occupied or placed for use as residences.**

**MOBILE HOME** – A single-family residential dwelling constructed before June 15, 1976, designed to be used as a single-family residential dwelling with or without permanent foundation when connected to the required utilities and which includes plumbing, heating, air conditioning and electrical systems contained therein. Mobile homes are a prohibited use (use not allowed) within the City of Oak Grove under the terms of this Ordinance. Upon removal from a lot or park, a mobile home use shall not be restored or replaced; however, a mobile home may be replaced with a manufactured home, ~~[qualified manufactured home]~~ **single-family detached dwelling**, or other permitted use in accordance with Section **8.26** ~~[8.21 (Nonconforming Uses of Land)]~~ and Article 5.

~~[**MOBILE HOME PARK** – A parcel of land containing two (2) or more mobile homes.]~~

**Amend Article 4, Section 4.0 Zoning District Established as follows:**

In order to classify and regulate the locations of uses and buildings and to regulate the areas of yards and open spaces, height, density, and other features within or surrounding such uses and buildings, the following zoning districts are hereby established:

**Base Districts**

- R-1 Single-Family Residential District
- R-1A Single-Family Residential District (Alternate)
- R-2 One and Two Family Residential District
- R-3 Multi-Family Residential District
- RMH-1 ~~[Qualified Manufactured or]~~ Manufactured Housing District
- RMH-2 ~~[Qualified]~~ Manufactured Home Subdivision District
- B-1 Professional Commercial District
- B-2 Arterial Commercial District
- I-1 Industrial District

## Special and Overlay Districts

PUD Planned Unit Development District

ZLL Zero Lot Line District

FCAZ Fort Campbell Activity Zones (FCAZ I and FCAZ II)

The individual districts may be cited by full title, e.g. One and Two Family Residential District, or by abbreviated reference, e.g. R-2. Special and Overlay Districts are described in Division IV of this Article.

### Amend Article 4, Section 4.1 District Intent as follows:

The base districts created by this Article are intended to advance the purposes of this Ordinance in furtherance of the City of Oak Grove Comprehensive Plan. Individually, each district is designed and intended to accomplish the following specific objectives:

- 4.1.1 R-1 Single-Family Residential District. The intent of this district is to provide single-family residential areas with relatively low population densities and to prohibit uses which would destroy the residential character of the neighborhood, i.e. commercial and industrial uses.
- 4.1.2 R-1A Single-Family Residential District (Alternate). The intent of this district is to provide an alternative to the R-1 single-family residential district. This district provides a medium density as compared to the R-1 district yet is intended to preserve the single-family residential character and prevent encroachment from incompatible uses which may diminish property values.
- 4.1.3 R-2 One and Two Family Residential District. The intent of this district is to provide one and two family residential areas of medium population density. One and two family dwellings are the principal land use for this district. The district is also intended to protect the residential character of the neighborhood by prohibiting commercial activity.
- 4.1.4 R-3 Multi-Family Residential District. The intent of this district is to provide for residential areas of high population density. The specific intent of this district is to ensure that only residential uses which may be properly designed and built will be allowed in this district to prevent overcrowding, parking or traffic congestion, and to reduce injurious effects on adjacent properties.
- 4.1.5 RMH-1 [~~Qualified Manufactured or~~] Manufactured Housing District. This district is composed of areas containing [~~qualified manufactured or~~] **non-qualified** manufactured housing dwelling sites. **This district may also permit detached single-family dwellings and two-family dwellings subject to the conversion provisions of §5.22.9 of this ordinance.** Such areas shall be well-suited for residential purposes.
- 4.1.6 RMH-2 [~~Qualified~~] Manufactured Home Subdivision. This district is composed of areas containing [~~qualified manufactured or~~] **non-qualified** manufactured **homes, housing dwelling sites detached single-family dwellings, and two-family dwellings** where each [~~qualified manufactured or manufactured home~~] **dwelling or duplex** is located on a separate lot. Such areas shall be well-suited for residential purposes.

- 4.1.7** B-1 Professional Commercial District. The intent of this district is to permit areas containing a mixture of light commercial and professional uses and a mixture of residential, public, and semi-public uses. These regulations are designed to protect and encourage the transitional character of the district by limiting the permitted uses to those of a commercial and professional service nature and to permit residential dwelling uses as a desirable mix in a transitional district.
- 4.1.8** B-2 Arterial Commercial District. The intent of this district is to provide complementary office, financial, governmental, and cultural activity establishments in addition to commercial activities which cater specifically to motor vehicle oriented trade. It is also intended to provide appropriate space, adequate parking, sufficient depth from the street, controlled access points, and orderly and concentrated development.
- 4.1.9** I-1 Industrial District. The intent of this district is to allow industries of a manufacturing and related character to locate in acceptable areas in the City. The location should be of convenient access to present and future arterial thoroughfares, highways, and railway lines. It is further intended that this district be separated from residential areas by business districts as natural barriers to provide a transition between industrial and non-industrial uses

Amend Article 4, Section 4.20, Table 4.20B District Density, Bulk & Dimensional Standards as follows:

Table 4.20B

**District Density, Bulk & Dimensional Standards**

STANDARDS	MANUFACTURED HOME RESIDENTIAL DISTRICTS	
	RMH-1	RMH-2
<b>Minimum lot area in square feet per dwelling unit/use</b>		
<u>Non-Qualified</u> Manufactured Home	2.5 acres for Manufactured Home Park (5,000 square feet per unit)	5,000 per unit
Single-Family, attached		
Single-Family, detached	5,000 (see §5.22.9)	5,000
Two-Family Dwellings	3,500 per unit (7,000 total for duplex) (see §5.22.9)	3,500 per unit (7,000 total for duplex)
Multi-Family		
Dwelling Groups	See §§4.32 and 5.22.9	
All Other Uses	10,000	10,000
<b>Minimum Lot Width (in feet)</b>		
<u>Non-Qualified</u> Manufactured Home	80 for Manufactured Home Park; 50 for a non-qualified manufactured home on an individual lot	50
Single-Family, attached		
Single-Family, detached	50	50
Two-Family Dwellings	60	60
Multi-Family		
Dwelling Groups	See §4.32	
All Other Uses	80	80
<b>Maximum Structure Height (in feet)</b>	35 (not to exceed 2 stories)	35 (not to exceed 2 stories)
<b>Maximum Building Coverage</b>	35%	35%
<b>Maximum Impervious Surface Coverage</b>	50%	50%
<b>Setbacks</b>		
Front Yard Setback (in feet)	½ Width of the Right-of-Way not to exceed 40 or be less than 25	½ Width of the Right-of-Way not to exceed 40 or be less than 25
Rear Yard Setback (in feet)	20	20
Side Yard Setback (in feet)	10	10
Special Setback for Yards abutting Hugh Hunter and all other State Maintained Roads (in feet)	60	60

**Amend Article 4, Section 4.42, Fort Campbell Activity Zoning District as follows:**

- A. Development standards within the FCAZ Districts.
  - 2. Within the FCAZ II (Accident Potential Zone II portion only), the following uses are prohibited:
    - a. Multi-family, two-family, group dwellings, and **non-qualified** manufactured homes; and
    - b. Single-family dwellings with a density of more than one (1) unit per two (2) acres;

**Amend Article 5, Section 5.2, Table 5.2 Schedule of Uses as follows:**

Table 5.2 Schedule of Uses											
R = Permitted by Right		R*=Permitted by Right (Specific Standards)					C = Conditional Use			Blank Cell = Use Not Allowed	
Use Classifications	Districts									Use Specific Standards	Parking Code (See Section 6.30)
	R-1	R-1A	R-2	R-3	RMH-1	RMH-2	B-1	B-2	I-1		
<b>Residential Uses</b>											
Second and upper floor residential dwellings							R*	R*		§5.22.8	C
Single-family dwellings, attached										ZLL Only	D
Single-family dwellings, detached, <b>including site-built, modular, and qualified manufactured homes</b>	R*	R*	R*	R*	R*	R	C	C		§5.22.9 §5.22.10	D
Two-family dwellings			R	R	R*	R	C	C		§5.22.9	B
<b>Residential Uses (Accessory)</b>											
Home Occupation	C	C	C	C	C	C	C	C		<del>§5.22.10</del> §5.22.11	EE
Home Occupation (limited use)	R*	R*	R*	R*	R*	R*	R*	R*		<del>§5.22.11</del> §5.22.12	

**Amend Article 5, Section 5.22, Residential Uses as follows:**

- §5.22.1 Assisted living facilities are subject to the multi-family density standards of the R-3 district. For the purposes of determining density, each bedroom or two beds, whichever is greater, shall be considered one unit.
- §5.22.2 Boarding and lodging houses are subject to the multi-family density standards of the R-3 district. For the purposes of determining density, each bedroom or two beds, whichever is greater, shall be considered one unit.
- §5.22.3 Congregate residences are subject to the following standards:
- (a) The use shall be located in conjunction with an existing religious use, a college or school, or hospital and shall be located on the same lot or an adjoining lot to such conjoined use; and
  - (b) The use is subject to the density standards of the R-3 district. For the purposes of determining density, each bedroom or two beds, whichever is greater, shall be considered one unit.
- §5.22.4 Extend stay hotels. [Reserved]
- §5.22.5 Manufactured homes in the RMH-1 and RMH-2 districts are subject to the following standards:
- (a) The manufactured home shall be anchored in accordance with the requirements of [~~the Kentucky Building Code~~] **KRS 227.570** and shall meet all manufacturers specifications; and
  - (b) The manufactured home, if not placed on a permanent fully enclosed foundation, shall have foundation siding/skirting constructed of fire and weather resistant material such as aluminum, treated pressed wood, or other similar materials, enclosing the entire undercarriage of the manufactured home.
- §5.22.6 **RESERVED** [~~Qualified manufactured homes may be approved in the R-1, R-1A, R-2, and R-3 districts subject to compatibility with architectural appearance, placement requirements, and similarity with (1) adjacent development or surrounding developments (i.e. on either side of the proposed site within the same block face and adjacent to the rear); (2) development within the same zone or general area; and (3) development within a one eighth (1/8) mile radius from the proposed location of the qualified manufactured home.~~]
- (a) ~~Appearance and Compatibility Standards~~
    - (1) ~~Exterior Material~~—The exterior material shall be material customarily used on site built dwellings, such as board siding, plywood, press wood siding, non glossy vinyl siding, stucco, brick or non reflective aluminum.
    - (2) ~~Roof Pitch and Material~~—The roofing material shall be made of wood, tile, or composition shingles and have an eave projection of not less than four (4) inches. The roof of each proposed unit shall have a pitch at least equal to the average of the two residential buildings in the same block face (residential buildings on either side

- of the lot or two nearest single family residences if the adjacent structures are not residential).
- ~~(3) Size — The structure must have at least 900 square feet of livable space.~~
  - ~~(4) Windows — Front facing windows must have consistent size, spacing and proportion to that of the adjacent single family residences.~~
  - ~~(5) Porches or Decks — Front porches or decks must be included on each structure if more than 50% of the structures in the same block face or within 200 feet of the structure on the subject site, whichever is less, include them. Porches or decks shall equal the average size and must resemble the same architectural style, foundation, and building material of the existing porches or decks within the same block face.~~
  - ~~(6) Foundation — The structure shall be permanently attached to a permanent foundation system and shall be anchored in accordance with the state standards set forth in KRS 227.550 through KRS 227.590.~~
  - ~~(7) Height — The floor elevations of the proposed dwelling shall be no lower than the average floor elevations of the existing adjacent buildings on either side of the lot or the two nearest single family residences, if the adjacent structures are non-residential.~~
  - ~~(8) Width — The structure shall have a minimum width of the main body as assembled on the site of not less than 20 feet, measured across the narrowest portion and shall fall within the meaning of “qualified manufactured home”.~~
  - ~~(9) Additions/Alterations — Structural additions or alterations shall be subject to the same building code regulations as apply to additions or alterations to a conventionally built house. Any other alteration or conversions of a manufactured house must be performed in accordance with KRS 227.550 et seq., 815 KAR 25:050, Section 2 and 42 U.S.C. Chapter 70.~~
  - ~~(10) District Requirements — The structure must meet all the requirements for lot, yard, building setback, and other requirements of the district in which it is located.~~
  - ~~(11) Transportation Devices — The structure must have all wheels, axles, and hitch mechanisms removed.~~
  - ~~(12) Block Face — The structure shall appear to face the public street.~~
  - ~~(13) Utilities — The structure shall have utilities connected, in accordance with the city requirements and manufacturer’s specifications.~~
  - ~~(14) Disputes involving the Zoning Administrator and an applicant, concerning the design and construction compatibility of a unit to be located on a particular site, shall be resolved by the Board of Zoning Adjustment prior to the placement of said unit on the site;~~
  - ~~(b) Restrictions: Nothing in this section shall be construed to affect, modify, or abolish restrictions contained in recorded deeds, covenants, or developer’s subdivision restrictions; and~~
  - ~~(c) Historic Properties: Nothing in this section shall be construed as limiting in any way the authority of the City of Oak Grove to adopt regulations designed to protect historic properties or historic districts.]~~

**§5.22.7** Manufactured home parks may be permitted in the RMH-1 subject to the following standards:

- (a) The minimum site shall contain two and one-half (2 ½) acres unless the development is an extension of an existing park;
- (b) Individual **non-qualified** manufactured homes located within the park shall have a minimum floor area of 600 square feet. Qualified manufactured homes located within the park shall have a minimum floor area of 900 square feet;
- (c) Individual manufactured homes, if not placed on a permanent fully enclosed foundation, shall have foundation siding/skirting constructed of fire and weather resistant material such as aluminum, treated pressed wood, or other similar materials, enclosing the entire undercarriage; and
- (d) Density shall not exceed one (1) manufactured [~~or qualified manufactured~~] home per every 5,000 square feet of lot area.

§5.22.8 Second and upper floor residential uses and multi-family uses in the B-1 and B-2 districts are subject to the following standards:

- (a) Density shall not exceed the density provided in the R-3 District (multi-family);
- (b) Parking for the residential units shall be provided in addition to and exclusive of parking provided for any nonresidential use(s) on the lot; and
- (c) Second and upper floor residential uses and multifamily uses shall not be permitted as an accessory or secondary principal use on any lot containing a sexually oriented business.

§5.22.9 Single family and two-family (duplex) dwellings are permitted in the RMH-1 District contingent upon a designated manufactured home park's conversion to [~~stick built~~] **site-built, modular, or qualified manufactured home** residential structures. The conversion of a manufactured home park to provide single-family and/or two-family uses is subject to the following standards:

- (a) The density allowed for single-family [~~stick built conventional units~~] **dwellings** and duplexes will be the same density as allowed for single-family [~~units~~] **dwellings** and duplexes in an R-3 District (Multi-Family Residential District);
- (b) The owner must first permanently remove the **mobile and non-qualified** manufactured homes to secure enough square footage to meet the R-3 zoning requirement for the [~~conventional stick built~~] **single-family** replacement unit or duplex.

For example: If an RMH-1 area contains one (1) acre or 43,560 square feet, the developer could only place on this property 7.26 [~~conventional stick built~~] **single-family dwelling** units. The R-3 zone allows one (1) unit on 6,000 square feet. 6,000 square feet divided into 43,560 will allow 7.26 units.

For a two-family (duplex), the R-3 zone allows two (2) units on 7,000 square feet. 7,000 square feet divided into 43,560 will allow 12.44 units (or 6.22 duplexes). But before these units can be built, all the **non-qualified** manufactured homes must be removed from the premises.

Another example: In the same situation, if the one (1) acre lot contains ten (10) **non-qualified** manufactured homes, two (2) **non-qualified**

manufactured homes must be removed for every unit located on the site if the project is to be phased in. In any case, there must be the permanent removal of **non-qualified** manufactured homes at the site;

- (c) The determination of buildable space on a given site must also take into account the amount of area taken up by the private drive. The private drive will be contained in a required fifty foot (50') right-of-way.

For example: In the example given above, if the private drive, once contained by a 50 foot right-of-way, took up an area of 10,000 square feet, the 10,000 square feet would be subtracted from the 43,560 to give a buildable area of 33,560, which would allow 5.59 units;

- (d) No lots would be subdivided off the private drive contained in the 50 foot right-of-way unless the private drive was brought up to City street standards. If the owner elected not to bring the street up to City standards, the property would contain whatever number of [~~conventional stick built~~] **single-family dwelling or duplex** units constructed on one (1) lot, as opposed to one (1) unit per lot in a normal subdivision situation;
- (e) Each unit would be required to meet the R-3 setback requirement, with each unit facing the private drive after the 50 foot right-of-way was designated;
- (f) Each site will have the same type of structures built on that site. Sites will have either two-family (duplexes) or single-family detached structures. A combination of these structures on one (1) site will not be permitted;
- (g) Each owner wishing to make a conversion of use must first contact the Zoning Administrator with preliminary plans showing pertinent information, as required by Section 3.22;
- (h) The plans must be approved by the Zoning Administrator and an agreement will be entered by the developer outlining the number and when each unit will be removed;
- (i) Each [~~conventional stick built~~] **single-family dwelling** unit or duplex will require the issuance of a building/zoning permit; and
- (j) This section pertains to only RMH-1 areas which are serviced by the Oak Grove sewer system. If the RMH-1 district is using a septic system, this subsection is not applicable.

**§5.22.10 Single-family detached dwellings in the R-1, R-1A, R-2, R-3, B-1, and B-2 districts, to include site-built, modular, and qualified manufactured homes, are subject to the following standards:**

- (a) All new single-family dwellings shall be oriented to face the street (front door or primary entrance facing the street). In the case of a corner lot, any new single-family dwelling shall face the street on which a majority of the homes on the same block are oriented;**
- (b) All new single-family dwellings shall incorporate a minimum 5:12 roof pitch for no less than 75% of the roof structure; and**
- (c) All new single-family dwellings shall be placed on a permanent foundation in accordance with applicable code. Excluding dwellings constructed on slab foundations with no crawlspace, foundation walls or skirting shall fully (95% or greater) enclose the perimeter of the structure's foundation space between the ground and the dwelling's**

exterior walls. Foundation walls or skirting shall consist of stone, brick, concrete block, or similar masonry units.

**(d) Exceptions.**

**(1) The Board of Zoning Adjustment may, subject to the variance standards contained in §3.50 et seq., vary the requirements of parts (a) and (b) in cases where, by virtue of lot width or other land characteristic, strict conformance would result in an unnecessary hardship.**

**(2) The provisions of part (b) do not apply in the following circumstances:**

**a. The new single-family dwelling has an upper story or half story with conditioned living space; or**

**b. The new single-family dwelling is part of a Planned Unit Development which incorporates home designs with less than a 5:12 roof pitch.**

**(4) The foundation wall or skirting provisions of part (c) do not apply to the portion of a dwelling containing a covered porch or deck. The foundation wall or skirting provisions do not apply to single-family dwellings within an Area of Special Flood Hazard constructed in accordance with the requirements of the Oak Grove Flood Damage Prevention Ordinance.**

~~§5.22.10~~ **§5.22.11** Home occupations are subject to the following standard:

- (a) A home occupation must be conducted within a dwelling which is the bona fide residence of the principal practitioner, or in an accessory building thereto which is normally associated with a residential use;
- (b) Except for articles produced on the premises, no stock in trade shall be displayed or sold on the premises;
- (c) No alteration to the exterior of the principal residential building shall be made which changes the character thereof as a dwelling;
- (d) No outdoor display of goods or outside storage of equipment or materials used in the home occupation shall be permitted;
- (e) No more than two persons who are other than members of the immediate family occupying such a dwelling shall be employed;
- (f) No more than two rooms or 25% of the gross area of one floor of the residence, whichever is less, shall be used for such purposes;
- (g) No use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in an average residential occupancy in the district in question under normal circumstances wherein no home occupation exists; and
- (h) The home occupation is not an antique shop, funeral chapel or funeral home, gift shop, restaurant, stable or kennel, tourist home, veterinarians or animal hospital, or involves the renting of **non-qualified** manufactured homes.

~~§5.22.11~~ **§5.22.12** In addition to the standards provided in subsection §5.22.10, a home occupation (limited use) may be permitted by the Zoning Administrator subject to the following standards:

- (a) No on-site customers or customers coming to the home occupation will be allowed. Any customer traffic to the site will require a conditional use permit;
- (b) No outside alterations, modification or change to the existing structure will be allowed. Any minor alteration, modification, or change being made will require a conditional use permit;
- (c) No employees other than the resident of the home will be allowed. Any individual which lives or resides at another location, other than the proposed location of the home occupation to be employed at, the home occupation will require a conditional use permit;
- (d) No manufacturing, construction, or finishing work will be allowed on-site. Any of these activities undertaken at the proposed home occupation will require a conditional use permit;
- (e) No outdoor signs are allowed on-site. Any proposed outdoor signs for the home occupation will require a conditional use permit;
- (f) No additional traffic as a result of the home occupation will be allowed to the site. Additional traffic as a result of the home occupation will require a conditional use permit; and
- (g) No on-site storage of merchandise, inventory, goods or services will be allowed. Any of these activities undertaken at the proposed home occupation will require a conditional use permit.

The Zoning Administrator shall require that the property owner to submit a written affidavit certifying compliance with this subsection.

**Amend Article 5, Section 5.30, Uses Located in the RMH-1 District as follows:**

Where uses (excluding utilities~~], and~~ **non-qualified** manufactured homes, **detached single-family dwellings and two-family dwellings**) are permitted with specific use standards or as a conditional use in the RMH-1 District, such uses shall not be located on the same lot with a **non-qualified** manufactured home **or other dwelling unit**.

**Amend Article 8, Section 8.1, Intent as follows:**

Within the districts established by this Ordinance or amendments that may later be adopted there exist nonconformities, including:

1. Nonconforming lots;
2. Nonconforming uses of land;
3. Nonconforming structures;
4. Nonconforming uses of structures or structures and land in combination;
5. Nonconforming signs; ~~and~~
6. Nonconforming site features; **and**
7. **Nonconforming mobile homes, non-qualified manufactured homes, and manufactured home parks.**

Amend Article 8, Section 8.26 Nonconforming Mobile Homes, Non-Qualified Manufactured Homes and Manufactured Home Parks, as follows:

**Section 8.26 NONCONFORMING MOBILE HOMES, NON-QUALIFIED MANUFACTURED HOME, AND MANUFACTURED HOME PARKS**

- A. Excluding manufactured home parks, where a lawfully placed non-qualified manufactured or mobile home exists at the effective date of adoption or amendment of this ordinance that would not be allowed in the district under the terms of this ordinance, such use may be continued so long as it remains otherwise lawful, subject to the following provisions:
1. If any such nonconforming manufactured or mobile home is discontinued in use or abandoned for more than one (1) year (except when government action impedes access to premises), the manufactured or mobile home shall not thereafter be reestablished or occupied as a residential dwelling.
  2. When a nonconforming manufactured or mobile home is destroyed, moved in whole or in part, or removed from a property, the nonconformity shall not thereafter be reestablished except as provided in part 3 of this subsection.
  3. Except in cases of abandonment or discontinuance as provided in part 1 of this subsection, the replacement of nonconforming manufactured or mobile homes is permitted as follows:
    - a. A non-qualified manufactured or mobile home may be replaced with 1) a non-qualified manufactured home that is manufactured on a date not to exceed five (5) years from the date of installation; or 2) a single-family dwelling (site-built, modular, or qualified manufactured home),
    - b. Replacement shall occur within one (1) year of the removal or destruction of the nonconforming manufactured or mobile home, and
    - c. The replacement of a dwelling with a non-qualified manufactured home shall conform to the placement standards as provided in §5.22.5. In addition, the replacement dwelling shall be orientated to face the street (front door or primary entrance facing the street).
- B. Where a lawfully established manufactured home park exists at the effective date of adoption or amendment of this ordinance that would not be allowed in the district under the terms of this ordinance, such use may be continued so long as it remains otherwise lawful, subject to the following provisions:
1. If any such nonconforming manufactured home park is discontinued in use or abandoned for more than one (1) year (except when government action impedes access to the premises) such use shall not thereafter be reestablished;
  2. No such nonconforming manufactured home park shall be enlarged or increased in density nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance;
  3. Except in cases of abandonment or discontinuance as provided in part 1 of this subsection, the replacement of dwelling units within a nonconforming manufactured home park is permitted as follows:
    - d. A non-qualified manufactured or mobile home may be replaced with 1) a non-qualified manufactured home that is manufactured on a date not to

- exceed five (5) years from the date of installation; or 2) a single-family dwelling (site-built, modular, or qualified manufactured home), and
- e. The replacement of a nonconforming dwelling with a non-qualified manufactured home shall conform to the density and placement standards applicable to manufactured home parks as provided in §5.22.7.

**Sections 8.27 through 8.99 Reserved**

All remaining provisions of City of Oak Grove Ordinance 2021-11 shall remain in full force and effect.

**SECTION II. SEVERABILITY**

It is the legislative body's intent that the provisions of this ordinance are to be severable and that if a part of this ordinance is to be invalid, the findings do not necessarily invalidate the entire ordinance.

**SECTION III. UNCONSTITUTIONALITY**

Should any part of this ordinance be void or unconstitutional, the remaining ordinance shall remain in full force and effect.

**SECTION IV. EFFECTIVE DATE**

This ordinance shall take effect after its passage and publication according to law.

Date of First Reading of Ordinance: June 2, 2026

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Date of Second Reading of Ordinance: June 16, 2026

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Date of Publication of Ordinance:

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Ordinance published in:

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\_\_\_\_\_  
Jacqueline Oliver, Mayor

ATTEST:

\_\_\_\_\_  
Lorelynn Fisher, City Clerk

This advertisement was paid for by the City of Oak Grove using taxpayers' dollars in the amount of \$\_\_\_\_\_.

Certification

I, Lorelynn Fisher, do hereby certify that I am the duly appointed clerk of the City of Oak Grove, Kentucky, that the foregoing Ordinance is a true and correct copy of an ordinance duly adopted at a meeting of the City Council on \_\_\_\_\_, 2026, that the Ordinance referred to therein is in the form presented to said meeting and in the form executed, and the said ordinance appears as a matter of public record in the Official City Ordinance Book and is in full force and effect.

IN TESTIMONY WHEREOF, witness my signature on this \_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Lorelynn Fisher, City Clerk