

RESOLUTION NO.

**A RESOLUTION BY THE LOUISVILLE METRO PLANNING COMMISSION
REQUESTING THAT ITS STAFF REVIEW THE STANDARDS FOR FACTORY
BUILT HOUSING IN THE LAND DEVELOPMENT CODE AND DEVELOP
RECOMMENDATIONS TO MODERNIZE AND REDUCE REGULATORY
BARRIERS TO MODULAR HOME CONSTRUCTION**

WHEREAS, Kentucky Revised Statute (KRS) 100.348 grants local government the authority to adopt and enforce, as part of its zoning regulations, compatibility standards governing the placement of qualified manufactured homes in residential zones within the local government's jurisdiction; and

WHEREAS, Factory Built Housing is defined in the Land Development Code as a building or structure designed and intended as a single family dwelling unit and fabricated in an off-site manufacturing facility for installation or assembly at the building site as a permanent structure with transport features, if any, removed, and that meets the additional standards specified in section 4.1.2 of this Land Development Code. This term includes "manufactured homes" and "modular homes" as defined in the 2002 Kentucky Residential Code or successor; and

WHEREAS, Following the Louisville Metro Planning Commission's ("Planning Commission") recommendation, on June 14, 2018, the Legislative Council of the Louisville/Jefferson County Metro Government ("Council") passed Ordinance No. 85, Series 2018 adopting Plan 2040. Plan 2040 was also forwarded to the 12 cities with zoning authority in the Louisville Metro planning unit. The plan was formally adopted by each of the legislative bodies or deemed to have been approved by operation of law pursuant to Kentucky Revised Statutes; and

WHEREAS, Plan 2040 included five overarching principles that became the guiding force behind the development of the plan's goals, objective and policies. These guiding principles – Connected, Healthy, Authentic, Sustainable, and Equitable ("CHASE"), emerged from early public engagement activities and were further defined through the plan's public involvement process; and

WHEREAS, according to Housing Goal 1: Policy 4, Plan 2040 recommends that manufactured homes be compatible with the scale and character of the surrounding neighborhood and that manufactured homes must meet the most current U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards; and

WHEREAS, according to Housing Goal 2: Policy 5, Plan 2040 provides flexibility for housing to adapt to changing climates, demographics, and technology, including but not limited to, building materials, design elements, and energy production and conservation methods; and

WHEREAS, according to Housing Goal 3: Policy 1, Plan 2040 encourages the provision of fair and affordable housing by providing a variety of ownership options and unit costs throughout Louisville Metro and calls for expanded opportunities for people to live in quality, variably priced housing in locations of their choice by encouraging affordable and accessible housing in dispersed locations throughout Louisville Metro; and

WHEREAS, Council passed Resolution No. 82, Series 2020 on August 20, 2020, requesting the Planning Commission review the Land Development Code and develop recommendations for more equitable and inclusive development; and

WHEREAS, the 2023 draft of *My Louisville Home: A Comprehensive Housing Strategy* has a stated goal to create and preserve 15,000 units of affordable housing by 2027; and

WHEREAS, the 2023 draft of *My Louisville Home Strategy* #1.a recommends updating the Land Development Code to meet Louisville Metro's stated housing goals; and

WHEREAS, the 2023 draft of *My Louisville Home Strategy* S1.b encourages innovative construction methods, such as modular construction, to create quality affordable housing; and

WHEREAS, industry standards and regulations related to housing built off-site have changed significantly since Factory Built Housing standards first appeared in the Land Development Code in 2003 and have not been updated since that time.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO PLANNING COMMISSION AS FOLLOWS:

SECTION 1: Staff shall undertake a review of the standards for Factory Built Housing in the Land Development Code and develop recommendations to present to the Planning Commission to modernize and reduce regulatory barriers relating to the construction of Factory Built Housing, specifically modular housing.

SECTION 2: This Resolution shall take effect upon its passage and approval.



Marilyn Lewis
Chair