

**CITY OF UNION, KENTUCKY
ORDINANCE NO. 2026-03**

AN ORDINANCE OF THE CITY OF UNION, KENTUCKY APPROVING AND ADOPTING AMENDMENTS RELATING TO THE ADOPTION OF ZONING TEXT AMENDMENTS TO THE BOONE COUNTY ZONING REGULATIONS TO REGULATE AND DEFINE MANUFACTURED HOME; MANUFACTURED HOME, QUALIFIED; AND MOBILE HOME, AND IDENTIFY ZONING DISTRICTS WHERE SUCH USES ARE ALLOWED AS AUTHORIZED USES WITHIN THE BOONE COUNTY PLANNING UNIT FOR BOONE COUNTY, KENTUCKY, THESE TEXT AMENDMENTS TO THE BOONE COUNTY ZONING REGULATIONS BEING -ARTICLE 40, SECTION 4000; ARTICLE 5, SECTION 505.1; ARTICLE 5, SECTION 505.2; ARTICLE 5, SECTION 505.3; ARTICLE 5, SECTION 505.4; ARTICLE 5,SECTION 505.5; AND ARTICLE 20, SECTION 2001, SUBJECT TO THE RECOMMENDED TERMS AND PROVISIONS SET FORTH IN THESE RECOMMENDED ZONING TEXT AMENDMENTS, SET FORTH IN THE TECHNICAL DESIGN REVIEW COMMITTEE REPORT.

WHEREAS, the City of Union, Kentucky is a member of the county-wide planning unit, having a county-wide planning commission known as the Boone County Planning Commission; and

WHEREAS, the Boone County Planning Commission has reviewed and undertaken a county-wide zoning update as a means to determine timely and appropriate implementation of the **BOONE COUNTY ZONING REGULATIONS TO REGULATE AND DEFINE MANUFACTURED HOME** through appropriate amendments to the Boone County Zoning Regulations, both text and zoning map; and

WHEREAS, the Boone County Planning Commission as the planning unit for the City of Union, Kentucky was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, for the Manufactured Homes Amendment; and

WHEREAS, the Boone County Planning Commission by Resolution No. R-26-002-A recommended approval of the Amendments of Manufactured Homes, described above; and

WHEREAS, the recommendation of the Boone County Planning Commission is based upon certain findings and conditions attached to its Resolution, all of which have been reviewed by the City Commission for the City of Union, Kentucky; and

WHEREAS, the Union City Commission desires to affirm and approve the recommendation of the Boone County Planning Commission pursuant to K.R.S. 100.211 within ninety (90) days of the Planning Commission's final action and grant the application of the Zoning Map Amendment, with conditions.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF UNION, KENTUCKY as follows:

SECTION I

That the text amendments to the Boone County Zoning Text Regulations shall be and are hereby adopted as proposed in the Staff Report dated January 7, 2026, text amendments adopted herein being set forth in Boone County Planning Commission Resolution R-26-002-A which includes, but is not limited to Their Findings of Fact and Description of the real estate which is the subject of this Ordinance and Attachments A, B, and C which are attached and incorporated herein by reference. These text amendments as set forth in the Resolution R-26-002-A are hereby approved as recommended by the Boone County Planning Commission's these text amendments pertain to Manufactured Home, Manufactured Home Qualified, and Mobile Home land uses pursuant to KRS 100.348, that will become authorized within the boundaries of the city of Union;

SECTION II

If approval for the County-Wide Zoning Update shall be held invalid, in whole or in part, by any court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map, or comprehensive plan provisions as they are severable from this Ordinance and they are intended to have effect regardless of any invalidity relating to this particular Ordinance.

SECTION III

Publication of this Ordinance is hereby authorized to be by summary publication in accordance with Kentucky Law.

FIRST READING this the 2ND DAY OF MARCH 2026.

SECOND READING this the 16TH DAY OF MARCH 2026.

APPROVED:



HON. LARRY K. SOLOMON, MAYOR

ATTEST:


TAMMY WILHOITE, CITY CLERK

Published: _____