

**ORDINANCE NUMBER 5-15-2023**

**AN ORDINANCE AMENDING SECTION 80.431(A) AND SECTION 80.433(A) OF THE CITY OF PRINCETON, KENTUCKY CODE OF ORDINANCES PERTAINING TO PRINCIPAL PERMITTED USES IN NEIGHBORHOOD BUSINESS DISTRICT (B-1) AND HIGHWAY BUSINESS DISTRICT (B-3) AREAS, AND AMENDING SECTION 80.604 OF THE CITY OF PRINCETON, KENTUCKY CODE OF ORDINANCES PERTAINING TO THE SCHEDULE OF USES ALLOWED THEREIN.**

**WHEREAS**, the City of Princeton, Kentucky, currently has in place regulations regarding principal permitted uses in Neighborhood Business District (B-1) and Highway Business District (B-3) areas within the City of Princeton, Kentucky as set forth in Section 80.431(A) and Section 80.433(A) of the Code of Ordinances; and

**WHEREAS**, the City of Princeton, Kentucky, currently has in place regulations regarding the placement of manufactured homes within the City of Princeton, Kentucky as set forth in Section 80.604 of the of the City of Princeton, Kentucky Code of Ordinances; and

**WHEREAS**, the City Council of the City of Princeton, Kentucky (“City Council”) has received from the Planning Commission a written recommendation for an amendment to Section 80.431(A) of the Code of Ordinances to allow as a principal permitted use within Neighborhood Business District (B-1) areas any principal permitted uses allowed in Low Density Residential District (R-1), Two-Family Residential District (R-2), and Multi-Family Residential District (R-3) areas, subject to the provisions regarding mobile homes as set forth herein; and

**WHEREAS**, the City Council has received from the Planning Commission a written recommendation for an amendment to Section 80.433(A) of the Code of Ordinances to allow as a principal permitted use within Highway Business District (B-3) areas any principal permitted uses allowed in Low Density Residential District (R-1), Two-Family Residential District (R-2), and Multi-Family Residential District (R-3) areas, subject to the provisions regarding mobile homes as set forth herein;

**WHEREAS**, the City Council has received from the Planning Commission a written recommendation for an amendment to Section 80.604 of the Code of Ordinances to reflect the above-mentioned amendments to Section 80.431(A) and Section 80.433(A);

**WHEREAS**, the City Council desires to approve the recommended amendment to Section 80.431(A), Section 80.433(A) and Section 80.604;

**THEREFORE, BE IT ORDAINED** by the City Council that Section 80.431(A), Section 80.433(A), and Section 80.604 of the Code of Ordinances are hereby amended follows:

1. A new subsection (3) and (4) are hereby added to Section 80.431(A) to read as follows:

(3) Any principal permitted uses in Low Density Residential District (R-1), Two-Family Residential District (R-2), or Multi-Family Residential District (R-3) areas.

(4) Type I manufactured home that is manufactured within five (5) years of the date that the manufactured home is to be located within the Neighborhood Business District (B-1).

2. A new subsection (3) and (4) are hereby added to Section 80.433(A) to read as follows:

(3) Any principal permitted uses in Low Density Residential District (R-1), Two-Family Residential District (R-2), or Multi-Family Residential District (R-3) areas.

(4) Type I manufactured home that is manufactured within five (5) years of the date that the manufactured home is to be located within the Highway Business District (B-3).

3. The column of the table set forth in Section 80.604 pertaining to Type I manufactured homes is hereby amended to read as follows:

	TYPE 1 MH
A-1	P
A-2	P
R-1	X
R-2	C
R-3	C
B-1	<u>CP (if manufactured within five years of the date that MH is to be located within B-1 area)</u>
B-2	X
B-3	<u><del>X</del>P (if manufactured within five years of the date that MH is to be located within B-3 area)</u>
I-1	C*

I-2 C\*

Mobile Home  
Parks P

Mobile Home  
Subdivision P

4. This Ordinance shall be immediately effective upon its adoption and publication.

**SO PASSED on First reading on this 15<sup>th</sup> day of May, 2023.**

**SO PASSED on Second reading on this \_\_\_\_ day of \_\_\_\_, 2023.**

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**BROCK THOMAS, MAYOR  
CITY OF PRINCETON, KENTUCKY**

**ATTEST:** \_\_\_\_\_  
**JULIE POOLE, CITY CLERK  
CITY OF PRINCETON, KENTUCKY**