



## Downtown Development and Revitalization Plan

Reassess. Reinvigorate. Revitalize

An initiative by the City of Morgantown, KY

Prepared by: City Administrator Jerrod Barks





**Renaissance**, meaning rebirth, was a time period in the 16<sup>th</sup> century, one in which the populace was rising above the doldrums of the dark ages. A period marked with a renewed sense of learning, culture, art and growth.

A turning point.

We, now, use Renaissance metaphorically as we endeavor to emulate that time and its progress.



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## Executive Summary

The City of Morgantown has experienced much of the same decline as many other small towns across America. The Downtown area in Morgantown contains many long-standing vacant buildings, blighted conditions, and a lack of investment. The last major renovation was that of the Kentucky Renaissance Program by the state of Kentucky, new brick facade sidewalks were installed during this time. Since this renovation the City has added banners, planters, and other small upgrades to the streetscape. While there has been improvement over so many years, 96% of those surveyed rated the physical appearance of downtown as “subpar.”

As a guide to this Renaissance Plan the Comprehensive Plan was used as a base. The Comprehensive Plan was passed by the City Council and created with Community Input, it is the opinion of the City that this plan should be a guide to the future initiatives of the City’s direction. The Comprehensive Plan was submitted on April 30, 2013. In its current form, the Plan has a 5 Year goal-oriented methodology. As of the writing of this Renaissance Plan the Comprehensive Plan is midway through its tenure as the prevailing guide used by the City.

The City has a short-term plan methodology. Many of the decisions are made for the current fiscal year and very few plans are made long term. As of the writing of this plan the City has no long term sidewalk, street, downtown, or infrastructure plans.

The City of Morgantown suffers from differing problems including, but not limited to, a high poverty rate (52.1%), lower education levels (65.3% of the population are High school graduates), a high vacancy rate, a skewed rental vs home ownership rate, low and outdated tax revenue system, and one of the lowest median household incomes in the nation (\$11,839).

### Assets:

Access to the Green River  
A “Family-Oriented” Vibe  
The “Small Town Feel”  
Geographic location between major KY cities via the Natcher Parkway  
Geographic location relative to Bowling Green, KY  
Historic Downtown Buildings and Layout  
Surrounded by Natural Environment

### Liabilities:

High Vacancy/Blight Rate in Downtown  
Lack of Funding/Tax Revenue  
Lack of Long term planning  
Lack of clear marketing: Direction/Theme  
Lack of way-finding signage  
Subpar Gateway Design  
Lack of Communication between entities/groups  
Low Home Ownership Rates (Less than 40%)



## Comprehensive Plan

The Comprehensive Plan for the City of Morgantown was created by the Planning and Zoning Commission and the Community, it was submitted on April 30, 2015. The Plan is required under Kentucky Revised Statutes. This Renaissance Plan uses the Comprehensive Plan's goals as the basis of its initiatives including:

### **Goal 1: Strengthen and diversify the economic base of the City of Morgantown.**

1. Increase the capita income of the City and increase the number and availability of quality jobs
4. Revitalize downtown Morgantown to fully realize its commercial potential and to preserve its role as the heart of the county
6. Better utilize tourism opportunities including: Green River, City Park, Catfish Festival, Harvest Festival, Annual Tractor Show, Downtown Concert Series, Local Restaurants.
7. Promote a Farmer's Market
8. Encourage Small Business development, particularly in the Downtown area.

### **Goal 2: Develop and Maintain a Skilled Workforce.**

5. Support and encourage school systems to provide adequate educational facilities for youth education as well as continuing adult education. Encourage cooperative planning between the City and the school systems to accommodate future growth.

### **Goal 3: Develop and Maintain a transportation system that will provide for the efficient, safe, convenient, and coordinated movement of people and goods within and through the City of Morgantown.**

10. Encourage the development and improvement of "gateways" to provide entrances to the City that encourage the goals of the Comprehensive Plan.

### **Goal 4: Work with the KY Transportation Cabinet and the BRADD in the development of road improvements that will benefit the City of Morgantown.**

3. Develop and implement a tourist information and directional signage system in cooperation with the KY Transportation Cabinet and Tourism Development Cabinet to enable visitors to reach tourism and other recreational destinations.

### **Goal 5: Develop a City Roadway Improvement Plan to identify and prioritize construction and maintenance needs.**

2. Create short and long-term priority lists to dictate the use of Municipal Road Aid and City-directed transportation funding.

### **Goal 7: Encourage the development of a diversified supply of safe, decent, and affordable standard housing.**



1. Reduce or eliminate sub-standard housing or dilapidated housing and seek funds for the revitalization of deteriorating neighborhoods through redevelopment projects and other government grant programs.

**Goal 10: Maintain and improve Recreational Opportunities.**

2. Establish an Open Space and Green Space Plan to identify current park and recreation programs and facilities and to identify opportunities for the expansion of recreation offerings.
3. Research the feasibility to staffing a full-time Parks and Rec position.
5. Encourage the preservation of green space in the downtown district.

**Goal 11: Ensure the availability of adequate programs and facilities to provide for the you in the community.**

2. Develop programs and facilities that will provide youth the opportunities for recreation, physical fitness, mentoring and other activities to stimulate their social, physical, and mental needs.
3. Develop or expand programs and activities for teenagers and young adults.

**Goal 12: Develop and maintain a solid waste management system.**

3. Encourage and increase recycling efforts and facilities within the City.

**Goal 14: Utilize resources to improve the standard of living for Morgantown Residents.**

1. Continue to develop and expand the leadership base in the community.
2. Increase the number of volunteers and active participants in the effort to improve the City of Morgantown.
4. Improve communication between governments, agencies, and civic organizations within Morgantown to encourage cooperation, prevent duplication of efforts, and to maximize the use of limited financial and human resources.

**Goal 15: Maintain the “hometown character” and improve the quality of life of Morgantown while accommodating growth and development.**

4. Seek federal and state assistance in the revitalization of the downtown district and all historic sites throughout the city.
5. Promote the development of streetscapes such as walkways, lighting and vehicular parking lots in historic preservation areas that are accessible and compatible with the surrounding buildings and landscape.



7. Promote the creation of programs and facilities that promote the cultural segments of Morgantown's rich heritage and provide for the establishment and location of specialized centers for community activities. Special consideration should be given to Morgantown's cultural history, promoting the work of local musicians, acting groups, and artisans.

8. Increase retail opportunities within the community.

9. Provide facilities in the downtown area, including benches, tables, and drinking fountains, that encourage residents to congregate.

**Goal 16: Create a pristine and clean community for improved image and presentation by removing dumpsites, abandoned cars, dilapidated buildings, and other blighted conditions and by preventing future eyesores.**

1. Undertake downtown beautification and revitalization in the City of Morgantown utilizing programs that encourage and assist redevelopment.
2. Work with local civic organizations to form partnerships for shared responsibility in downtown beautification efforts.
3. Make entrances to Morgantown more attractive and inviting.
4. Examine the possibility of design specs in downtown areas.
5. Examine the feasibility of implementing code enforcement to protect, promote, and improve the health, safety, and welfare of residents.

**Goal 17: Protect the natural beauty of the City of Morgantown in order to maintain and improve the City as a place of residence and destination.**

2. Examine the feasibility of implementing code enforcement to protect, promote, and improve the health, safety, and welfare of residents.

**Goal 18: Encourage the location and development of different land uses in the most appropriate manner.**

6. Implement open space and landscape buffers between residential and commercial or industrial uses.
8. Encourage the redevelopment of vacant facilities and buildings.

**Goal 20: Preserve the environmental integrity of the natural, cultural, and physical resources of the City of Morgantown.**

4. Identify, recognize and restore historically significant sites and structures.

There are many other goals mentioned in the comprehensive plan but for this particular initiative we will focus our efforts on those listed above.

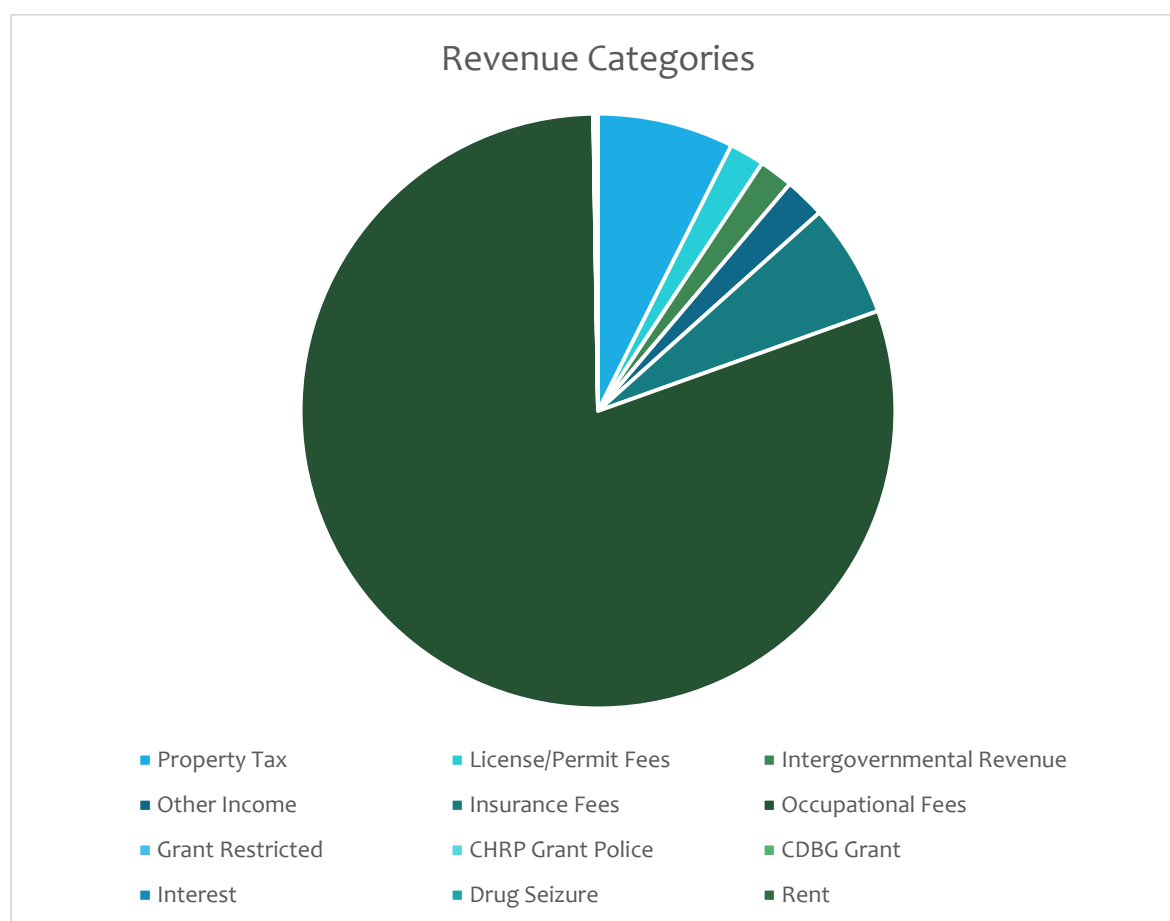


**Reassess:** Consider or assess again, especially while paying attention to new or different factors. (verb)

In order to move forward an individual or entity must understand its current situation and the developments leading toward this current status. This section is devoted to information and research gathered by surveys, census data, the comprehensive plan and others.

### Tax Revenue

The City of Morgantown is currently under a 1,600,000-dollar revenue budget. A copy of which is included on the next page.



The chart above assesses the different types of revenue of the City of Morgantown. Occupational Fees, set at 2%, far outweigh any other type accounting for 1,300,000 dollars or approximately 81%. The City has increased its property tax during their August 2015 meeting to 11.6 cents per \$100 of property value, however, the effects are minimal with an estimated added revenue of approximately 13,000 dollars. The City of Morgantown has one of the lowest insurance premiums taxes in the state by taxing one of the six categories (Fire and Allied Perils.) No other insurance is taxed.

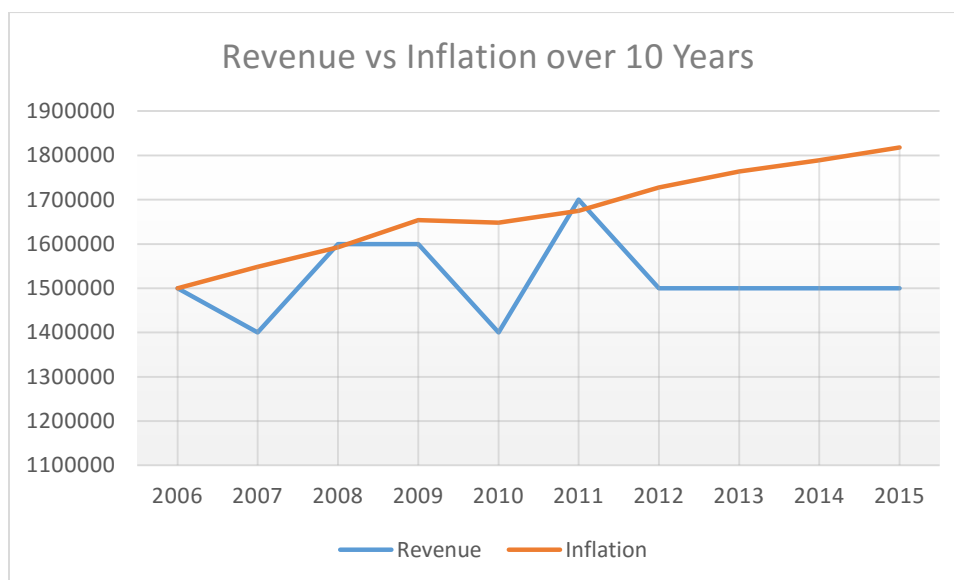




Section 1: That the annual budget for fiscal year beginning July 1, 2015 and ending June 30, 2016 is hereby adopted as follows:								
Resources Available:	General Fund	Fire Fund	Park Fund	Street Fund	LGEA Fund	Cemetery Fund	IHC Fund	Utilities Fund
Fund Balance Forward:	\$ 192,000.00	\$ 63,000.00	\$ 15,000.00	\$ 30,000.00	\$ 10,000.00	\$ 18,000.00	\$ 2,000.00	\$ 370,864.00
Estimated Revenue:								
Property Tax	\$ 120,000.00							
License/Permit Fees	\$ 31,000.00							
Intergovernmental Revenue	\$ 30,000.00	\$ 35,000.00		\$ 40,000.00	\$ 3,000.00		\$408,000.00	
Other Income	\$ 35,700.00	\$ 7,000.00				\$ 300.00	\$ 7,200.00	\$ 134.00
Insurance Fees	\$ 100,000.00							
Occupational Fees	\$ 1,300,000.00							
Grant Restricted		\$ 8,500.00						
CHRP Grant Police								
CDBG Grant								
Interest	\$ 200.00					\$ 1,000.00	\$ 7,000.00	
Drug Seizure	\$ 2,000.00							
Rent	\$ 2,000.00							
Charges for Service		\$ 1,000.00	\$ 26,000.00			\$ 2,000.00		\$ 2,296,769.00
<b>Total Estimated Revenue:</b>	<b>\$ 1,620,900.00</b>	<b>\$ 51,500.00</b>	<b>\$ 26,000.00</b>	<b>\$ 40,000.00</b>	<b>\$ 3,000.00</b>	<b>\$ 3,300.00</b>	<b>\$422,200.00</b>	<b>\$ 2,296,903.00</b>
Available For Appropriation:	\$ 1,812,900.00	\$ 114,500.00	\$ 41,000.00	\$ 70,000.00	\$ 13,000.00	\$ 21,300.00	\$424,200.00	\$ 2,667,767.00
Appropriations:								
General Government	\$ 488,500.00							
CDBG Grant	\$ -							
Police	\$ 441,400.00							
Fire	\$ 35,000.00	\$ 77,150.00						
Streets	\$ 282,100.00			\$ 58,000.00	\$ 5,500.00			
Park	\$ 127,200.00		\$ 35,100.00					
Contributions to IHC	\$ 408,000.00							
Cemetery	\$ -					\$ 14,500.00		
Industrial/Economic Develo	\$ 25,000.00						\$422,200.00	
Utilities	\$ -							\$ 2,247,114.00
<b>Total Appropriations:</b>	<b>\$ 1,807,200.00</b>	<b>\$ 77,150.00</b>	<b>\$ 35,100.00</b>	<b>\$ 58,000.00</b>	<b>\$ 5,500.00</b>	<b>\$ 14,500.00</b>	<b>\$422,200.00</b>	<b>\$ 2,247,114.00</b>
Funds Over/Under Appropriat	\$ 5,700.00	\$ 37,350.00	\$ 5,900.00	\$ 12,000.00	\$ 7,500.00	\$ 6,800.00	\$ 2,000.00	\$ 420,653.00
Intrafund Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ending Balances of FY</b>	<b>\$ 5,700.00</b>	<b>\$ 37,350.00</b>	<b>\$ 5,900.00</b>	<b>\$ 12,000.00</b>	<b>\$ 7,500.00</b>	<b>\$ 6,800.00</b>	<b>\$ 2,000.00</b>	<b>\$ 420,653.00</b>



The City of Morgantown has maintained an average tax revenue of 1,500,000 dollars over a 10-year period beginning in 2004 (subtracting grant amounts). The chart below assesses the tax revenue received during a fiscal year (in blue) versus the rate of inflation (in orange) beginning in 2006.



According to the inflation rate versus the tax revenue of the City there is an approximate \$300,000 shortfall in comparison to the 2006 budget. It can be surmised that the City of Morgantown has less mobility in spending than it did a decade ago when factoring in the increased price of goods and services.

### Industry/Economic State

Since the exit of a major industrial company, Sumitomo, the City has seen a drastic downturn in the number of employment. 2001 saw an approximate employment of 1700 manufacturing jobs, in 2010 that number was at approximately 550, a 68% drop. Most other sectors fell during this time period as well.

Comparing Morgantown's population with that of the County as a whole we can infer some information. On average the City's residents are less educated and more poverty stricken when compared to the residents in the county. One can only infer as to the reasons for this trend. In asking this particular query to survey takers a number of participants stated that the number of Housing Authority (or government assisted housing) units was the cause. However, when looking at the data it can be shown that the residents of the Housing Authority Projects actually outpace the residents of the City when it comes to income. Residents of the Housing Authority on average have a yearly salary of \$14,688.00 nearly 3,000 dollars higher than the average for the City as a whole.

The populations of both Morgantown and Butler County are decreasing, however, the dependence on governmental programs has increased, in the time period between 2005 and 2011 the amount of food stamps in the county grew 100%.



Between the years of 2011 and 2014 the US Census estimated that there was an increase of 8% (530 to 606 household units, or **52% to 60%**) of residents renting property rather than owning within the City limits. According to studies, a main component of deciding to rent instead of purchasing a home is the inability to gather the funds for a down payment on a property. One can infer a correlation between the growing number of impoverished individuals and the increase of rental properties within City limits.

### Statistics:

Morgantown's wages have trailed behind both the BRADD region and state levels.

The median Household income for City residents is \$11,839 trailing behind the state average of \$41,141. Kentucky, a state ranked 47<sup>th</sup> out of 50. Butler County's rate is \$35,430. The estimated income required for 2 adults and 1 child to live in Butler County is approximately \$25,000 after taxes. (livingwagecalculator.com)

The poverty level of the City of Morgantown is 52.1%. Butler County's rate is 25%.

The high school graduation rate for the City of Morgantown is 65%. College Graduation rate: 8%.

72% of Butler County's workforce commutes outside the County for employment driving an average commute time of 28.9 minutes.

According to the 2008-2012 American Community Survey Morgantown ranks as number 16 in the lowest median household income category.

The City of Morgantown is expected to have a population decrease over the next decade.

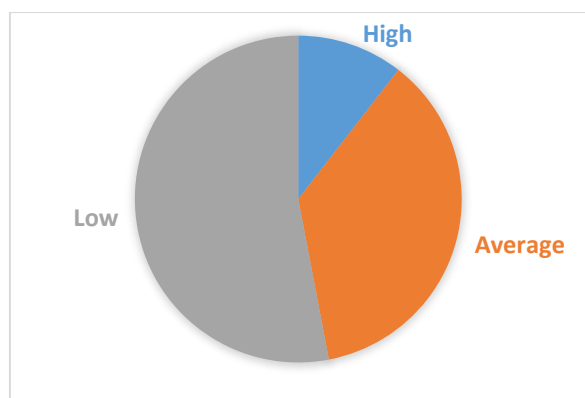
The senior citizen population is increasing.

9 out of 10 Property Code violations are those of Landlord owned properties.

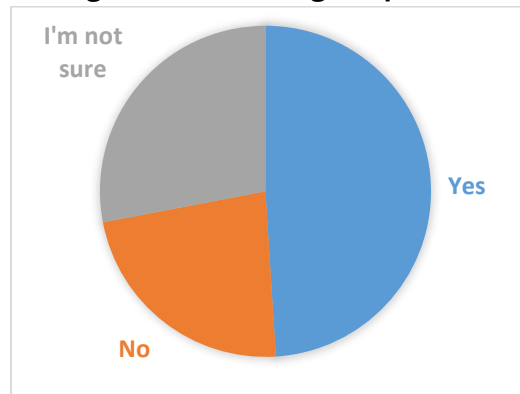
### Community Survey

A 200 participant survey was given during the month of September 2015, the results are listed below.

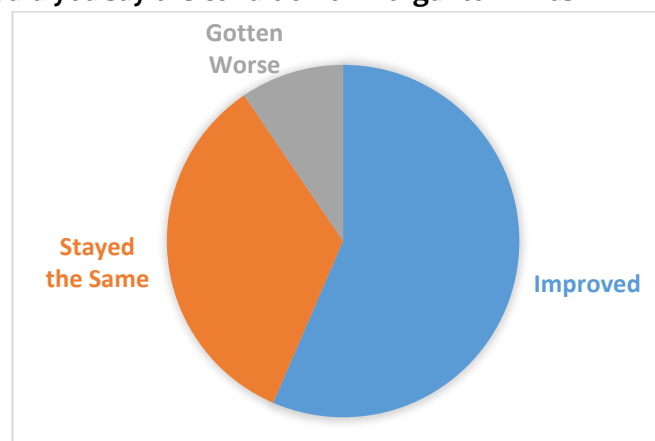
#### 1. How would you rate the City of Morgantown compared to surrounding cities?



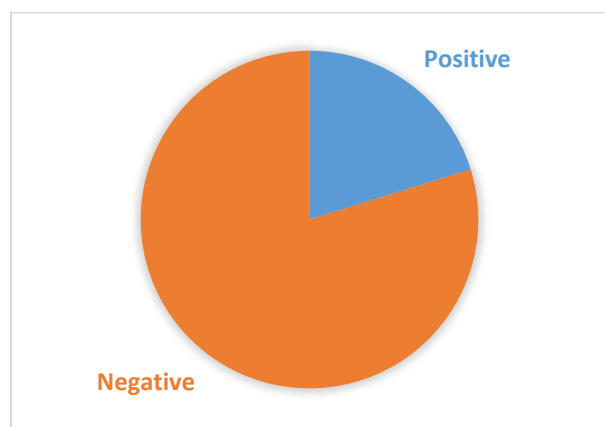
2. Do you feel like the City of Morgantown is moving in a positive direction?



3. In the past year would you say the condition of Morgantown has:



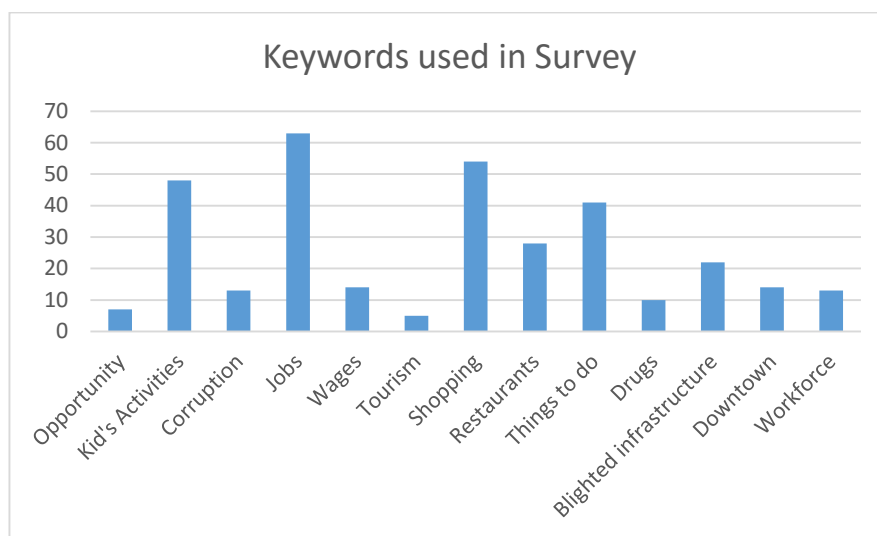
4. When you mention the City of Morgantown to another person you expect their reaction to be:



## 5. Do you live within City limits?



In addition to the multiple choice questions, individuals were asked what they thought the greatest challenges Morgantown faced as well as what they would like to see in Morgantown. Keywords were extrapolated from the answers and tallied below:



While these answers are unscientific, the results do give a glimpse into the psyche into the community and their thought processes regarding the City and its needs and obstacles. Above all else, jobs, retail/restaurants, and activities were labeled as the greatest needs of the community.

## Downtown

There is currently a 50% vacancy rate amongst the historic portion of the downtown area. Five out of the ten buildings are unoccupied and/or blighted and have been for many years. It is known that at least two of these buildings have either been condemned or shut down by a state government agency. At this time there are no ordinances to address these blighted properties or the condemnation powers of the City. 90% of these buildings are owned by a Butler County Resident. The



City of Morgantown currently does not have an inspector to investigate the interior of structures to determine their safety.

## Summary

The problems facing the City of Morgantown are multifaceted, therefore, it must take a multifaceted approach to combat these issues. The decrease in overall population along with the increase of a senior population shows us that the youth are not staying in Morgantown. When surveyed a group of high school seniors stated that they saw a lack of career opportunity, and a lack of activities as the top reasons to leave Morgantown.

The City must increase its vitality, it must retain its potential and improve its conditions in order to compete with surrounding areas and the global economy. The City must be a place that citizens enjoy living by providing a safe, beautiful, and vibrant community in which to live. The City must encourage homeownership and attract those with the means of purchasing property. In order to achieve this goal the City must pass and enforce policies that create safe and pleasing neighborhoods. The City must advertise itself on its convenience of living and its access to community activities and events that are not as readily available to those living outside.



## **Reinvigorate:** Give new energy or strength to (verb)

Reinvigoration is the true heart and soul of the Renaissance Program. This section is coordinated using the Comprehensive Plan's goals in addition to a timeline of its expected completion. In order for these plans to come to fruition it will involve action by the City of Morgantown, its legislators, cooperating governmental agencies, area businesses, industry and citizens. The conditions in which the City finds itself are due to inaction, our responses to this inaction are called Action items.

The Renaissance Program is divided into three pillars: Downtown Development, Infrastructure, and Quality of Life. Each Pillar consists of a proposed ordinance, appearing first after each heading, followed by other improvements that coincide with the greater theme.

### **Downtown Development**

Plans for Downtown include more stringent property codes, adding enforcement authority to the City, creating a downtown district and committee overseeing its development, creating a grant program for façade restoration, a proposed City Hall renovation, and general updates to the streetscape.

#### **Obstacles:**

**Obstacle 1:** Many of the downtown buildings are vacant and/or blighted.

**Obstacle 2:** There is a lack of space for the community to congregate.

#### **Outlined Solutions:**

##### **Action Item 1:**

**Complete and Pass an ordinance devoted to the elimination of Blighted and Deteriorated properties that have stood vacant.**

**Purpose:**

- To improve the appearance of the downtown area
- To encourage responsible use of structures,
- To encourage businesses to relocate to the downtown district.

**Comprehensive Plans Goals achieved:** 1.4, 1.7, 15.4, 15.8, 16.5, 17.2, 18.8, 20.4

**Process:** KRS 99.705-99.730 provides the steps necessary to condemn a property and institute eminent domain. This, with a heightened blighted structures ordinance paired with a higher tax



bracket will encourage property owners to bring their structures up to code. This ordinance was once passed by the City but has since been repealed.

Step 1: Fine Blighted structures in accordance with the Planning and Zoning Ordinance.

Step 2: Increase taxation through the Property Tax Ordinance of 2015

Step 3: Condemn structures through a new ordinance created using KRS 99.705-99.730

**Estimated Time: January 2016**

A completed ordinance will be presented to the City Council and Planning and Zoning Commission during their January regular meeting.

***The Proposed Ordinance can be found under Appendix A***

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### **Action Item 2:**

**Create a grant program to be utilized by Downtown Businesses to upgrade their facades.**

**Purpose:** To improve the appearance of the downtown area.

To encourage businesses to relocate to the downtown district.

**Comprehensive Plan Goals achieved:** 1.4, 1.6, 1.8, 7.1, 15.4, 15.5, 15.7, 15.8, 16.1, 16.4C, 16.5, 17.2, 18.8, 20.4

**Process:** Create an application process in which businesses inside the Downtown District boundaries may apply for grant funding from the City. Grant expenditures may be funded by the additional tax revenue generated by the increased taxation of 2015 (approximately \$13,000). A 50/50 grant will be available at a maximum of \$2, 500 awarded.

Property owners once awarded will be reimbursed for approved expenditures in line with the goals of the Renaissance Plan. Property Owners awarded must have a tenant in their property at the time of application or must have a tenant within 18 months after the award, the property must have a tenant for 12 months within 30 months of the award. If the property owner is unsuccessful in gaining a tenant based on the requirements half of the grant awarded must be returned (up to \$1,250).

Step 1: Creation of an application for Grant award.

Step 2: Allot time period for property owners to apply.

Step 3: Reimburse Property owners based on appropriate expenditures.

Step 4: Ensure all Property Owners meet the tenant requirements set forth.

**Estimated Time: Dependent upon approved funding**

Creation of an application will be completed by March 2016.



### Action Item 3:

#### Create a Downtown District including boundary lines.

**Process:** Conduct a visual survey using maps supplied by the Property Valuators Administration to determine the true boundaries of the Downtown District.

**Purpose:** To allow the City to determine if a property lies within the downtown development district.

**Comprehensive Plan Goals achieved:** 1.4

**Estimated Time:** March 2016

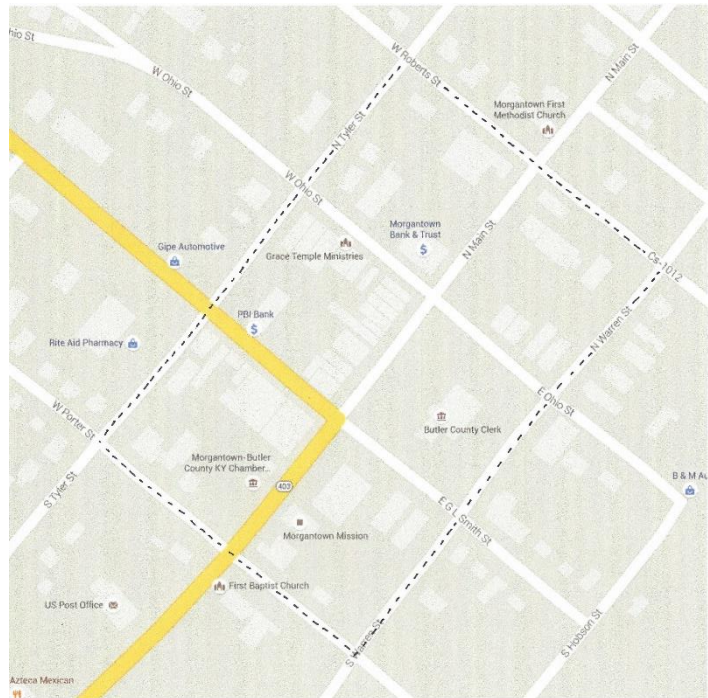


Photo above is for reference only. It does not depict the actual future proposed boundaries.

### Action Item 4:

#### Apply for Main Street status through the Kentucky Main Street Program.

**Purpose:** To improve the downtown district.

To have the ability to apply for additional grants and funding.

**Comprehensive Plan Goals achieved:** 1.4, 1.8, 7.1, 14.4, 15.4, 15.7, 15.8, 15.9, 16.1, 16.2, 16.4c, 16.5, 17.2, 18.8, 20.4

**Process:** Form a committee to evaluate the needs and obstacles involved in achieving Main Street status. This group will be involved in grant research and other avenues to determine the best direction for the downtown district. The Committee will research opportunities for green spaces and gathering areas for the community as well as tourism opportunities in the downtown district.

**Estimated Time:** April 2016

*Main Street Kentucky Application supplemented as Appendix B.*





#### Action Item 5:

**Add items to downtown to allow people to congregate including chairs, benches, and tables.**

**Purpose:** To encourage residents to congregate in the downtown district

**Comprehensive Plan Goals Achieved:** 1.4, 15.9

**Process:** Work with area companies/industry to accept sponsors for seating and other installations in the downtown district.

Step 1: Determine locations needed for furniture pieces.

Step 2: Research costs and design of furniture needed.

Step 3: Offer the opportunity to sponsor furniture by businesses, industry and individuals. Apply a name plate on furniture pieces notating the sponsoring business, industry or individual.

**Estimated Time:** Sponsors will be sought out during the year of 2016.

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#### Action Item 6:

**Renovate City Hall to allow City Council meetings to return to their intended location.**

**Purpose:** The City, by example, will show area businesses that it is willing to invest in the downtown area. Currently over one half of the City Hall Building is unused/unusable space. In addition, the building is not handicap accessible to its second floor or to any restroom facility.

**Comprehensive Plan Goals:** 1.4, 7.1, 15.4, 16.1, 20.4

**Process:** Apply for Grant assistance through the USDA Rural Development Fund.

**Estimated Time:** In Progress

**Back Up:** In the event that the USDA Grant is unsuccessful or does not provide enough funding the City may apply for CDBG funds to purchase an elevator.

**Contacts:** Gene Becker, BRADD, Bowling Green and Joseph USDA, Madisonville



#### Action Item 7:

##### Add Banners/Signage to the downtown district

**Purpose:** To improve the look and feel of the Downtown District.  
To create a consistent brand image for the City  
To draw the community to the downtown district.

**Comprehensive Plan Goals Achieved:** 1.4, 3.10, 4.3, 15.5, 15.9, 16.1, 16.2, 16.3, 20.4

**Process:** Apply for funding through the Tourism Commission for Street Signage in February 2016.  
Utilize the City Logo in the design of banners and signage to incorporate a central theme.

**Estimated Time:** January/February 2016

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## Streets, Sidewalks and Infrastructure

The City of Morgantown is experiencing a dilapidation of certain structures within its jurisdiction. As of the writing of this Plan there are no long term plans for sidewalk, street, or infrastructure repairs. This has been a consequence of lack of funding to correct these issues. Due to a tax revenue base that is at a stagnant level vs the rate of inflation the City is experiencing difficulty in maintaining current infrastructure needs.

### Obstacles:

- Obstacle 1: There are no long-term plans for sidewalks.
- Obstacle 2: Sidewalk ordinances are vague and outdated.
- Obstacle 3: There are no long-term plans for streets.
- Obstacle 4: There are no long-term plans for infrastructure.
- Obstacle 5: “Gateways” of the City are not visually pleasing.

### Outlined Solutions:

#### Action Item 8:

Research whether a definitive and updated sidewalk ordinance regarding citizen and City responsibilities is needed.



**Purpose:** To make clear the intention of the City regarding sidewalks  
To enforce the ordinance created for sidewalks.

**Comprehensive Plan Goals achieved:** 5.1, 7.1, 15.5

**Process:** Currently it is the responsibility of the “abutting property owner” to repair sidewalks. The City Council will have the responsibility of deciding if this is the direction the City will take in its further actions regarding sidewalk repair. Currently this is not enforced. The last update to the sidewalk ordinance was passed in 1954.

**Estimated Time:** June 2016

**Current Sidewalk ordinance supplemented as Appendix C**

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#### Action Item 9:

### Create a long-term renovation plan/priority repair list for Sidewalks

**Purpose:** To improve the appearance of the City’s sidewalks  
To protect the City from future liability.

**Comprehensive Plan Goals Achieved:** 5.2, 15.5

**Process:** Work with Street Department to identify and assess needs of sidewalk infrastructure. Prioritize work needed based on safety and amount of disrepair.

**Estimated Time:** August 2016, a plan will be submitted to the City Council detailing the plan and funding needed.

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#### Action Item 10:

### Create a long-term renovation plan/priority repair list for Streets

**Purpose:** To improve the appearance of the City.  
To make positive street choices that will impact the City in the best manner.  
To determine the amount of funding needed to create adequate City Streets.

**Comprehensive Plan Goals Achieved:** 5.2

**Process:** Work with Street Department to identify and assess needs of street infrastructure. Prioritize work needed based on safety and amount of disrepair.



**Estimated Time:** October 2016, a plan will be submitted to the City Council detailing the plan and funding needed.

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**Action Item 11:**

**Remove Trailer at the entrance of the Park**

**Purpose:** To improve the appearance of the City Park.

**Comprehensive Plan Goals Achieved:** 3.10, 7.1, 15.7, 16.3, 16.5, 17.2,

**Process:** The trailer is currently housing the security system for the park. The City will identify other suitable structures for the system, allowing the removal of the trailer.

**Estimated time:** May 2016 or before the annual Catfish Festival

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**Action Item 12:**

**Create a plan for the City's "gateways", not only those in front of the City's entrances, but those in the entrance of the City Cemetery, Park, Downtown and Community Center.**

**Purpose:** Improve the entrances to Morgantown and other facilities.

Increase community pride in City owned areas

**Comprehensive Plan Goals Achieved:** 1.4, 3.10, 10.5, 15.5, 16.1, 16.3,

**Process:** Encourage volunteers to assist in the planting of trees, shrubs, and plants and signage in order to improve the look of various gateways. Involve the school system/agricultural classes in addition to boy and girl scouts. Plant foliage based on a design that fits the area. Gateways in this instance are the entrances to the City Cemetery, City Community Center Building, Park Entrance, and Entrances to the City via roads.

**Estimated Time:** July 2016

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**Action Item 13:**

**Research the costs associated with repairing Park infrastructure including Tennis Courts, Parking Lots, and drainage.**

**Purpose:** To improve the appearance of the City Park.



To estimate funds needed to maintain existing infrastructure in dire need of repairs.

To protect the City from future liability

**Comprehensive Plan Goals achieved:** 3.10, 7.1

**Process:** Collaborate with the street department to determine the infrastructural needs of the City Park. Determine the costs associated with repairing such infrastructures. Plan accordingly. Priority should be given to the tennis courts, amphitheater, community center parking lot, and drainage lines in addition to any safety concerns.

**Estimated Time:** December 2016

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## Quality of Life

During our survey period, 88% of participants labeled the City of Morgantown's quality of life as Low. In this instance the quality of life was identified by the following definition: You, as a resident, are able to receive all services needed in order to live in this area. Services meaning shopping, restaurants, activities and any categories that you feel is needed to enjoy your place of living.

### Obstacles:

**Obstacle 1:** There is a negative perception from residents regarding their standard of living.

**Obstacle 2:** There is little communication between government agencies and entities in the City.

**Obstacle 3:** The City does not actively participate or sponsor many community gatherings/events.

**Obstacle 4:** Over 90% of all Blighted conditions are those of Landlord owned properties.

**Obstacle 5:** The majority of properties in Morgantown are rental homes.

### Outlined Solutions:

#### Action Item 14:

Increase mobile home requirements, research the need to classify mobile home types and restrict their presence to preauthorized zones of the City.

**Purpose:**

- To increase the property values of residents
- To combat the increase of blighted properties
- To encourage responsible use of land

To improve the look and feel of the City's neighborhoods

**Comprehensive Plan Goals Achieved:** 1.4, 1.7, 15.4, 15.8, 16.5, 17.2, 18.8, 20.4

**Process:** Collaborate extensively with the Planning and Zoning commission to research the authoritative powers of the City regarding classifying and zoning mobile homes. Create a classification system, determine what qualifies as standard housing within city limits, create zoning districts where mobile homes are qualified to be placed. Current mobile homes will be grandfathered in.

A mobile home permit will be created ensuring the home meets all qualifiers before being placed in preapproved districts.

**Estimated Time:** March 2015

*Example Mobile Home Ordinance supplemented as Appendix D*

#### Action Item 15:

**Create a Summer Program called Movies in the Park**



**Purpose:** To create activities for the community.

To draw the community to the City Park

To improve the sense of Community

**Comprehensive Plan Goals Achieved:** 10.2, 11.2, 11.3

**Process:** Create a program in which youth and family's can enjoy family friendly films in our expansive park, free of charge. Allow area businesses to sponsor the events, provide advertisement opportunities for sponsorships. Allow vendors to set up.

One afternoon per month (during summer season) will be chosen as potential dates. Business sponsorships will be available. Ads will be created for the businesses and displayed prior to the film showing.

**Estimated Time:** Summer Months

#### Action Item 16:

**Apply for grant funding through the Land and Water Conservation Fund for Trail Funding**

**Purpose:** Utilize the City's natural beauty and create green spaces for residents





Creates activities for Families to enjoy

**Comprehensive Plan Goals Achieved:** 1.6, 10.2, 10.5, 11.2, 11.3, 15.4, 16.2, 20.4,

**Process:** Collaborate with Trail Town committee to construct a grant application to be submitted. Research areas where trails could be made available. Incorporate community input and choose what type of trail would fit Morgantown's aesthetic.

**Estimated Time:** April 2016

**Application Included as Appendix E**

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**Action Item 17:**

**Create a plan for benches along Main Street utilizing the sidewalks and heavy pedestrian traffic along these routes. Research should be conducted as to the feasibility of lighting this main thoroughfare of the City.**

**Purpose:**

- Encourage use of the Main Street Sidewalk
- Improve the gateway and main route through Morgantown
- Improve safety for pedestrians

**Comprehensive Plan Goals Achieved:** 1.4, 3.10, 4.3, 15.5, 15.9, 16.1, 16.2, 16.3, 20.4

**Process:** Seek sponsors for benches, nameplates recognizing sponsors will be affixed to the benches. Research possible (if any) grant opportunities to lessen the immense cost of lighting Main Street. Current cost is \$94,000.

**Estimated Time:** Sponsor will be sought during the year of 2016

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**Action Item 18:**

**Renew Cemetery Processes, create a historical ledger regarding the Morgantown Cemetery, allow the public to view data.**

**Purpose:**

- Streamline the process of purchasing a Cemetery Plot
- To keep accurate records of the Cemetery
- To keep a database so an accurate historical record can be kept
- Improve the handling of Cemetery documents

**Comprehensive Plan Goals Achieved:**





**Process:** Utilize new Cemetery Computer Program to update and create cemetery records. Encourage Community to participate in creation of historical record. Creation of a form will be required.

**Estimated Time:** February 2016

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#### Action Item 19:

##### **Continue the efforts of the Morgantown Clean Up Program.**

**Purpose:** Continue efforts to sustain improvements due to the Clean Up Program  
Create an environment in which the community takes pride in living.

**Comprehensive Plan Goals Achieved:** 7.1, 16.5, 17.2, 18.8

**Process:** Collaborate extensively with the Planning and Zoning commission to update relevant ordinances to improve the Morgantown Clean Up process involving blighted properties, abandoned vehicles and yards filled with debris. Involve the Code Enforcement Officer in all manner of tactics to improve the wellbeing and property values of residents. Creation of a tiered system regarding fines and other penalties should be assessed. Primary focus should be given to the main thoroughfares in the City. Community involvement should be highly encouraged.



Step 1: Work directly with the Planning and Zoning Board to amend the current ordinance to allow posting of notices on properties.

Step 2: Involve the Code Enforcement officer in the procedures needed to expedite the process.

Step 3: Continue to monitor progress regarding blighted properties.

**Estimated Time:** In Progress, throughout 2016

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#### Action Item 20:

##### **Research the feasibility of incorporating the International Property Maintenance Code into City Policy.**

**Purpose:** The IPMC is recommended by the KY Fire Marshalls office  
Provides a set of regulations to maintain properties, buildings and homes

**Comprehensive Plan Goals Achieved:** 1.4, 1.7, 15.4, 15.8, 16.5, 17.2, 18.8, 20.4



**Process:** The International Property Maintenance Code will be submitted to the Planning and Zoning Commission in their January Meeting to explore the feasibility of incorporating the policy into the City. Included as Appendix F

**Estimated Time:** Present to the P&Z Commission January 2016

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### Other Quality of Life Initiatives:

Utilization of Main Street for Street Fairs

Encouragement of Art installations and Murals

Encourage Developers (Retail and Housing) to invest in the Community

Encourage Cooperation between government agencies located in the County

Encourage businesses to locate in the downtown region

Utilize the City's abilities and facilities to assist and encourage community events

Utilize existing Recycling Infrastructure to create a more in depth program



Insert Timeline here





## Appendix A:

**Note: This ordinance is for reference only and is not in full proposal form.**

CITY OF MORGANTOWN

AN ORDINANCE RELATING TO THE ELIMINATION OF BLIGHTED AND DETERIORATED PROPERTIES

WHEREAS, the Morgantown City Council desires to enact an ordinance to protect and promote the health, safety, and welfare of the residents of the city by eliminating the blight and deterioration of neighborhoods;

WHEREAS, the Morgantown City Council desires to create a Vacant Property Review Board to certify property as blighted or deteriorated, and to establish an ordinance related thereto;

WHEREAS, the Morgantown City Council desires to enact an ordinance authorizing the City of Morgantown to exercise the power of eminent domain over aforementioned blighted or deteriorated property;

WHEREAS, KRS 99.705-730 authorizes a City to enact such an Ordinance to address such properties;

NOW, THEREFORE, be it ordained by the Morgantown City Council as follows:

Section

152.01 Declarations

152.02 Definitions

152.03 Vacant Property Review Board

152.04 Procedures

152.05 Eminent Domain Proceedings

152.06 Use of the property by the City of Midway

SECTION 152.01 DECLARATIONS.

It is hereby declared:

(A) It is the policy of the city to protect and promote the health, safety, and welfare of the residents of the city by eliminating the blight and deterioration of neighborhoods through the elimination of blighted and deteriorated properties within these neighborhoods.

(B) The elimination of such blight and deterioration and the preparation of such properties for sale or lease, for development, or for redevelopment constitute a public use and purpose for which public money may be expended and private property acquired and these are

governmental functions in the interest of the health, safety, and welfare of the residents of the city.

(C) The necessity in the public interest for the provisions enacted herein is hereby declared to be a legislative determination.



## SECTION 152.02 DEFINITIONS.

For purposes of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

“BLIGHTED OR DETERIORATED PROPERTY” means a vacant structure or vacant or unimproved lot or parcel of ground in a predominantly built-up neighborhood which:

- (1) Is because of physical condition or use regarded as a public nuisance at common law;
- (2) Is considered an attractive nuisance to children by reason of structures and appurtenances therein or thereon, including but not limited to abandoned wells, shafts, basements, excavations, or the unsafe condition of any structures or fences thereon;
- (3) Is dilapidated, unsanitary, unsafe, vermin infested, or is lacking in the facilities and equipment required by the city’s housing or maintenance codes, has been designated by the Building Inspector as being unfit for human habitation;
- (4) Is a fire hazard or is otherwise dangerous to the safety of persons or property;
- (5) Has had the utilities, plumbing, heating, sewerage, or other facilities disconnected therefrom, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;
- (6) Has by reason of neglect or lack of maintenance become a place for the accumulation of trash and debris, or a haven for rodents or other vermin; or
- (7) Has not been rehabilitated within the time constraints placed upon the owner by the appropriate code enforcement agency.

“REDEVELOPMENT” means the planning or re-planning, design or redesign, acquisition, clearance, development, or disposal of a property in the preparation of such property for residential and related uses, as may be appropriate or necessary.

“RESIDENTIAL AND RELATED USE” means residential property for sale or rental and related uses, including but not limited to, park and recreation areas, neighborhood community service, and neighborhood parking lots.

“VACANT PROPERTY REVIEW BOARD” means the Board established by this chapter to review vacant properties and to make a written determination of blight and deterioration.

## SECTION 152.03 VACANT PROPERTY REVIEW BOARD

(A) There is hereby established and created a Vacant Property Review Board (the Board) for the City of Morgantown. The Board shall be composed of three (3) members who shall be appointed by the Mayor with the approval of the City Council. Members of the Board shall be either property owners or residents of Morgantown and shall serve for terms of three (3) years and until their successors are duly appointed and qualified, except that the members first appointed shall be so appointed that the term of one member shall expire annually thereafter. Vacancies shall be filled in the same manner as regular appointments and for the unexpired term of the vacancy. Members shall serve without pay. No officer or employee of the city whose duties include enforcement of housing, building, plumbing, fire, maintenance, or related codes shall be appointed to the Board.



(B) The Board shall be charged with the duty of determining whether a property within city limits is blighted or deteriorated in accordance with the definition of those terms as hereinabove set forth and of carrying out the substantive and procedural directives associated with that determination as herein set forth.

(C) The Board shall conduct its business at meetings scheduled and held in conformity with the requirements of the Kentucky Open Meetings Act. Meetings shall be called by the Mayor when and as necessary to consider properties alleged by the Building Inspector to be blighted or deteriorated within the meaning of this chapter.

#### SECTION 152.04 PROCEDURES.

(A) When the Code Enforcement Officer, Planning and Zoning Administrator or the City Administrator considers any property within the city to be blighted or deteriorated, the Inspector shall give to the owner of the property a Notice and Order setting forth the conditions of the property which are in violation of local codes or law and a time period by which to correct and abate such conditions. Such Notice and Order shall further state that the property is deemed to be blighted or deteriorated within the meaning of this chapter and that the failure to make correction and abatement within the time period set forth will result in the referral of the matter to the Vacant Property Review Board for further proceedings in conformity with this chapter.

(B) If the conditions set forth in the Inspector's Notice and Order are not in full corrected and abated within the time period therein set forth, the Inspector shall:

(1) Contact the Planning Director of the Planning and Zoning Commission for determination of whether the reuse of the property for residential and related uses is keeping with the city's comprehensive plan and zoning ordinances;

(2) If the Planning Director determines that the reuse of the property for residential and related uses is in keeping with the city's comprehensive plan and zoning ordinances, the Building Inspector shall notify the Mayor who shall notify the Vacant Property Review Board for the purpose of that body's consideration of whether the property is blighted or deteriorated. The Mayor shall notify the owner of the time, date, and location of the meeting and shall advise the City Clerk of the meeting so as to permit the Clerk to make due advertisement of the meeting as may be required by applicable law.

(C) If after consideration of the evidence presented before it at such meeting the Board shall, by a preponderance of the evidence, find that the property is vacant and blighted or deteriorated within the meaning of this chapter, the Board shall notify the owner of the property or a designated agent that a determination of blight or deterioration has been made and that

failure to eliminate the conditions causing same shall render the property subject to condemnation by the city. Such notice shall describe the conditions that render the property blighted or deteriorated and shall demand correction and abatement of the conditions within 90 days of the receipt of such notice. An extension of the 90-day period may be granted by the Board if it is demonstrated to the satisfaction of the Board that such period is insufficient to correct the conditions cited in the notice.



(D) (1) If the correction and abatement in full shall not have been effected within such period of time as the Board shall have determined as above set forth, the Board shall certify to the Morgantown City Council that the property is blighted or deteriorated. Such certification shall further set forth the Board's determination that:

(a) The owner of the property or designated agent has been sent a Notice and Order by the Building Inspector to eliminate the conditions which are in violation of local codes or law within a time certain; that such Notice and Order further set forth that the property is deemed to be blighted or deteriorated within the meaning of this chapter; and, that the failure to make correction and abatement would result in the matter being referred to the Vacant Property Review Board for further proceedings in conformity with this chapter;

(b) The conditions set forth in the Notice and Order were not corrected and abated within the time period therein set forth;

(c) The property is vacant;

(d) The Board has notified the property owner or designated agent that the property has been determined to be blighted or deteriorated and the time period for correction of such condition granted by the Board has expired and the property owner or agent has failed to comply with the notice; and

(e) The Planning Director has determined that the reuse of the property for residential and related use is in keeping with the city's comprehensive plan and zoning ordinances.

(2) The certification and findings required by this section shall be in writing signed by the chairperson of the Board and included in the Board's report to the City Council.

(E) Notice which may be, or is required to be, given under the terms of this chapter shall be in writing and sent via first class mail, sufficient postage prepaid, and certified, return receipt requested, and a copy of any such notice shall further be posted in a conspicuous place on the property affected. Unless the owner of the property in question shall have notified the Building Inspector otherwise, the identity of the owner and the owner's mailing address shall be conclusively presumed to be as appear as such in the records maintained in the office of the Woodford County Property Valuation Administrator. Notice given in accordance with the foregoing shall be deemed effective on the date of receipt; provided, however, that same shall conclusively be deemed to have been received not later than the fifth business day following the date when same was delivered to the post office.

#### SECTION 152.05 EMINENT DOMAIN PROCEEDINGS.

(A) The City Council may institute eminent domain proceedings in accordance with the provisions of KRS Chapter 416 against any property, and may through such proceedings acquire any property which has been certified as blighted or deteriorated by the Board if it finds:

(1) That the property has deteriorated to such an extent as to constitute a serious and growing menace to the public health, safety, and welfare;

(2) That such property is likely to continue to deteriorate unless corrected;

(3) That the continued deterioration of such property may contribute to the





blighting or deterioration of the area immediately surrounding the property; and

(4) That the owner of such property has failed to correct the deterioration of the property.

(B) The findings required as above set forth shall be included in any Order of the Council authorizing the institution of eminent domain proceedings.

#### SECTION 152.06 USE OF THE PROPERTY BY THE CITY OF MORGANTOWN.

The city, following its acquisition by eminent domain of a blighted or deteriorated property in accordance with the foregoing provisions, shall have the power to hold, clear, manage, or dispose of the property so acquired for residential and related use.



## **Appendix C**

### **Current Sidewalk Ordinance**

#### **Ordinance 54-5**

An ordinance to require the upkeep, maintenance, repair, and reconstruction of sidewalks in Morgantown by the abutting property owners.

WHEREAS, the condition of the sidewalks in the Town of Morgantown, Kentucky, is affected with public safety and WHEREAS, in various places in said town the said sidewalks have become broken, pitted, elevated at joints and crumbled in places until same are becoming unsafe for use by pedestrians and WHEREAS, one person was injured by falling on a defective sidewalk; and the Town was compelled to respond and defend a damage action.

NOW BE IT ORDAINED BY THE TOWN BOARD OF TRUSTEES OF MORGANTOWN, KENTUCKY:

That the abutting property owners of any such defective sidewalk shall be and is required to keep, maintain, repair, and reconstruct said defective sidewalk in a manner reasonably safe for pedestrian traffic.

Upon inspection by the Board or representatives thereof, if the Board determines that any section or portion of walk is not in a reasonably safe condition for pedestrian traffic, upon notice thereof by the Board or its representative, the property owner abutting said defective sidewalk shall repair or reconstruct said sidewalk within thirty (30) days from notice thereof in a manner so directed by the said Board or its representative.

If and when any portion of any sidewalk in the corporate limits is deemed by the Board to be unsafe for pedestrian traffic and so notifies the abutting property owner and the said property fails or refuses to comply with the orders of the Board, then in that event the Board may cause or contract for the repair or reconstruction of said sidewalk; and upon failure of the abutting property owner to pay for same, the said Town of Morgantown shall have a lien upon the abutting property to the extent of the amount expended for repair or reconstruction and which lien may be enforced as to the tax and/or assessment of property for public improvement, and which may be foreclosed as in other tax or assessment liens.

If the said property owner fails to pay for the said improvement within sixty (60) days from completion of the work, he shall be charged with a penalty of ten (10%) per cent of the total cost thereof plus interest on the amount due until paid.



## Appendix D

**Note: This ordinance is for reference only and is not in full proposal form.**

### MANUFACTURED/MOBILE HOME REGULATIONS

#### A. INTENT

The intent of this section of the zoning ordinance is to provide for the use of mobile homes and mobile home parks within the City of Morgantown. It is intended to provide a blend between dwellings and mobile homes such that neither will create a nuisance to the other. Because of their unusual characteristics, mobile homes pose special problems in the application of land use techniques and require special consideration as to their proper location and character in relation to adjacent uses and to the development of the community, and use to the circumstances and conditions under which each use may be permitted. The standards contained in this provision represent an attempt to provide adequate protection for, and consideration of, both the community and the mobile home dweller.

The following regulations are provided for the purposes outlined above:

1. MOBILE HOME PARKS – Mobile home parks may be permitted only in those zoning districts where they are designated as a conditional use under the zoning district regulations. A mobile home park shall be defined as used in KRS 219.320 (5) “Mobile Home Parks”. All mobile home parks shall conform with all provisions of the KRS 219.310 to 210.410 and shall conform with all applicable provisions of this zoning ordinance.

1. (A) Plat – A plat shall be submitted to the zoning official along with the conditional use permit application. The plat shall conform with the Department for Human Resources, Bureau for Health Services (902 KAR 15.010 – effective date 2/5/75).
2. (B) Uses – The premises of a mobile home park shall be used for mobile homes and those accessory buildings and uses specifically designated in the approved conditional use permit only.
3. (C) Compatibility – The tract of land must be suitable for a mobile home park by virtue of its location, shape, topography and the nature of surrounding development.
4. (D) Screening – A landscaped separation strip at least five (5) feet in width shall be provided along all property lines and public streets on which the project is located. The Board of Zoning Adjustments may also require that the mobile home park be permanently screened from adjoining and contiguous properties by a wall, fence, evergreen ridge, and/or other approved enclosures. Such screening, if required, shall conform to the screening section of this ordinance and be located within the required separation strip.
5. (E) Construction Permit Required – The zoning official shall not issue a building permit for an approved mobile home park until the applicant presents a valid construction permit from the State Department of Health as required by KRS 219.350, and has agreed in writing to the conditions imposed by the Board of Zoning Adjustments.



6. (F) Operators Permit Required – The zoning official shall not issue a certificate of occupancy for an approved mobile home park until the applicant presents a valid operators permit from the State Department of Health as required by KRS 219.330, and has fulfilled all conditions imposed by the Board of Zoning Adjustments.
7. (G) Existing Mobile Home Parks – All existing mobile home parks legally operating within the corporate limits of the City of Morgantown at the time of the passage of this ordinance may continue to operate as existing nonconforming structures and uses, but shall be required to maintain a valid operating permit as required under KRS 219.340, and shall not expand or intensify their use without bringing mobile home into compliance with this ordinance.

## 2. CLASSIFICATION OF MANUFACTURED/MOBILE HOMES

### 1. (A) CLASSIFICATION STANDARDS

1. (1) Class A: A manufactured home certified as meeting the Mobile Home Construction and Safety Standards of the Department of Housing and Urban Development, Residential and Commercial Designed Home Placed on a Permanent Foundation.
2. (2) Class B: A manufactured/mobile home certified as meeting the Mobile Home Construction and Safety Standards of the Department of Housing and Urban Development, Standard Designed Home Placed on a Temporary or Permanent Foundation.
3. (3) Class C: A manufactured/mobile home unit built before the HUD Code (1976).

### 2. (B) PERMITTED PLACEMENT

1. (1) The establishment, location, and use of Class A manufactured home as a permanent structure approved individually, by specific materials, or by design, shall be permitted in any district permitting a dwelling unit or commercial building, subject to the requirements applying to residential uses and commercial uses in the district and provided the structure shall meet the exterior appearance standards, as hereinafter set forth in Section C. A building permit shall be required for all applications for use. Applications for approval shall be submitted to the Department of Planning & Engineering on such forms as they may require to make a determination.
2. (2) The establishment, location, and use of a Class B and C manufactured homes as permanent residence approved individually, by specific materials, or by design, shall be permitted subject to the requirements of this ordinance only in R-3A zones in mobile home parks approved as conditional uses.

(3) TEMPORARY PLACEMENT FOR EMERGENCY SITUATIONS: The Zoning Official shall have the authority to allow the placement of manufactured/mobile homes as an accessory to or temporary replacement of a structure in all zones, except in residential zones. The zoning official shall grant such authority only on a temporary basis in hardship cases for a period not to exceed ninety (90) days. Any request for a time period exceeding ninety (90) days or for an extension of a previously granted request shall be submitted to the Planning Commission for approval.

### (C) EXTERIOR APPEARANCE STANDARDS

(1) RESIDENTIAL: Class A Manufactured Homes for Residential Purposes Shall:



1. Meet all requirements for lot, yard, building, and other requirements for the district in which it is located.
2. Be placed on a permanent foundation.
3. Be anchored to a solid continuous foundation of concrete, concrete blocks, or other permanent materials.
4. Be anchored to the ground in accordance with the manufacturer's specifications.
5. Have all wheels, axles, and hitch mechanisms removed.
6. Have utilities connected, in accordance with the manufacturer's specification.
7. Have siding material which looks like the type used on site- constructed residences.
8. Have a pitch roof of not less than one (1) foot of rise for each four (4) feet of horizontal run and have roofing material of a type used on site-constructed residences. Eaves with a minimum of six (6) inch overhang must be provided.
9. Have a minimum width of the main body as assembled on the site of not less than twenty (20) feet, measured across the narrowest portion.
10. The home shall appear to face the public street.
11. Have a living area with the square footage generally compatible to similar site-built housing in the vicinity.
12. Disputes involving the Department of Planning and Engineering and an applicant, concerning the design and construction compatibility of a unit to be located on a particular site, shall be resolved by the Planning Commission prior to placement of said unit on the site.

(2) COMMERCIAL: Class A Manufactured Homes for All Business, Industrial, Professional Office and Agricultural Zoning Districts Shall:

1. (a) Meet all requirements for lot, yard, building, or other requirements for the district in which it is located.
2. (b) Be placed on a permanent foundation.
3. (c) Be anchored to a solid continuous foundation of concrete, concrete blocks, or other permanent materials.
4. (d) Be anchored to the ground in accordance with the manufacturer's specifications.
5. (e) Have all wheels, axles, and hitch mechanisms removed.
6. (f) Have utilities connected, in accordance with the manufacturer's specifications.
7. (g) Have siding material which looks like the type used on site- constructed commercial buildings.
8. (h) Have a pitch roof of not less than one (1) foot of rise for each four (4) feet of horizontal run and have roofing material of a type used on site-constructed buildings. Eaves with a minimum of six (6) inch overhang must be provided.
9. (i) Have a minimum width of the main body as assembled on the site of not less than twenty (20) feet, measured across the narrowest portion.
10. (j) The structure shall appear to face the public street.
11. (k) Disputes involving the Department of Planning & Engineering and an applicant, concerning the design and construction compatibility of a unit to be located on a particular site, shall be resolved by the Planning Commission prior to placement of said unit on the site.