



James A. Carter
Mayor

CITY OF PIKEVILLE
243 Main Street
Pikeville, Kentucky 41501
(606) 437-5100
Fax Number (606) 437-5106

Reggie Hickman
City Manager

FOR IMMEDIATE RELEASE

City of Pikeville Reviewing Zoning Updates in Response to New State Housing Law

Pikeville, KY — The City of Pikeville has begun reviewing proposed updates to its zoning ordinance in order to implement a recent change in Kentucky law affecting how cities regulate manufactured housing.

The change comes from KRS 100.348, which takes effect July 1, 2026. The law requires cities to allow certain manufactured homes in areas where single-family homes are permitted, provided those homes meet specific standards. The law also requires those manufactured homes to be treated the same as site-built homes under local zoning regulations. However, this applies only to newer manufactured homes that meet specific construction standards and does not apply to older mobile homes manufactured longer than five years before installation. These standards apply only to new construction—existing homes and businesses can continue as they are.

City officials emphasized that the state law also allows municipalities to adopt compatibility standards designed to help protect the character and property values of existing neighborhoods.

“State law now requires cities to allow certain manufactured homes in areas where single-family homes are allowed,” City Manager Reggie Hickman said. “What we are doing is putting compatibility standards in place so those homes fit the neighborhoods they are placed in.”

Those compatibility standards may include factors such as: minimum square footage, roof pitch, permanent foundations, exterior materials, accessory structures, and orientation and placement of homes on a lot.

Under the law, these standards must apply equally to both manufactured homes and site-built homes.

To prepare for the change in state law, the city undertook a detailed review of residential areas throughout Pikeville. Staff divided the city’s single-family residential areas into 101 neighborhoods, each roughly the size referenced in the state statute.

City staff then conducted an inventory of homes within those neighborhoods, documenting characteristics that can be considered under the new law. Based on that analysis, neighborhoods were grouped according to general square-footage patterns so that compatibility standards can reflect the homes already present in each area.

City officials say the goal is not to change existing neighborhoods but to ensure that new homes are reasonably compatible with surrounding properties.

City officials emphasized that the zoning updates affect only future development and will not require any changes to how properties are currently being used. For example, a home located in an area that may be rezoned to commercial can continue as a residence indefinitely. Similarly, a business operating in an area that may be rezoned to residential can continue operating. Changes would only be required if the property owner voluntarily decides to change the use of the property. This protection of existing uses is a standard feature of zoning law and is required by Kentucky statute.

While reviewing the ordinance, the city also evaluated other ways to help address housing needs in the community. Proposed updates include modernizing multi-family zoning districts to allow more flexibility in housing types, encouraging appropriate redevelopment and infill housing, and updating portions of the ordinance that are outdated or unclear.

“These updates are largely about complying with state law,” Hickman said. “At the same time, we want to protect existing neighborhoods and create responsible opportunities for housing in the future.”

City officials say they are actively encouraging residents to review the proposed changes and share their input. A dedicated email address has been established for residents who would like to submit comments or questions at zoning2026@pikevilleky.gov.

The city will also host information about the proposed changes on its website at: <https://pikevilleky.gov/zoning2026/>.

In addition to district descriptions and other information, this page will include a map showing both the current zoning configuration and the proposed zoning configuration. Residents will be able to zoom in on their neighborhoods and compare the two maps. The city will also share updates and information about the proposal through its social media channels as the process moves forward.

In addition, the proposed amendments will go through the normal planning and zoning review process, including review by the Joint Planning Commission and opportunities for public input before any final decision is made by the Pikeville City Commission.

City officials say the goal is to gather public feedback and finalize any necessary changes before the new state law takes effect on July 1, 2026.

Residents are encouraged to stay informed and participate in the review process.