

FILED FOR RECORD

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W. HARRIS

ORDINANCE NO. ~~00~~ 178

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE GREENLAND MUNICIPAL CODE DEALING WITH MOBILE HOMES AND MANUFACTURED HOMES AND REPEALING PORTIONS OF THE VARIOUS ORDINANCES WHICH ARE THE BASIS FOR SUCH CODE PROVISIONS.

WHEREAS, the Greenland City Council has adopted and enacted numerous and various ordinances over the years dealing with use within and around Greenland, Arkansas.

WHEREAS, the combined result and effect of these enactments and ordinances has been codified in the Greenland Municipal Code which is the common reference used by the City staff and citizens interested in land use

WHEREAS, industry standards have changed concerning construction of mobile homes and manufactured homes which necessitates revision of the City's land use law.

WHEREAS, the Greenland Planning Committee has responded to the changes mentioned above and undertaken the task of revising land use portions of the Greenland Municipal code to clarify which laws apply to manufactured homes and mobile homes with both being controlled by certain City building standards.

WHEREAS, the Greenland Planning Commission has reviewed and recommends the provisions and amendments herein set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREENLAND, ARKANSAS AS FOLLOWS:

SECTION 1: Chapter 14 of the Greenland Municipal Code entitled "Zoning" is hereby amended as follows:

- a) Page 198, Section 14.12.05 A, subsection A is amended by deleting the period following the words "public facilities"

adding the following phrase: "provided the Minimum Area Requirement for R-1, Low-Density Residential shall be met."

b) Page 206, Section 14.20.02, first paragraph entitled "Mobile Homes:" is amended by deleting the words "or manufactured home" from the first sentence and adding the word "to" immediately before the words "be placed on a lot outside of a mobile home subdivision".

c) Page 219, Section 14.36.01 - Definitions, subsections E through Q shall henceforth be redesignated as subsections F through R - with each subsection being changed to the next following alphabetical designator so as to allow for the insertion of a new subsection designated E.

d) Page 219, Section 14.36.01 - Definitions, a new subsection E is added as follows: "E Dwelling, Manufactured Home. A detached residential dwelling unit manufactured off-site which is designed to be transported to the site where it is to be permanently attached to a foundation and ready to be occupied as a dwelling complete and ready for occupancy except for utility connection and other minor or incidental unpacking and assembly operations; which unit shall have an overall width of not less than twenty-two (22) feet and having heated/cooled area of not less than fourteen hundred (1400) square feet."

SECTION 2: Following Chapter 14.16 and prior to Chapter 14.20 there is hereby added: Chapter 14.18 entitled Manufactured Homes, as follows:

CHAPTER 14.18
MANUFACTURED HOMES

SECTION

14.18.01 Manufactured Homes (as hereinafter defined at 14.36.01) shall be allowed as follows:

1. they are located in residential or agricultural zoned areas as provided by Greenland Municipal Code;
2. lot sizes as required by Greenland Municipal Code location/sighting of structure on lot;
3. construction, attachment and utilities performed in obedience to all building codes as adopted by the City Greenland;
4. external appearance is compatible with other residences located within 150 feet; and
5. compliance with any applicable subdivision or development covenants or restrictions.

SECTION 3: Those portions of the Greenland Municipal Code which index the contents of same, in whole or part, specifically, that section of the Greenland Municipal Code entitled, Title 14, Zoning Chapters: is hereby amended to read as follows:

TITLE 14
ZONING

Chapters:

14.04	Zoning In General
14.08	Districts and Regulations
14.12	Zoning Districts
14.16	General Regulations
14.18	Manufactured Homes
14.20	Mobile Homes
14.24	Mobile Home Parks
14.28	Board of Adjustment

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14.32	Enforcement
14.36	Definitions
14.40	Flood Damage

SECTION 4: Any prior ordinance, or part of an ordinance, of the City of Greenland, Arkansas, in conflict with the foregoing provisions of this Ordinance and those portions of the Greenland Municipal Code conflicting with the forgoing provisions of this Ordinance are hereby repealed.

SECTION 5: Effective Date This ordinance shall be effective from after it's passage and approval.

PASSED and approved this 14 day of December, 1998.

Roy Barrett
ROY BARETT, Mayor

Donna Cheevers
DONNA CHEEVERS, Recorder/Treasurer

