

AN ORDINANCE TO AMEND ORDINANCE NO. 93, SECTION 3, TO ADD ADDITIONAL REGULATIONS TO THE ZONING DISTRICTS REGARDING MOBILE HOMES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENLAND, ARKANSAS:

SECTION 1: That Section 3 no. 1 of ordinance 93 is hereby amended to add that from and after the effective date of this ordinance the location of all mobile and manufactured homes within the city limits of Greenland, Arkansas, shall be governed by this ordinance.

SECTION 2: The establishment, location, and use of manufactured and mobile homes as defined by this ordinance as scattered-site single-family residences shall be permitted in the residential one zoning district, subject to all requirements and limitations applying generally to such residential use in the respective district, and provided such homes shall meet all of the following requirements and limitations:

(a) The home may be a single section, double section or larger multi-section unit and must possess all necessary building and occupancy permits and other certifications required by the City for a dwelling unit;

(b) The home must be appropriately sited on the lot, with the front of the home oriented to the front of the lot, and all required setbacks (front, side and rear) of the zoning district in which the home is located must be met without any exceptions or variances;

(c) The home shall be attached and anchored to a permanent foundation in conformance with manufacturer's installation specifications;

(d) The home shall be covered with an exterior material customarily used on site-build residential dwellings, and such material shall extend over the top of the foundation unless said foundation is constructed of solid brick, stone or masonry material;

(e) The home shall have a roof composed of a material customarily used on site-built residential dwellings, such as composition shingles, shake, or tile, which shall be installed onto a surface appropriately pitched for the materials used.

SECTION 3: For the purposes of this ordinance the following definitions shall apply:

Manufactured Home: A detached single-family dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site as a permanent structure with transport features removed, bearing a seal certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Code. This Code means the standard for construction, design and performance of a manufactured home as set forth in the Code of Federal Regulations, Title 24, Part 3280, 3282, 3283, and 42 USC 5401, ET SEQ, as mandated in the United States of America and as administered by the United States Department of Housing and Urban Development.

Mobile Home: A movable or portable structure built prior to June 15, 1976, the effective date for the Federal Mobile Home Construction and Safety Act of 1974, which is larger than three hundred twenty (320) square feet, and designed to be used as a year-round residential dwelling unit. A mobile home must be placed upon poured footings and piers or perimeter foundation constructed to Building Code specifications and completely enclosed (no exposed piers); and all transport elements such as wheels, axial, trailer or transport hitches and exterior light systems attached

for highway usage must be removed. Furthermore, all such mobile homes shall provide on-site and all-weather off-street parking space and the placement of the mobile home must be such that it conforms with all bulk and area requirements of the zoning district.

SECTION 4: That the City Council of the city of Greenland, Arkansas, has determined that an emergency exists and that it is in the best interest of the health, safety and welfare of the citizens of Greenland, Arkansas, that this ordinance be effective immediately upon its passage.

PASSED AND APPROVED this 12th day of September, 1988.


Mary Harris, Mayor

APPROVED:


Donna Cheevers, Recorder