

'92 NOV 16 AM 11 18

ORDINANCE NO. 135

W/ TON CO AR MEYER

AN ORDINANCE TO REPEAL ORDINANCE NUMBER 112; AMEND ORDINANCE NUMBER 48, SECTION 3 (1); AND AMENDING AND REPEALING PORTIONS OF ORDINANCE NUMBER 93, SECTIONS 3 (1) (C), 3 (2) (B), 3 (2) (C), 3 (5) (B), 3 (5) (C), 4 (5) (A), 4 (5) (B), 4 (5) (C), 4 (5) (D); TO ADD OR DELETE REGULATIONS GOVERNING ZONING DISTRICT PROVISIONS REGARDING MOBILE HOMES.

WHEREAS, A.C.A. 14-56-301 thru 425, as amended empowers municipalities to enact zoning ordinances and to provide for its administration, enforcement and amendment, and

WHEREAS, the City Council pursuant to the provisions of A.C.A. 14-56-301 thru 425, as amended has established a Planning Commission, who have divided the City into districts and prepared regulations pertaining to such districts in accordance with the general plan for land use, and

WHEREAS, the City Council recognizes the unusual nature involved in considering mobile homes to be placed in the City of Greenland. The Council also recognizes the fact that mobile homes are not all of the same construction standards and can have a substantial effect on adjacent property values

WHEREAS, the zoning ordinances and map are designated to lessen congestion in the streets; to secure safety from fire and other dangers; to promote health and the general welfare; to provide adequate light and air, to prevent the overcrowding of land; to avoid undue concentration of population: and to facilitate the adequate provisions of transportation, water, sewage, schools, parks, and then public requirements; to stabilize property values; and to insure the orderly development of the community for the general welfare of the citizens.

Therefore, be it ordained by the City Council of the City of Greenland, Arkansas, as follows:

SECTION 1: That Section 3 (1) of ordinance number 48 reads as follows:

"The minimum site for a mobile home park development shall be one (1) acre."

That Section 3 (1) of ordinance number 48 is hereby amended to read as follows:

"The minimum site for a mobile home park development shall be five (5) acres."

SECTION 2: That ordinance number 112 is hereby repealed. However, all mobile homes set up in Greenland after the passage of ordinance number 112, but prior to enactment of this ordinance are subject to the provisions of ordinance number 112.

SECTION 3: That section 3 (1) (C) of ordinance 93 line 2 dealing with minimum area requirements for mobile homes is hereby deleted.

SECTION 4: That section 3 (1) (B) of ordinance 93 reads as follows: "Conditioned uses: mobile homes subject to the provisions of sections 4-5 of this ordinance"

That Section 3 (1) (B) of ordinance 93 is hereby amended to

read as follows:

"Conditional uses:"

SECTION 5: That section 3 (2) (B) of ordinance 93 reads as follows: "Conditional uses: mobile homes and mobile home parks subject to the provision of section 4-5 of this ordinance."

That section 3 (2) (B) of ordinance 93 is hereby amended to read as follows:

Conditional uses: "Mobile home parks subject to the provisions of section 4-5 of this ordinance."

SECTION 6: That section 3 (2) (C) of ordinance 93 line 3 dealing with minimum area requirements for mobile homes is hereby deleted.

SECTION 7: That section 3 (5) (B) of ordinance 93 reads as follows:

"Conditional uses, livestock and poultry raising provided that the Planning Commission may prescribe the maximum number of livestock or poultry permitted within a given area; mobile homes, not to exceed the ration of one mobile home for each five acres of land."

That Section 3 (5) (B) of ordinance 93 is hereby amended to read as follows:

"Conditional uses: Livestock and poultry raising provided that the Planning Commission may prescribe the maximum number of livestock or poultry permitted within a given area."

SECTION 8: That section 3 (5) (C) of ordinance 93 line 4 dealing with minimum area requirements for mobile homes is hereby deleted.

SECTION 9: That section 4 (5) (B) of ordinance 93 reads as follow:

"Mobile Homes: Individual mobile homes may be allowed in any residential district at the discretion of the Planning Commission. Such mobile homes must meet the minimum area and set back requirements of the district in which they are located. Any mobile home to be placed in Greenland shall be subject to the review and approval of the Planning Commission. The placement of one (1) or two (2) mobile homes on any lot shall be permanently attached to a foundation. A permanently attached mobile home is one which is permanently connected to concrete piers or other equal foundation. Permanent curtain walls on a concrete foundation shall be placed around the outer edge of the home. Skirting will not be allowed. All units will be permanently attached to utilities.

That section 4 (5) (B) of ordinance 93 is hereby amended to read as follows:

"Mobile Homes:" It shall be unlawful to allow any mobile home or manufactured home be placed on a lot outside of a mobile home subdivision.

SECTION 10: That section 4 (5) (C) of ordinance 93 reads as follows:

Mobile Home Parks: Mobile home parks are allowed only in the R-2 medium density residential district at the discretion of the Planning Commission. The placement of more than two (2) mobile homes on any lot or the placement of a mobile home for temporary residence while construction is taking place may be allowed on a temporary foundation.

That Section 4 (5) (C) of ordinance 93 is hereby amended to read as follows:

**Mobile Home Parks:** Mobile Home Parks are allowed only in the R-2 medium density residential district at the discretion of the Planning Commission subject to provisions of ordinance 93 and all provisions of ordinance 48 pertaining to mobile home parks (subdivisions). However, not more than one (1) mobile home may be placed on a standard residential lot in a mobile home park (subdivision).

**SECTION 11:** That Section 4 (D) including subparagraphs 1,2,3, Sections 4 (E) , 4 (F), 4 (G), 4 (H) of ordinance 93 are hereby deleted.

**SECTION 12:** All ordinances or parts of ordinances of the City of Greenland in conflict herewith are hereby repealed.

**SECTION 13:** The provisions of this ordinance are hereby declared to be severable. If any section, paragraph, sentence, or clause of this ordinance shall be held invalid, the invalidity of such section, paragraph sentence or clause shall not affect the validity of the remaining portion of the said ordinance.

**SECTION 14:** It has been found and is hereby declared by the City Council, that this ordinance is immediately required in order; to secure safety from fire and other dangers, to promote healthful living conditions, to provide adequate light and air; to prevent the over crowding of land and undue concentration of population; to facilitate the adequate provision of transportation, water, sewage, schools, parks and other public facilities; to stabilize property values and to insure the orderly development of the community for the general welfare of the citizens.

Therefore an emergency is hereby declared to exist and this ordinance being necessary for the preservation of the public peace, health, and safety shall be in full force and effect from the date of its approval.

PASSED AND APPROVED this the 7th day of November, 1992.

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
City Recorder/Treasurer