

AN ORDINANCE FOR THE REGULATION OF MOBILE HOMES
AND MOBILE HOME PARKS AND PROVIDING FOR ISSUE OF
PERMITS TO OPERATE MOBILE HOME PARKS IN THE CITY
OF GREENLAND, ARKANSAS

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

ARTICLE I: GENERAL

Section 1. Definitions For the purposes of this ordinance, the following words and phrases shall have the meaning ascribed to them in this section:

Accessory structures means any structural addition to the mobile home such as awnings, cabanas, carports, Florida rooms, porches, patio covers, and similar additions.

Accessory community structure means a structure or a portion of a structure for commercial use that is located in a mobile home park and which is intended solely for the convenience of the residents or occupants of the mobile home park

Building permit means a written permit issued by the enforcement officer permitting construction, erection, alteration, remodeling or repairing of a mobile home park.

Community storage structure is a structure located in a mobile home park for the convenience of the residents to provide storage space for often used outdoor equipment, furniture, tools and other items which cannot be conveniently stored in the typical mobile home.

Dependent mobile home means a mobile home which does not have a flush toilet and a bath or shower.

Enforcement officer means the building inspector designated by the City Council, City of Greenland, or his authorized representative.

Health officer means the county sanitarian or his authorized representative.

Independent mobile home means a mobile home which has a flush toilet and a bath or shower.

Mobile home means any house trailer or prefabricated structure intended for or capable of human dwelling or sleeping purposes and designated for being moved or transported.

Mobile home park means any park, court, site, parcel or tract of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for two (2) or more mobile homes and shall include all buildings used or intended for use as part of the equipment thereof; whether or not a charge is made for the use of the court and its facilities.

Mobile home pad means that part of an individual mobile home lot which has been reserved for the placement of a mobile home

Mobile home lot means a plot of ground or a lot in a mobile home park designed for the location for only one (1) mobile home

Operator's permit means a written permit issued by the enforcement officer permitting the mobile home park to operate under this ordinance and regulations promulgated thereunder.

Person means any individual, firm, partnership corporation, company or association

Service building means a building housing toilet and bathing facilities for men and women with laundry facilities and such other facilities as may be required by this ordinance

Section 2. Development requirements for mobile home park.

(1 Prior to development of a mobile home park (or extensively remodeling an existing mobile home park) the developer shall be required to submit to the City Council for review and approval an official plat of the proposed mobile home park. Said official plat, when approved by the City Council, shall be recorded

by the city clerk in the office of the circuit clerk and
ex-officio recorder.

2 The official plat shall indicate all interior
and adjacent exterior streets and said streets shall be subject
to the following:

a) The location and width of all streets shall
be subject to the city master street plan.

b) All streets shall be curbed, guttered and
constructed to meet the minimum street design standards of City
of Greenland ordinances in effect at the time of development.

Section 3. Mobile home park design standards.

(1) The minimum site for a mobile home park develop-
ment shall be one (1) acre.

(2) The mobile home park shall be located on a well-
drained site, and shall be located so that its drainage will not
endanger any water supply. All mobile home parks shall be in
areas free from marshes, swamps, or other potential breeding places
for insects or rodents.

(3) The minimum mobile home lot shall:

a) Contain a minimum of three thousand (3,000)
square feet of area.

(b) Provide for a hard surfaced off the street
parking area for two (2) vehicles.

(4) The mobile home pads in a mobile home park shall
be located on the mobile home lot and designed in such a way that:

(a) Mobile homes, including any attachment thereto,
shall be separated from each other by at least twenty (20) feet.

(b) Mobile homes shall be located at least ten (10)
feet from any exterior boundaries of the mobile home park adja-
cent to private property.

(c) Mobile homes shall be located at least twenty-
five (25) feet from any public street

(5) Recreation areas and facilities shall be provided to the extent necessary to meet the anticipated needs of the tenants the park is designed to serve. In no event shall less than eight (8) percent of the gross park site area be devoted to recreational facilities

Tenant storage facilities shall be provided on each mobile home lot, or in compounds located within a reasonable distance, generally not more than one hundred (100) feet from each mobile home pad. Storage facilities should be designed in a manner to enhance the appearance of the development and shall be constructed of suitable weather resistant materials appropriate under the use and maintenance contemplated. A minimum of ninety (90) cubic feet of tenant storage space shall be provided for each mobile home pad.

Each mobile home shall be supported and tied down in the following manner

a) The mobile home support shall not heave, shift, or settle unevenly under the weight of the mobile home due to frost, action, inadequate drainage, vibration or other forces acting on the structure

(b) Anchors or tiedown, such as cast-in-place concrete "dead men," eyelets imbedded in concrete screw augers or arrowhead anchors shall be placed at least at each corner of the mobile home and each device shall be able to sustain a minimum load of four thousand eight hundred (4,800) pounds. Anchors or tiedown design shall be equal to or better than that recommended by the Mobile Homes Manufacturers Association.

8) Whenever the external boundaries of a mobile home park abuts residential property or a city street or highway there shall be provided in such park along the common boundary line a screening wall.

9) Structures placed in a mobile home park shall be for the exclusive use of mobile home park occupants.

facilities in a community building to be located in the park with the following emergency sanitary facilities:

1. For each one hundred (100) mobile home lots or fractional part thereof, there shall be one (1) flush toilet and one (1) lavatory for each sex.

2. The building containing such emergency sanitary facilities shall be accessible to all mobile homes

Temporary or permanent tents or tent like structures are prohibited in mobile home parks

(10) An accessible, adequate, safe, and potable water supply shall be provided for each mobile home park, capable of furnishing a minimum of one hundred fifty (150) gallons per day for each mobile home space.

(a) Where a public supply of water is available, connection shall be made thereto and its supply shall be used exclusively.

(b) Each mobile home shall be provided with an individual water meter and each mobile home shall be individually metered.

(c) All water piping shall be constructed and maintained in accordance with state and local law; the water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back-siphonage.

(d) Where drinking fountains are provided for public use, they shall be of a type approved by the State Board of Health and in locations approved by the enforcement officer.

Individual water-service connections which are provided for direct use by mobile homes shall be so constructed that they will not be damaged by the parking of such mobile homes.

(11) The minimum electric service and exterior lighting shall

hundred fifteen volts shall be provided for each mobile home space. The installation shall comply with all applicable state and local electrical codes and ordinances. Such electrical outlets shall be grounded and weatherproof. No power supply line to the mobile home space shall be permitted to lie on the ground or be suspended less than ten (10) feet above the ground. No power supply line in a mobile home park shall be suspended less than fifteen (15) feet over any driveway.

(b) The point of the electrical connections for the mobile home should be within the area of the mobile home pad and approximately forty (40) feet from the front of the stand.

(c) All exposed noncurrent-carrying metal parts of the mobile homes and equipment shall be grounded by means of an approved grounding system. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

(d) Adequate public lighting shall be provided for all streets, walkways, buildings, and other facilities subject to nighttime use in all mobile home parks.

(12) All piping from outside fuel storage tanks or cylinders to mobile homes shall be rigid iron pipe or AGA or UL labeled flexible tubing, permanently installed, and securely fastened in place in such a manner as to exclude the possibility of damage by physical contact. All fuel storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath the mobile home or less than five (5) feet from any mobile home exit, and shall be located and secured in such a manner as to not be susceptible to damage by physical contact.

13) The mobile home park area shall be subject to the fire prevention rules and regulations of the City of Greenland, Arkansas.

(a) Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.

(b) Portable fire extinguishers of a type

All plumbing in the mobile home park shall comply with state and local plumbing laws and regulations.

Section 4. Existing mobile home parks. Mobile home parks in existence on the effective date of this ordinance but not operating in conformity with the provisions of this ordinance may continue to so operate subject to the requirements of this ordinance as contained in Sections 3(7), 3(9), 3(10), 3(11), 3(12), 3(13), 3(14), and Articles II, III, IV, and further subject to the zoning, health, safety, plumbing, electrical and fire prevention laws, ordinances and regulations of the City of Greenland, and State of Arkansas.

ARTICLE II: PERMITS

Section 1. Mobile home park operator's permit required. It shall be unlawful for any person to operate any mobile home park within the limits of Greenland, Arkansas, unless he holds a valid operator's permit issued by the city council in the name of such persons for the specific mobile home park

All applications for permits shall be made to the enforcement officer, who shall issue a permit to be valid for one (1) year, then renewable annually, upon compliance by the applicant with provisions of this ordinance and any regulations adopted pursuant thereto, and of any other applicable legal requirements. No permits shall be transferable. Every person holding such a permit shall give notice in writing to the enforcement officer within twenty-four (24) hours after having sold, transferred, given away, or otherwise disposed of such operator's right to the control of the mobile home park for which such permit was issued, and any such permit shall then and there expire and immediately be null and void. Such notice shall include the name and address of the person succeeding to the control of such mobile home park. No successor to the right to operate said mobile home park may commence operations until he has been issued a valid

(2) Applications for mobile home park operator's

permits shall be in writing, signed by the applicant, and accompanied by an affidavit of the applicant as to the truth of the statements and facts set forth in the application and shall contain the following:

a) The name and address of the applicant.

b) The interest of the applicant in and the location of the mobile home park.

(3) Applications for renewals of mobile home park operator's permits shall be made in writing by the holder of the permit and shall contain the following:

a) Any change in the information submitted since the time the original permit was issued or the latest renewal granted.

(b) Such other information as the enforcement officer may require

(4) Any person whose application for a permit under this article has been denied may request and shall be granted a hearing on the matter before the city council.

Section 2. Mobile home park building permits required.

Applications for building permits for mobile home parks shall be in writing, signed by the applicant, and accompanied by an affidavit of the applicant as to the truth of the statements and facts set forth in the application, and shall contain the following:

(1) A complete plan of the mobile home park, containing the legal description, showing compliance with all applicable provisions of this ordinance and regulations promulgated thereunder.

(2) A complete plan, for the purpose of obtaining a building permit, shall show:

(a) The area and dimensions of the tract of land

(b) The number, location, and size of all mobile

The location and width of roadways and
walkways

The location of service buildings and any
other proposed structures.

e The location of water and sewer lines

(f Plans and specifications of all buildings
and other improvements constructed or to be constructed within
the mobile home park pursuant to such application.

(3) Before issue of a building permit, plans and
specifications for mobile home parks must be reviewed and approved
by the city council and by the Arkansas State Board of Health

ARTICLE III: ENFORCEMENT

Section 1. Authority of health officer. The health
officer shall have the power to enter at reasonable times upon
any mobile home park for the purpose of inspecting and investi-
gating conditions relating to the enforcement of this ordinance
or of regulations promulgated thereunder.

Section 2. Duty of owners and occupants. It shall be
the duty of the owners or occupants of mobile home parks, and
mobile homes contained therein, to do the following:

(a) The mobile home park operator to see that
every occupant of a mobile home makes the grounding connection
to his mobile home.

(b) The mobile home park operator to see that
every occupant of a mobile home install fire resistant mobile
home skirting within sixty (60) days after the location of the
mobile home in the pad.

(c) The mobile home park operator to furnish
suitable anchoring cables or devices for every mobile home
located in his mobile home park, and to supervise the proper
placement and use of these anchoring devices

(d) The occupant of a mobile home to secure the

(e) the mobile home park operator to see that

all utility connections are installed in accordance with the ordinances of the City of Greenland.

Section 3. Police and fire departments. The police and fire department shall, in the course of their duties, have free and complete access to all mobile home parks for the purpose of inspection, patrol and enforcement of fire and police regulations.

ARTICLE IV: PENALTIES

Section 1. Penalty for violation. Any person who violates any provision of this ordinance shall upon conviction be punished by a fine of not less than five dollars (\$5) nor more than twenty-five dollars (\$25) and each day's failure to comply with any such provision shall constitute a separate violation.

Section 2. Notice of violation. Whenever the enforcement officer determines that there are reasonable grounds to believe that there has been a violation of any provision of this ordinance, he shall give notice of such violation to the owner of the park and to the person to whom the operator's permit was issued. Such notice shall:

a Be in writing.

(b) Include a statement of the reasons for its issuance

c Allow a reasonable time for the performance of any act it requires.

(d) Be served upon the owner and the operator; provided, that such notice or order shall be deemed to have been properly served upon such owner or operator when a copy thereof has been sent by certified mail to their last known address, or when they have been served with such notice by any other method authorized or required by the laws of the State of

(e) Contain an outline of remedial action, which, if taken, will effect compliance with the provisions of this ordinance.

Section 3. Appeal of notice. Any person affected by any notice which has been issued in connection with the enforcement of any provision of this ordinance may request and shall be granted a hearing on the matter before the city council. Such person must file in the office of the city clerk a written petition requesting such hearing within ten (10) days after the notice was served. The filing of the request for hearing shall operate as a stay of the notice.

Section 4. Appeal of decision. Any person aggrieved by the decision of the city council may seek relief thereafter in any court of competent jurisdiction, as provided by the laws of this state

PASSED this 15th day of February, 1977.


MAYOR

ATTEST:


RECORDER