

ORDINANCE TO PROHIBIT MOBILE HOMES AND PRE-MANUFACTURED HOMES FROM BEING PARKED IN RS1 AND R1 AND RESTRICT THE PARKING OF MOBILE HOMES AND PRE-MANUFACTURED HOMES TO C1, C2, C3, M1, M2, AND M3 OF EAST CAMDEN, ARKANSAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST CAMDEN:

SECTION 1. That mobile homes and pre-manufactured homes shall no longer be permitted to be parked in any areas zoned for the corporate limits of East Camden with designations R1, R2. Mobile homes and pre-manufactured homes may be placed in C1, C2, C3, M1 and M3 provided that a permit be secured from the building inspector and be accompanied by a non-refundable \$25.00 fee.

1) Upon application, a public hearing shall be conducted at the next regularly scheduled meeting of the Board of Adjustment and public notice shall be given as provided.

2) The Building Inspection department shall notify all property owners adjacent to the proposed mobile home or pre-manufactured home location of the intended use and shall erect a sign on the property stating the proposed use.

3) A mobile home or pre-manufactured home shall not be placed on any property until after obtaining the permit. Issuance of a permit for parking and occupancy of a mobile home or pre-manufactured home shall be subject to the following additional conditions, and violation of the conditions shall nullify the permit. All conditions must be met prior to occupancy.

A) Mobile homes or pre-manufactured homes may have pitched or flat roofs and shall be placed on an enclosed foundation, including at a minimum: piers constructed of standard size concrete blocks, each pier being supported by at least 16" x 16" x 4" concrete pad; each pier being adequately leveled and tightly fitted with wood wedging material. Piers are to be placed underneath each of the two (2) supporting beams running the length of the mobile home or pre-manufactured home. They are to be placed so that there is no space greater than eight (8) feet between piers.

B) Standard storm straps or tie-down straps shall be attached to the ground in a permanent manner before the mobile home or pre-manufactured home is occupied. Anchoring shall be in conformance with the regulations of the Arkansas Manufactured Home Commission.

C) Skirting approved by the Building Inspector must be installed to completely enclose the area underneath the mobile home or pre-manufactured home. Skirting must be solid wall brick, masonry, or frame and have a 2' x 2" access door.

D) The mobile home or pre-manufactured home must be connected to public water and electricity services and to public sewer service when available within three hundred (300) feet.

E) Two (2) off-street parking spaces must be provided for each mobile home or pre-manufactured home.

F) The mobile home or pre-manufactured home shall meet all setback and zoning ordinance requirements as set forth in Section 3.3.

G) Only one (1) mobile or pre-manufactured home may be located on any platted lot of record. Mobile homes or pre-manufactured homes may be installed as a rear dwelling as defined in Section 8.6.

H) The Board of Adjustment may impose such additional conditions as it deems necessary to prevent parking and occupancy of a mobile home or pre-manufactured home from becoming a nuisance or detriment to the neighborhood.

I) Permits are issued for individual mobile homes or pre-manufactured homes in specific locations. No new permit is required if ownership of the mobile home or pre-manufactured home changes, provided the original mobile home or pre-manufactured home remains on the originally permitted site.

J) Each mobile home or pre-manufactured home must comply with all regulations relating to mobile homes or pre-manufactured homes as set forth by the Arkansas State Board of Health.

SECTION 2. Any person, firm, or corporation attempting to park a mobile home or pre-manufactured home within the city limits of East Camden, Arkansas without obtaining a permit shall be guilty of misdemeanor and fined a sum not to exceed \$25.00 for the first offense. Each day that the mobile home or pre-manufactured home is so parked within the city limits without a permit shall be a separate offense and the person, firm or corporation responsible for parking the mobile home or pre-manufactured home shall be fined accordingly.

SECTION 3. An emergency exists within the City of East Camden and for the health, welfare and safety of the citizens this ordinance shall take effect and be in force from and after its passage.

PASSED this 23rd day of MARCH, 1999

APPROVED: _____

MAYOR

ATTESTED: _____

CITY RECORDER

(Seal)