

ORDINANCE 0-97-13

AN ORDINANCE AMENDING ORDINANCE 0-97-7 PROVIDING CERTAIN REQUIREMENTS FOR FACTORY BUILT HOMES IN THE CITY OF ARKADELPHIA AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF ARKADELPHIA, ARKANSAS, THAT:

Section 1. Ordinance 0-97-7, Section 2, is hereby amended in its entirety to read as follows:

"Section 2 - All factory built homes placed in the City of Arkadelphia after the date of passage of this Ordinance, other than homes placed in designated mobile home parks with adequate screening from other residential uses, must conform to the following requirements in order to be legally placed within the city and such factory built home units must be in conformance with the city's zoning ordinance governing placement of factory built homes.

- a. A pitched and shingled roof of three in twelve or fourteen degrees or better, and
- b. Removal of all transport elements, and
- c. Placed on a permanent foundation, and
- d. Exterior wall finish so as to be compatible with the existing structures of the neighborhood, and
- e. Orientation compatible with the placement of adjacent structures, and
- f. Underpinned with permanent masonry materials, and
- g. Multi-sectional with the dimensions as provided in the various residential zones, unless the zone allows a single-section factory built home, and
- h. Off-street parking per single family dwellings standards, and
- i. Tied down in accordance with Appendix H of the Southern Building Code

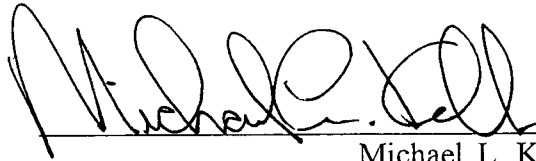
Section 2. Section 3 of Ordinance 0-97-7 is hereby amended in its entirety to read as follows:

"Section 3 - Placement of factory built homes that have previously been titled and that are not new must obtain a Special Use Permit from the Planning and Zoning Commission before placement in the City of Arkadelphia will be allowed."

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4. Due to the devastating effects of the tornado March 1, 1997, and the requirement that the City be rebuilt as quickly as possible in a manner consistent with other residential dwellings located in the City of Arkadelphia, it is determined that an emergency exists and this Ordinance should take effect immediately upon passage in order to protect the public's health, safety, and welfare.

PASSED and APPROVED this 15th day of May, 1997

A handwritten signature in black ink, appearing to read "Michael L. Kolb", written over a horizontal line.

Michael L. Kolb, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "Nancy Anderson", written over a horizontal line.

Nancy Anderson, City Clerk