

ORDINANCE NO. 0-97-7

AN ORDINANCE PROVIDING CERTAIN REQUIREMENTS FOR FACTORY-BUILT HOMES IN THE CITY OF ARKADELPHIA, PROVIDING DEFINITIONS FOR FACTORY-BUILT HOMES, AMENDING ORDINANCE NO. B-425, AND DECLARING AN EMERGENCY.

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

SECTION 1 - Ordinance B-425 is hereby amended to add in Part A, Chapter V, General Provisions Applying To All Or Several Districts, Article 5-9, Requirements for Factory-Built Homes:

Definitions:

- 1. Manufactured home - A residential dwelling built in a factory in accordance with the Federal Manufactured Home Construction and Safety Standards**
- 2. Mobile Home - A residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, built prior to enactment of the Federal Manufactured Home Construction and Safety Standards.**
- 3. Modular Home - A residential dwelling, constructed in a factory to a residential construction code other than the Federal Manufactured Home Construction and Safety Standards.**
- 4. Factory-Built Home - Any residential dwelling that is wholly, or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly on a building site. Factory-built homes shall include, but are not limited to, manufactured homes, mobile homes and modular homes.**

SECTION 2. All factory-built homes placed in the City of Arkadelphia after the date of passage of this ordinance 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 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 finished 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 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 dwelling standards, and
- i. Tied down in accordance with Appendix H of the Southern Building Code.

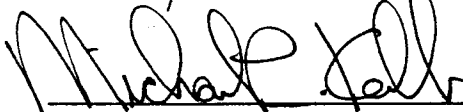
SECTION 3 - Placement of factory-built homes that are more than five years old must obtain a special use permit from the Planning and Zoning Commission before placement shall be allowed.

SECTION 4 - Factory-built homes that were built before 1976 are specifically prohibited from placement in the City under any circumstances because they do not meet minimum building standards.

SECTION 5 - If any section of this Ordinance shall be declared unconstitutional or unlawful, only that section of the ordinance shall be affected and all other provisions of the ordinance shall remain in full force and effect.


SECTION 6 - EMERGENCY CLAUSE: Due to the devastating effects of the tornado of 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 Town 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 ENACTED this 3 day of April, 1997.



MIKE KOLB, Mayor

ATTEST:



Nancy Anderson, City Clerk