

ORDINANCE NO. 79

AN ORDINANCE STATING THE REQUIREMENTS FOR THE PLACEMENT OF MOBILE HOMES -- INDIVIDUALLY, IN MOBILE HOME PARKS OR IN MOBILE HOME SUBDIVISIONS.

WHEREAS, at its meeting on January 21, 1984, the Planning Commission of the City of Tontitown, Arkansas, by Resolution #10, recommended to the City Council of the City of Tontitown, Arkansas, that an Ordinance be enacted for the purpose of stating the requirements for the placement of mobile homes -- individually, in mobile home parks or in mobile home subdivisions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TONTITOWN, ARKANSAS:

Section 1. All mobile homes to be placed in the City of Tontitown shall conform to the following requirements;

(a) Placed on a lot with the minimum lot size being 1 acre due to health and soil conditions;

(b) Placed on a permanent foundation; incorporating anchorage tie downs at a maximum interval of 20 feet along each side which can each sustain a minimum tensile stress of 2,800 pounds;

(c) An individual septic tank for each mobile home unit, approved by the City of Tontitown and the Arkansas State Health Department;

(d) A water supply system approved by the City of Tontitown and the Arkansas State Health Department; all mobile homes shall have individual water meters where city water is used;

A fuel supply, fuel storage, and electrical system which are in accordance with adopted City Code requirements;

(f) Mobile Home Subdivisions shall be platted according to the requirements of the Tontitown Subdivision Regulations;

(g) Streets in Mobile Home Parks if intended for use by the public shall be constructed to City Street standards;

(h) In Mobile Home Parks and Subdivisions at least 2 parking spaces must be provided for each mobile home unit;

(i) Mobile Home Parks and Subdivisions shall have the following setback requirements:

- 1) 30' minimum separation between each mobile home.
- 2) Each unit must be 45' from the street row.
- 3) Each unit must be 15' from the side and rear property lines.

(j) In mobile Home Parks and Subdivisions electrical wiring must be underground and approved by the City of Tontitown;

(k) In Mobile Home Parks and Subdivisions a common trash area must be provided;

(l) In Mobile Home Parks and Subdivisions only 1 accessory building or storage building per unit will be permitted, to be no larger than 24' X 20'.

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed, and this ordinance shall be in full force and effect from and after its passage, approval and publication.

Section 3. The City Council hereby determines that adequate regulations should be provided with respect to the placement of mobile homes; that provision of these regulations is essential to protect the health and welfare of the public; and that the immediate passage of this ordinance is necessary to adequately accomplish these purposes. Therefore, an emergency is hereby declared to exist and this ordinance being necessary for the public welfare shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED This 7th day of February 1984.

APPROVED:

By: Harold Stausberg
Mayor

ATTEST:

By: Francis Franco
Recorder/Treasurer