

AN ORDINANCE STATING THE REQUIREMENTS FOR THE PLACEMENT OF
INDIVIDUAL MOBILE HOMES AND THE ESTABLISHMENT OF
MOBILE HOME PARKS IN THE TOWN OF TONTITOWN, ARKANSAS
AND OTHER PURPOSES

WHEREAS, the Town Council of the Town of Tontitown, Arkansas, has given the notice required by law and held a hearing on March 1, 1991, as the date for hearing the matter of requirement for the placement of individual mobile homes and the establishment of mobile home parks in the Town of Tontitown, Arkansas, and other purposes.

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

SECTION 1. Definitions:

1. "Mobile home" shall be defined as any structure designed for use as a residential dwelling, which is capable of being transported to a location for the intended use and not constructed on the location site.

2. "Individual mobile homes" shall be defined as any mobile home which is being placed or located on a tract of land where no other mobile home will be or is located on the same tract or tracts having the same owner or owners.

3. "Mobile home park" shall be defined as any tract of land having common ownership which is being used or intended to be used for the location of two or more mobile homes.

4. All individual mobile homes to be placed in the Town of Tontitown shall conform to the following requirements:

(a) The tract on which said mobile home is placed shall contain at least one acre or such larger area as is required for septic tank installation to serve a three-bedroom mobile home and approved by the Washington County Health Department.

(b) Each mobile home shall be 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) Each mobile home shall be serviced by either a septic tank system or a public sewer disposal system as approved by the Washington County Health Department and the Town of Tontitown.

(d) All mobile homes shall be serviced by the water system of the Town of Tontitown, Arkansas, with each mobile home to have an individual water meter.

(e) Location of mobile homes in the Town of Tontitown shall be located in conformity with the following requirements:

(i) A 30-foot minimum separation between said mobile home and any other residential dwelling;

(ii) The mobile home shall not be less than 45 feet from any public street right of way;

(iii) No mobile shall be located less than 15 feet from the side or rear property lines of the tract of land on which said mobile home is situate.

(f) One accessory building or storage building for use by the residents of the mobile home shall be permitted but shall not be larger than 20' X 24'.

SECTION 2. Mobile home parks or subdivisions and the location of mobile homes therein shall be in conformity with the following requirements:

(a). No mobile home shall be located or placed on any tract of land where two or more mobile homes are intended to be placed until a mobile home subdivision plat in conformity with the subdivision regulations of the Town of Tontitown has been submitted and approved by the Town Council of the Town of Tontitown.

(b) Where one or more mobile homes already exist on any tract of land in the Town of Tontitown, the placement of another mobile home thereon or the intent to so place such a mobile home thereon shall require compliance with this ordinance as relates to mobile home subdivisions.

(c) No lot on any plat of any mobile home subdivision shall have less than one acre, and no more than one mobile home shall be placed on any such lot. The plat of said mobile home subdivision shall indicate the location of the mobile home thereon or where the mobile home is to be placed thereon.

(d) Each mobile home placed in a mobile home park or subdivision shall meet the requirements as relate to permanent foundation and anchorage, septic tanks and sewer, water supply and accessory buildings as required for individual mobile homes set forth in Section 1, Subparagraphs (b), (c), (d) and (f).

(e) Mobile homes placed on any lot in a mobile home park or subdivision shall meet the following setback requirements:

(i) 30 feet minimum separation between each mobile home or other residential structure;

(ii) Each mobile home must be 45 feet from any public street or street right of way or any street or road within the mobile home park;

(iii) Each mobile home shall be at least 15 feet from any side and rear property line.

(f) Each mobile home in any mobile home subdivision shall have two parking spaces for off-street parking.

(g) Each mobile home park shall have a common trash collection point or points, the design and location of which shall be subject to prior approval by the Town Council of Tontitown.

SECTION 3. Violation and Penalty:

The violation of any provision of this ordinance shall be considered as a separate violation, and each day that a violation occurs or continues shall be considered as a separate violation. Any person guilty of violating any provision of this ordinance or any person responsible for preventing any violation of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction shall be fined in an amount not less than \$25.00 nor more than \$100.00 for each separate violation.

SECTION 4. 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 5. The Town 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 5th day of March, 1991.

APPROVED:

By Freddie P. Faldo
Mayor

ATTEST:

By Francis Franco
Recorder/Treasurer