

ORDINANCE # 1984

AN ORDINANCE TO AMEND CHAPTERS 114-4(b) AND 70-4 OF THE EUREKA SPRINGS MUNICIPAL CODE, REGARDING MANUFACTURED HOMES

WHEREAS, the City Council of the City of Eureka Springs, Arkansas, pursuant to the mandates of Act 624 of 2003, has determined that manufactured home shall be permitted in the following district: District R-3: Residential Multifamily

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

Section 1. That Subsection b. of Chapter 114-4(b)(4) of the Eureka Springs Municipal code shall be amended by including therein the following permitted use: Manufactured Homes as defined in Act 624 of 2003 (Ark. Code Ann. 14-54-1602) and A.C.A. 20-25-1602.

Section 2. That Subsection (a) of Chapter 70-4 is amended by adding the following sentence at the end of the first paragraph thereof: Manufactured homes, as defined in Act 624 of 2003 (Ark. Code Ann. 14-54-1602) and A.C.A. 20-25-1602, shall also be permitted in District R-3: Multi-Family Residential.

Section 3. That Chapter 114-4(b)(4) of the Eureka Springs Municipal code shall be amended by including therein the following minimum requirements:

- a. All dwelling units constructed in or set up in this district, whether by new construction, addition to an existing unit, placement of a multi-section manufactured or modular home, or combination of two or more single-section manufactured homes, shall have a minimum dimension on each side of at least 20 feet.
- b. All dwelling units constructed in this district shall have foundation systems which meet city building code, and in the case of manufactured homes, shall be installed and anchored in accordance with the manufacturer's installation instructions and/or rules and regulations of the Arkansas Manufactured Housing Commission.
- c. All dwelling units constructed or installed in this district on a crawl space shall have a perimeter foundation enclosure or skirting walls constructed of masonry, brick, block, rock, or stone.
- d. All units constructed or set up in this district shall have a minimum roof pitch of 4:12 on the main part of the structure (i.e. porches are not required to meet this minimum).
- e. All dwelling units constructed or installed in this district shall use vinyl, wood or wood composite siding materials but shall not use metal or aluminum siding.
- f. All units moved into this district from off site shall be: new and under warranty, or inspected by the Building Official prior to being moved on site to ensure proper function. The following guidelines are the basis of approval or denial of placement for used manufactured homes.
 - i. All roofing materials shall be secure, without gaps or damaged shingles.
 - ii. All windows shall be operative without broken panes or damaged trim or screening.
 - iii. All exterior siding shall be in place and undamaged. No dented, torn, burned, loose or mildewed siding shall be allowed.

- iv. All kitchen and bathroom facilities shall be fully operational and all mechanical equipment shall be in good working order.
- v. Any attached gutters shall be secured and functional
- vi. All cornice materials shall be in place and undamaged.
- vii. Paint shall be uniform and unblemished.
- viii. Doors shall be plumb and fully operational. No damaged screening or door fixtures shall be allowed.
- ix. All flooring shall be structurally undamaged and secure. Holes in the flooring, or flooring that is missing, dented, broken, or in a state of damage or decay will not be allowed.
- g. All manufactured home dwelling units constructed in this district shall have all transportation components removed at the time of installation.
- h. Manufactured homes shall not be allowed within the historic district.

Section 4. That all ordinances or parts of ordinances in conflict herewith are repealed to the extent of said conflict.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EUREKA SPRINGS, ARKANSAS THIS _____ DAY OF _____, 2005.

APPROVED:

KATHY HARRISON, Mayor

ATTEST:

MARY JEAN SELL, Clerk