

ORDINANCE NO. 07-24

AN ORDINANCE AMENDING SECTION 3, RESIDENTIAL, SECTION 4, COMMERCIAL, SECTION 5, MANUFACTURING, SECTION 6, RS-4 RESIDENTIAL DISTRICT & PUD'S, SECTION 7 SPECIAL PROVISIONS, SECTION 14, DEFINITIONS, AND, TABLE OF CONTENTS, OF THE ZONING ORDINANCE FOR THE CITY OF CAMDEN, ARKANSAS.

WHEREAS, Act 186 of 1957, as amended by Act 128 of 1959, Act 36 of 1963, Act 134 of 1965, Act 138 of 1965, Act 66 of 1967, and Act 379 of 1969, of the General Assembly of the State of Arkansas, empowers the City to engage in municipal planning, to adopt plans and ordinances to regulate land-use and development practices, and to provide for the administration, enforcement, and amendment thereof.

WHEREAS, the Planning Commission is authorized pursuant to the provisions of Act 186 of the Arkansas Acts of 1957, as amended, to secure the benefits to the public of a coordinated, adjusted and harmonious development of the City of Camden, to promote the health, safety, morals, order, convenience, prosperity and general welfare of the citizens thereof and shall make recommendations on planning issues and report to the Mayor and Board of Directors concerning the operation of the Commission and the status of planning within its jurisdiction.

WHEREAS, the Planning Commission desires to amend Ordinance 1-90 Zoning Ordinance of the City of Camden, Arkansas enacted February 20, 1990.

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

SECTION 1: Section 3, RESIDENTIAL, Section 4, COMMERCIAL, Section 5 INDUSTRIAL, Section 6, PERMITTED USES IN RS-4, Section 10, BOARD OF ADJUSTMENTS, of Ordinance No. 1-90, Zoning Ordinance of the City of Camden, Arkansas, enacted February 20, 1990 is hereby amended as Follows:

Where the term "Mobile Home" is used, it will be stricken and replaced with "Manufactured Home" and where the term "Mobile Home Park" is used, it will be stricken and replaced with "Manufactured Home Park". All references to subsection 7.11 will be stricken and reference to subsection 7.13 added.

SECTION 2: Section 7, SPECIAL PROVISIONS, Subsection 7.13 Manufactured Housing, of Ordinance No. 1-90 Zoning Ordinance of the City of Camden, Arkansas, enacted February 20, 1990 is hereby deleted in its entirety and amended to read as follows:

Manufactured Housing is provided for the purpose of allowing off-site construction of dwellings that become permanent site improvements. Manufactured Homes will be allowed (see section 7.13, 7.13.2) in zone RM- 1 and RM-2. Manufactured Homes will be allowed (see section 7.13, 7.13.2) in

RS-2 with a Special Use Permit Only. The placement of a Manufactured Home shall be subject to the following requirements.

1. The dwelling unit is placed in a Manufactured Home Park, or all the following conditions.
 - a) Complies with all zoning regulations for the zone in which it is installed.
 - b) Foundations, steps, and exterior supports permanently affix the dwelling to the site.
 - c) Double wide and/or multi-sectional units of comparable width and lot orientation to neighboring conventional housing only shall be treated as conventional housing subject to the site improvement, orientation, and exterior appearance requirements herein in all residential districts except RS-1.
 - d) Single wide and double wide units Shall be placed in accordance with Section 7.13.2 Placement Regulations.
 - e) Application for Manufactured Home Permits shall be made through the Office of the Code Enforcement Officer and accompanied by a non-refundable \$50.00 fee. Upon application, a public hearing shall be conducted at the next regularly scheduled meeting of the Board of Adjustments, and public notice shall be given as provided in Section 10.4.2 of the City of Camden Zoning Ordinance. The Code Enforcement Officer shall notify all property owners adjacent to the proposed manufactured home location of the intended use and shall erect a sign on the property stating the proposed use. A manufactured home shall not be placed on any property until after obtaining the permit.
2. The Planning Commission in Granting the Special Use Permit for Manufactured Homes in RS-2 Zone, shall require the Code Enforcement Office to do a study and present the findings to the Planning Commission, which shall include age and Condition of the Manufactured home, number of Manufactured Homes located on the street, block, subdivision. The Planning Commission May Grant a Special Use Permit in RS-2 if one of the following conditions exist.
 - a) Manufactured Homes currently exist on lots immediately adjacent to each side of the subject lot.
 - b) A lot split is approved for the specific purpose of placing a manufactured home at the rear of the lot.
 - c) A Manufacture Home is replacing a Mobile/Manufactured Home that has been removed from the lot for less than 90 days.
 - d) Over 75% of the lots within a block area bounded on all side by City streets and having no bisecting street are occupied by Manufactured Homes.
3. The Special Use Permit shall be for an individual Manufactured Home being placed in a specific location. No new permit is required if ownership changes hands provided the manufactured home remains on the original permitted site. If

the Manufactured Home is damage beyond repair by natural or manmade causes, the owner may move another manufactured home onto the original site with-in 90 days from the date of the disaster without needing to reapply for a Special Uses Permit if the Manufactured home meets all requirements of the original granted permit.

SECTION 3: Section 7 SPECIAL PROVISIONS, Subsection 7.11.1 Mobile Homes, of Ordinance No. 1-90, Zoning Ordinance of the City of Camden, Arkansas, enacted February 20, 1990 is hereby deleted in its entirety and amended to read as follows:

SECTION 7 SPECIAL PROVISIONS

7.11.1 Mobile Homes

1. The Parking of a Mobile Home (Per definition section 14. Definitions) within the City Limits of the City of Camden, Arkansas shall not be allowed.
2. A Mobile Home that is currently in place shall remain in place until removed or damaged beyond repair by natural or manmade causes and shall not be replaced with another mobile home. A mobile Home may be replaced with a Manufactured Home if the Manufactured Home meets the requirements of Section 7.13 Manufactured Homes.

SECTION 4: Section 7 SPECIAL PROVISIONS, Subsection 7.11.2 Mobile Home Parks, of Ordinance No. 1-90 Zoning Ordinance of the City of Camden, Arkansas, enacted February 20,1990 is hereby deleted in its entirety and amended to read as follows:

SECTION 7 SPECIAL PROVISIONS

7.11.2 Mobile Home Parks.

1. The Parking of a Mobile Home within a Mobile Home Park shall not be allowed.
2. A Mobile Home that is currently in place shall remain in place until removed or damaged beyond repair by natural or manmade causes and shall not be replaced with another mobile home. A mobile Home may be replaced with a Manufactured Home if the Manufactured home meets the requirements of Section 7.13 Manufactured Homes and 7.13.1 Manufactured Home Park.
3. A Mobile Home Shall not be moved from one space to another with in the Mobile Home Park.

SECTION 5: Section 7, SPECIAL PROVISIONS, Subsection 7.13 MANUFACTURED HOUSING, of Ordinances No.1-90 Zoning Ordinance of the City of Camden, Arkansas, enacted February 20,1990 is hereby amended, Subsection 7.13.1 Manufacture Home Park added and reads as follows:

Section 7 SPECIAL PROVISIONS

7.13.1 Manufactured Home Park.

1. Manufactured Home Park shall be allowed in RM-1 and RM-2 Zoning Districts.
2. Manufactured home subdivisions shall be served by approved utilities and protected from commercial and industrial activity.

3. Manufactured home subdivisions shall be a minimum of 3.5 Acres.
4. Manufactured homes placed in Manufactured Home Park shall meet the following requirements:
 - a. *Density.* No more than 10 Manufactured Homes per gross acer for a Manufactured Home Park. Area used for sewage treatment facility shall not be included in density computations.
 - b. *Site requirements.* Manufactured Home spaces shall be a minimum of 40 feet wide, 80 feet deep and shall be a minimum of 3500 SF in size. All Manufactured Home spaces shall be clearly identified. All Manufactured Homes shall be placed on a well-drained site, properly graded to ensure rapid drainage as not to cause any stagnant pools of water to form.
 - c. *Parking.* A minimum of two off-street parking spaces shall be provided per residence and such spaces must be dustless surface such as asphalt paved, concrete, or a surface accepted by the Planning Commission.
 - d. *Setbacks.* Manufactured Homes and accessory structures shall be in such a manner that, they shall be no closer than 10 feet from the privately maintained Manufactured Home Park Road: 5 feet from rear lot line, 7 feet from side lot line; and not less than 25 feet from any public street or right- of- way.
 - e. All Manufactured home spaces shall abut upon a privately maintained Manufactured Home Park Road of not less than 20 feet in width. If approved by the Planning Commission for on street parking than the following street width requirements shall apply, 25 feet in width if on-street parking is designated on one side of the street only, and 30 feet in width if on-street parking is permitted on both sides of the street. The privately maintained Manufactured Home Park Road shall be constructed and maintained by the Manufactured Home Park owner or developer. The minimum standards of construction of the privately maintained Manufactured home Park Road shall be a 6-inch compacted gravel base with a double seal surface. Except for these privately maintained Manufactured home park roads, all dedicated streets shall be built to conform to street specifications as described in the Code of Ordinances of the City of Camden.
 - f. It shall be unlawful for any person to construct, alter, or extend any Manufactured Home Park within the limits of the City of Camden unless he holds a valid permit issued by the Building Inspector or his authorized representative in the name of such person for the specific construction, alteration, or extension proposed. All applications for permits shall contain the following:
 - a. Name and address of applicant.
 - b. Location and legal description of the mobile home park.
 - c. Complete engineering plans and specifications of the proposed development showing but not limited to the following:

- i. The area and dimensions of the tract of land;
 - ii. The number, location and size of all mobile home lots;
 - iii. The location and width of roadways and walkways;
 - iv. The location of water and sewer lines and riser pipes;
 - v. Plans and specifications of the water supply and refuse and sewage disposal facilities.
 - vi. Location of all buildings constructed or to be constructed within the mobile home development; and
 - vii. The location and details of electrical systems.
- g. All applications shall be accompanied by the deposit of a fee of \$100.00. When, upon review of the applications, the Code Enforcement or his authorized representative is satisfied that the proposed plan meets the requirements of this amendment, a permit shall be issued.
- h. Any person whose application for a permit under this amendment has been denied may request and shall be granted a hearing on the matter before the Board of Adjustment under the procedure provided by this amendment.
- i. The Code Enforcement Officer or his authorized representative is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this amendment.
- j. The Code Enforcement Officer or his authorized representative shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of the amendment.
- k. The Code Enforcement Officer or his authorized representative shall have the power to inspect the register containing a record of all residents of the Manufactured Home park.
- l. It shall be the duty of every resident of a Manufactured Home Park to give the management thereof or his designated agent access to any part of such mobile home development at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this ordinance.
- m. Each Manufactured Home Park must comply with all regulations relating to such developments as set forth by the Arkansas State Board of Health.

SECTION 6: Section 7 SPECIAL PROVISION of the Ordinance No 1-90, Zoning Ordinance of the City of Camden, Arkansas, enacted February 20, 1990, is here by amended and section 7.13.2 Placement Requirements: shall be added and reads as follows:

The following additional requirements shall govern the construction, installation, and maintenance of all manufactured homes within the city except as may otherwise be provided in this chapter. In

addition to the following requirements, other regulations or conditions that are applicable to other single-family dwellings in the same residential district or zone shall be applicable to manufactured homes.

1. *Construction.* The manufactured home shall be constructed in compliance with the Federal Manufactured Home Code and Safety Standards (24CFR 3280) and the Arkansas Manufactured Home Standards Act (A.C.A. § 20-25-101 et seq.).
2. *Skirting.* The manufactured home shall have skirting, or curtain wall constructed of materials approved by the city including, but not limited to masonry, brick block, rock, vinyl or fiberglass. Such enclosure shall be installed and ventilated in accordance with the manufacturer's instructions, or the rules and regulations promulgated by the Arkansas Manufactured Home Commission.
3. *Landing and steps.* The manufactured home shall have permanent landings and steps provided at each exterior doorway from the door threshold to ground level.
4. *Installation.* The manufactured home shall be installed in accordance with the installation instructions provided by the manufacturer and the rules and regulations of the State of Arkansas, including site preparation, pier foundations-footings, pier-support columns, and anchoring. Towing devices must be removed, if possible, or concealed in a manner acceptable to the city. In addition, all decks, landings, steps, porches, and exterior appendages shall comply with the applicable building and premises codes.
5. *Driveways and parking pads.* Each manufactured home shall have two paved off-street parking spaces and a paved driveway.
6. *Age.* Regardless of allowable zone, any Manufactured Home with a date of manufacture over 15 years of age at time of placement, shall require a report of condition, conducted by the Code Enforcement Office to be presented to the Planning commission and upon review, the Planning Commission may Gant a Special Use Permit.
7. *Inspection.* Any manufactured home placed within the corporate limits shall be inspected prior to occupancy for compliance with this chapter, the City of Camden's Minium Housing Standards, and other pertinent laws and ordinances. No such manufactured home may be occupied until a certificate of occupancy has been issued by the appropriate city official.
8. *Maintenance.* Any manufactured home placed within the city shall be maintained in accordance with the applicable provisions of the City of Camden, Minium Housing Standards.

SECTION 7: SECTION 14 DEFINITIONS of Ordinance 1-90, zoning Ordinance of the City of Camden, Arkansas, enacted February 20, 1990, is hereby amended and the following added:

Manufactured Home Park

Manufactured Home Park means the division of a tract of land 3.5 acres or more and is under single ownership that is used as the location for two or more manufactured homes that are, or are intended to be, occupied as dwellings, upon lots which are not conveyable.

SECTION 8: Section 3, RESIDENTIAL, Section 4, COMMERCIAL, Section 5 INDUSTRIAL, Section 6, PERMITTED USES IN RS-4, Section 10, BOARD OF ADJUSTMENTS, of Ordinance No. 1-90, Zoning Ordinance of the City of Camden, Arkansas, enacted February 20, 1990 is hereby amended as Follows:

Where the term "Mobile Home" is used, it will be stricken and replaced with "Manufactured Home" and where the term "Mobile Home Park" is used, it will be stricken and replaced with "Manufactured Home Subdivision". All references to subsection 7.11 will be stricken and reference to subsection 7.13 added.

PASSED AND APPROVED THIS ____ DAY OF _____, 2024.

Mayor

City Clerk