

ORDINANCE NO. 2008-2

**AN ORDINANCE REGULATING MOBILE HOMES  
WITHIN THE CORPORATE LIMITS OF LOCKESBURG, ARKANSAS  
AND REPEALING ORDINANCE NO 1988-2**

WHEREAS, the City of Lockesburg City Council desires to promulgate regulations to ensure that manufactured homes (mobile homes) placed or currently located within the corporate limits meet minimum safety, health, and construction standards;

BE IT, THEREFORE, ORDAINED, BY THE CITY COUNCIL OF LOCKESBURG, ARKANSAS, that:

SECTION 1. REPEAL OF ORDINANCE NO. 1988-2. That Ordinance No 1988-2 is hereby repealed and replaced by the ordinance adopted herein.

SECTION 2. MOBILE HOMES CURRENTLY LOCATED IN THE CITY LIMITS. All manufactured homes (mobile homes whether single-section units or multiple-section or modular units located or set up within the corporate limits of Lockesburg, Arkansas shall:

A. Have a front door oriented toward the front yard unless approved as a planned unit development.

B. Have foundation systems that meet the city's building code or, in the case of manufactured housing, be anchored in accordance with the manufacturer's instructions or the regulations of the Arkansas Manufactured Home Commission.

SECTION 3. MOBILE HOMES TO BE MOVED INTO CITY; shall be new and under warranty or inspected by the city's code enforcement officer prior to being moved on site to ensure compliance with the standards enumerated in paragraph one (1) above and, in addition, the following standards:

A. Comply with the “Manufactured Housing Construction and Safety Standards Code” for construction, design, and performance of the manufactured home set forth in the Code of Federal Regulations, Title 24, Part 3280, 3282, 3283 and 42 UCS 5401, et seq as mandated in the United States of America and as administered by the United States Department of Housing and Urban Development.

B. All roofing material shall be secured without gaps or damaged shingles.

C. All windows shall be operative without broken panes or damaged trim or screening.

D. All exterior siding shall be in place and undamaged. No dented, torn, burned, loose or mildewed siding shall be allowed.

E. Any attached gutters shall be secure and functional.

F. Outside cornice material shall be in place and undamaged.

G. Paint shall be uniform and unblemished.

H. No damaged screening or door fixtures shall be allowed.

I. 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.

J. Skirting shall be of proper skirting material which shall coordinate with home. Said skirting shall be uniform in color and materials; shall have no gaps; shall not be made of unsightly material; if made of material other than brick shall be painted to coordinate with home.

SECTION 4. PERMIT. Before a Mobile Home may be moved into the City limits, the owner thereof must obtain a permit from the City Clerk. Before the permit is issued, the mobile home must be approved based upon the above noted specifications. The owner shall be required to pay a fee of \$100.00 for any mobile home being moved into the City limits.

SECTION 5. MUTLI-SECTIONAL MANUFACTURED HOMES SHALL

A. Be occupied only as a single family residential use.

B. Be subject to all provisions of the Zoning Ordinance (Code) applicable to residential structures qualifying for siting in the same area.

C. Be placed on permanent foundations, or footings, on piers, or on blocks and with skirting material in accordance with Arkansas State requirements or manufacturer recommendations, whichever are more stringent. Both the foundation system and connection of the multi-sectional manufactured home to the foundation system shall be capable of withstanding the design loads and concentrated loads identified in the installation instructions prescribed by the manufacturer.

D. Have a roof composed of a material used on site-built residential dwellings, such as fiberglass, shake, asphalt or tile, copper or metal, which shall be installed onto a surface appropriately pitched for the material used.

E. Have connections for electrical, gas, water and drain made permanent and in accordance with other applicable City and State regulations.

SECTION 6. OTHER REQUIREMENTS. Owners of mobile homes(both single wide and multi-sectional) shall also be required to meet City Ordinance No. 2008-2( An Ordinance Controlling Mobile Home Parks); Ordinance No. 1984-2 (Requiring Property Owners to Maintain Premises) and City Ordinance No. 1954-3 (An Ordinance Defining Nuisances).

SECTION 7. CODE STANDARDS. Owners who have other property in the city that do not meet the standards herein prescribed shall be denied additional building permits for new additions until all such properties are brought up to code standards.

SECTION 8. MOBILE HOME PARKS.

A. DEFINITION: A parcel of land containing two (2) or more mobile homes or

stands/pads will be considered a Mobile Home Park.

Section 3. CODE REQUIREMENTS: All Mobile Home Parks must meet the following requirements:

1. Arkansas State Plumbing Code
2. National Electrical Code
3. Rules and Regulations pertaining to Mobile Home Parks Arkansas State Board of Health.
4. Rules and Regulations pertaining to General Sanitation Arkansas State Board of Health.

B.. PERMIT. Applicant must purchase a building permit, the amount to be set by the Lockesburg City Council. This Permit will not be transferable.

C. UTILITIES. The Mobile Home Park will be connected to all utilities.

D. INSPECTION. The City of Lockesburg has the right to periodic inspections of appearance, refuse system, fire hazards, health hazards, rodent harbory, insect breeding area, and traffic hazards.

E. OTHER REQUIREMENTS.

1. All mobile homes will be underpinned within sixty (60) days after set-up.
2. The Park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
3. Mobile Home and single-wide manufactured home spaces shall be provided consisting of a minimum of 2,500 square feet for each space which shall be at least 30 feet wide and clearly defined. (Existing Mobile Home Parks, meeting all other criteria, shall be “Grandfathered” as

established; no further expansion shall be made that does not conform to the new square foot requirements.

4. Mobile Homes and single-wide manufactured homes shall be so harbored on each space that there shall be at least 15 foot clearance between homes.

5. An electrical outlet supplying at least 110 volts, and sewer, water and gas connections shall be provided each mobile home/single wide manufactured home space

SECTION 9. PENALTIES/FINES. Anyone moving a mobile home into the City limits of Lockesburg, Arkansas, without first obtaining the required permit and paying the required fee or moving a mobile home into the City limits which is later found to be in non-compliance with the provisions herein, or any violation of this ordinance shall be issued a citation and upon a finding of guilty in a Court of competent jurisdiction shall be guilty of a misdemeanor and shall fined in a sum of Three Hundred Dollars (\$300.00). Every thirty (30) days that the concerned mobile home remains in non-compliance shall constitute a separate offense for which the above noted penalties and fines shall attach. In addition to the above noted penalties and fines, upon a finding of guilty by a Court of competent jurisdiction the City may terminate water and sewer services to the concerned mobile home.

THIS ORDINANCE APPROVED AND ADOPTED THIS 13<sup>th</sup> DAY OF OCTOBER, 2008.

APPROVED: \_\_\_\_\_  
Danny Ruth, Mayor

ATTEST: \_\_\_\_\_  
Reita S. Thompson, City Recorder/Treasurer

CLERK'S CERTIFICATION

I, Reita S. Thompson, City Recorder/Treasurer of the City of Lockesburg, Sevier County, Arkansas, do hereby certify that the above and foregoing Ordinance Number \_\_\_\_\_ was passed and adopted by the City Council of the City of Lockesburg, Arkansas, on the \_\_\_\_\_ day of September, 2008, in regular session assembled, at which meeting a quorum, as required by law, was present and voting thereon.

WITNESS my hand and the Seal of the City of Lockesburg, Arkansas, this 13<sup>th</sup> day of October, 2008.

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Reita S. Thompson, City Recorder/Treasurer