**ORDINANCE NO. 2002-10**

**AN ORDINANCE TO AMEND ORDINANCE NO. 142, THE ZONING ORDINANCE FOR THE CITY OF MULBERRY, ADDING SPECIFIC ZONING AND REGULATIONS FOR MOBILE HOMES, AND FOR OTHER PURPOSES.**

**WHEREAS,** the City has received complaints over the past several years concerning unsightly mobile homes; and

**WHEREAS,** the mobile homes can currently be located in any residential zoning; and

**WHEREAS,** the City Planning Commission has held a Public Hearing on this matter throughout the past year; and

**WHEREAS,** the City Planning Commission has unanimously recommended provisions to regulate the growth and use of mobile homes within the City of Mulberry; and

**WHEREAS,** the City Council finds the provisions to be fair and equitable zoning regulations;

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

**SECTION 1.** That Ordinance No. 142 is hereby amended and shall hereafter include the provisions set forth in this ordinance as regulations for mobile homes.

**SECTION 2.** Establishment of Mobile Home Zoning

A. That there is hereby established a residential zone classification of "R-4 Mobile Home Residential".

**SECTION 3.** Grandfather Clause

A. That all mobile homes currently located on lots zoned R-1, R-2, or R-3 shall be permitted to remain on such lots so long as they comply with all other provisions of this ordinance.

B. That upon removal of any mobile home by fire, condemnation, storm, owner's preference or other means, no mobile home shall be placed back on said lots unless the lots are re-zoned to R-4 as required by this ordinance.

**SECTION 4.** R-4 Mobile Home Zoning Regulations

A. Intent

The intent of this section is to establish regulations for mobile homes and to encourage grouping of mobile homes into mobile home districts or parks

where facilities are specifically designed to serve mobile homes and the occupants thereof; and to provide reasonable conditions and standards for the location and installation of mobile homes within the Corporate Limits of the City of Mulberry.

B. Permitted Uses

1. Mobile homes
2. Mobile home parks
3. Mobile home park accessory and service buildings

C. Planning Commission Approval

1. Prior to the location or installation of a mobile home within the City Limits of Mulberry, other than on land zoned as "R-4, Mobile Home Residential", application shall be made to the City Planning commission for a change in zoning classification.

**SECTION 5.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 6.** If any provision of this ordinance is held invalid or unconstitutional it shall be deemed severable and separable and the remaining provisions shall remain in full force and effect.

PASSED AND APPROVED THIS 16TH DAY OF JULY, 2002.

APPROVED: _____
Jeff Marvin, Mayor

ATTEST: _____
Jerry Dickerson, Recorder-Treasurer

CITY OF MULBERRY SEAL MULBERRY, ARK.