

**AN ORDINANCE TO AMEND ORDINANCE NO. 434, THE
NASHVILLE ZONING ORDINANCE, BY UPDATING LOT SIZE AND AREA
IN R3 ZONES AND ADDRESSING MANUFACTURED HOMES**

WHEREAS, the Nashville Planning and Zoning Commission along with the Code Enforcement Officer, Mayor and City Attorney have held planning sessions to address updating the Zoning Ordinance, and

WHEREAS, several items have been deemed necessary for updating purposes and to comply with ACA 14-54-1601, and

WHEREAS, a public hearing has been held in accordance with the Zoning Ordinance to solicit input from the citizens of Nashville, now

THEREFORE BE IT HEREBY ORDAINED BY THE CITY OF NASHVILLE:

Section 1. The Nashville Zoning Ordinance, Ordinance No. 434, should be amended as follows:

- A. Under Article II, Section 3, R-3 Medium Density Residential District,
 - B. Uses Permitted, add (2) Multiple-section Manufactured Homes;
 - D. Area Regulations, 4. Lot Width (a), change to fifty (50) feet, and 5. Intensity of Use (a) change to five thousand (5000) feet.
- B. Under Article II, Section 4, R-4, Affordable Housing,
 - B. Uses Permitted, add Single-section Manufactured Homes.
- C. Under Article III, Section 9, (1) change the title to Mobile Homes, Mobile Home Parks, and Manufactured Homes;
 - (2) change A. Mobile Homes to read as follows: "Mobile Homes as defined by ACA14-54-1601 *et seq.* are permitted only in mobile home parks";
 - (3) add Paragraph C. Manufactured Homes.
 - "1. All units shall have a minimum dimension on each side of at least 20 feet.
 - 2. All units constructed with a crawl space shall have continuous masonry underpinning around said crawl space.

3. All units shall have the front door oriented toward the front yard unless approved as a planned unit development.

4. All units shall have shingle roofs unless specifically approved by the Board of Zoning Adjustment.

5. All units that do not have a built-in porch as a part of the structure, shall have a covered front landing accessible by stairs and handrails if necessary. The landing shall be at least six feet by six feet, and shall be oriented to the front yard.

6. All units shall have either

- a. a carport capable of housing two vehicles with a driveway capable of stacking two more for a total of four off-street vehicle parking spaces, or
- b. a paved drive and parking area capable of providing four off-street vehicle parking spaces.

7. All units shall have foundation systems that meet the city's building code, or be anchored in accordance with the manufacturer's instructions or the regulations of the Arkansas Manufactured Home Commission.

8. All units moved into the 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 following standards:

- a. All roofing material shall be secure without gaps or damaged shingles.

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

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

- d. All kitchen and bathroom facilities shall be fully operational and all mechanical equipment shall be in good working order.

- e. Any attached gutters shall be secure and functional.

- f. All cornice materials shall be in place and undamaged.

- g. All paint shall be uniform and unblemished.

- h. Doors shall be plumb and fully operational. 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."

Section 2. All parts of the Zoning Ordinance in conflict with these changes and amendments and specifically those portions relating to mobile homes, are deemed to be repealed and replaced by this Amendment.

Section 3. This Ordinance shall be in full force and effect from and after its passage.

Dated March 23, 2004



MAYOR MIKE REESE

ATTEST:



LINDA HENRITE, CLERK