



**CITY OF
JONESBORO**
MEMORANDUM

TO: Mayor Brodell and City Council

FROM: Eric W. Winter, AICP, Planning Director *EW*

SUBJECT: Revised Draft of Mobile Home Ordinance

DATE: February 15, 1989

For your information I have attached a copy of the revised Draft Mobile Home Ordinance and a copy of the recently agreed to revisions to the original Draft mailed to you in late January. On the Revisions copy, the language which was eliminated is ~~stricken-through~~, and the new language added is in bold type. After a well-attended public hearing Tuesday night, the Metropolitan Area Planning Commission unanimously recommended that the Council adopt this Draft. The major changes to the last draft were to allow manufactured homes in manufactured home subdivisions in the R-1, R-2 and R-3 Districts after approval of a development plan similar to the Planned Unit Development process, with minimum size requirements of 5 acres in R-1, 2 acres in R-2 and 1 acre in R-3, the same sizes for a Planned Unit Development. Manufactured homes in the R-1 District must be at least 1,000 sq. ft. in size, be multi-sectional, have a shingled, sloped roof, have an exterior covering similar to a conventional dwelling and be manufactured within the last 8 years. Manufactured homes and mobile homes would be allowed on individual lots only in the R-2 and R-3 Districts after approval of a Special Use Permit by the Board of Zoning Adjustment, certifying that all of the 12 specified criteria, such as tie downs, inspection, and 720 sq. ft. minimum size, have been met, following a public hearing with notice in the paper for neighbors to object, etc.

I would like to stress that there have been a few misconceptions regarding this Ordinance, which are not included in this recommended draft. To clarify the misconceptions, I provide the following:

1. The Draft does not affect mobile home parks or mobile homes in mobile home parks, except those which might be considered for condemnation, in the same manner as conventional dwellings would be. Mobile home parks are still governed by Section 14.20.02 of the Code, which is left intact as Section 14.20.06 in this Ordinance.

2. The Draft does not require annual inspections for all existing and newly placed mobile homes. The only inspections would be those normally required for conventional dwellings, such

as when a unit has been vacant for over a year or burned and utilities need to be reconnected, when being considered for condemnation, or when required for determining the Class of the mobile home for approval of placement under this Ordinance.

3. The Draft would not eliminate "double-wide" mobile homes. Double-wides would be permitted in both Manufactured Home Subdivisions (in fact, multi-section manufactured homes are the only type permitted in R-1 Subdivisions) and on individual lots as a Conditional Use (hardship case) and Special Use (on legal lot in R-2 and R-3 only).

Approval of this Ordinance would take the City Council out of having to act on requests to place mobile homes on individual lots, and transfer that responsibility to the Board of Zoning Adjustment. The Council would be involved in requests for Manufactured Home Subdivisions, in the same way they are with requests for Planned Unit Developments.

If you have any questions regarding the Ordinance or the revisions to the Ordinance, feel free to contact me at 933-4602.