



## Legislation Text

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AN ORDINANCE TO AMEND ORDINANCE NO. 2257, OF THE CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS, TO ALLOW FOR REPLACEMENT OF MOBILE HOMES WHICH HAVE BEEN MADE UNUSABLE BY SOME FORM OF NATURAL DISASTER OR FIRE AND FOR OTHER PURPOSES.

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1: That Ordinance No.2257, of the Code of Ordinances of the City of Jonesboro, Arkansas, is hereby amended to read as follows:

14.20.03 Individual Manufactured Home or Mobile Home Not In Subdivision, Park or Court - Conditional Use.

(1) **CONDITIONAL USES PERMITTED**

(A) The City Council may grant a Conditional Use Permit for only one individual Class “A” manufactured home of Class “A” mobile home with tongue, tow bar, wheels and axles attached for future transport away from the lot, on a lot in any residential zoning district when it shall find that the applicant is a resident owner of a dwelling who has a special need to provide temporary nearby living quarters for an aged or dependent relative, and the use of a manufactured home or mobile home for such purpose would alleviate a social, economic or physical hardship for said owner of his or her dependent(s). Proof of such hardship is required, as evidence by a letter from a physician or other appropriate professional. A permit granted for such purpose shall expire whenever the designated dependent(s) no longer reside in the manufactured home or mobile home, and no such manufactured home or mobile home shall be used as rental property. Class “B” manufactured homes and Class “B” mobile homes shall not be permitted.

(B) The City Council may grant a Conditional Use Permit when it shall find that an owner of property needs to replace a pre-existing manufactured home/mobile home with a manufactured home/mobile home which has been manufactured in the past eight (8) years, because the pre-existing manufactured home has been made unusable for occupancy because it has been destroyed by a natural disaster, such as a tornado, or has been destroyed by fire. Any Conditional Use Permit so issued shall only be issued after action by the City Council at a regular Council Agenda item. Class “B” manufactured homes and Class “B” mobile homes shall not be permitted. The only other Sections of Ordinance No. 2257 applicable to this type of Conditional Use Permit are Section 14. 20. 04 (1) (k) and Section 14. 20. 05 (1).

(2) **NON-TRANSFERABILITY OF PERMIT.** Under no conditions shall a Conditional Use Permit issued pursuant to the provisions of Section 1 (a) above be assignable or transferable, but shall be valid only for the designated use by the permittee.

(3) **REMOVAL.** Upon expiration of a Conditional Use Permit issued under Section 1 ( a ) above, the subject manufactured home or mobile home shall be property vacated, and within ninety days of expiration of the Permit, be removed from the premises.

SECTION 2: If for any reason, any portion of this Ordinance is held to be invalid, such invalidity shall in no

way affect the remaining portions thereof which are valid, but such valid portions shall remain in full force and effect.

SECTION 3: It is found and declared by the City Council that an emergency exists and this Ordinance being necessary for the preservation of the public peace, health, and safety; it shall take effect from and after its passage and approval.

PASSED AND ADOPTED this 21<sup>st</sup> day of May, 1990.