



- c. Maximum height 1 story
- d. Front yard 25 ft. setback
- e. Side yard 10 ft. – for corner lots, side setback will be 15 ft. from street right of way line.
- f. Space clearance 20 ft. between homes
- g. Rear yard 15 ft. off the property line
- h. Fencing No privacy fence shall be constructed in the front setback area.

In addition, the R-4 Manufactured Home District shall adhere to the following requirements and limitations:

1. The manufactured home shall meet all requirements as defined in Article III and must possess all necessary building and occupancy permits and other certifications required by the City of Ozark for a dwelling unit.

2. In a manufactured home subdivision, the home must be appropriately sited on the lot with the front of the home oriented to the front of the lot, and all required set backs (front, side and rear) of the zoning district in which the home is located must be met without any exceptions or variances.

3. The home shall be installed in accordance with the manufacturer's instructions as recognized by the Arkansas Manufactured Home Commission, including site preparation, pier foundations-footings, pier support columns, and anchoring. Installation shall include the construction of a perimeter foundation enclosure of brick, stone or exterior material used on site-built residential and installed in conformance with the manufacturer's installation instructions.

4. The dwelling shall be occupied only as a single-family residential use.

### Section Three. R-5 MEDIUM DENSITY RESIDENTIAL DISTRICT

This District is intended to provide for medium density dwellings and includes a wide variety of housing types, including manufactured homes. The principal use of land is for single family, two family dwellings, townhouses and multiple family dwellings such as duplex, triplex and four-plex style structures. Recreational, religious, and educational uses normally located to service residential areas are also permitted to provide the basic elements of convenient, balanced and attractive living areas.

This District shall be located in two areas:

- (1) Beginning at the East side of Puddin Ridge Road, that is within the city limits of the City of Ozark from Highway 64 to Highway 23;
- (2) Beginning at Second Street from the intersection of Yates Street and Second Street continuing to the city limits.

The establishment, location and use of manufactured homes as individual-site, single family residences shall be permitted in the R-5 zoning district subject to all requirements and limitations generally applying to such residential use in each of the respective districts, and provided such homes shall meet all of the following requirements and limitations:

Permitted Uses:

- a. Up to four family dwellings, detached or consolidated
- b. Manufactured homes
- c. All permitted R-1 uses, except home occupations which are prohibited.

Provisions for R-5:

- |    |   |   |
|----|---|---|
| a. | Single family dwellings                 | Must comply with all R-1 provisions   |
| b. | Townhouses, duplex, triplex & four-plex | Must comply with all R-2 provisions   |
| c. | Manufactured homes single family        | 1,000 sq. ft. minimum living area; no less than 20 ft. width and roof pitch no less than 4 in 12. |
| d. | Minimum lot area                        | 7,000 sq. ft.   |
| e. | Minimum lot width                       | 75 ft.  |
| f. | Maximum height                          | 1 story   |
| g. | Front yard                              | 25 ft. setback  |
| h. | Side yard                               | 7.5 ft. setback   |
| i. | Space clearance                         | 15 ft. between homes  |
| j. | Rear yard                               | 10 ft. off property line  |
| k. | Off-street parking                      | 2 parking spaces per residence  |
| l. | Places of public assembly               | 25 ft. from all property lines  |
|    | yard parking                            | 1 space per 5 persons accommodated  |

Section Four. ARTICLE III DEFINITIONS

Article III definitions shall be amended to include the following additions/modifications:

Mobile Home. A dwelling unit constructed in a factory before the enactment of the Federal Standards as codified prior to 1976.

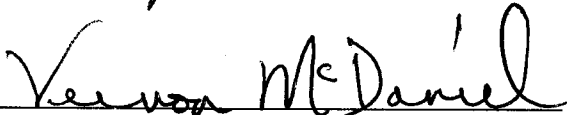
Manufactured Home. A dwelling unit constructed in a factory in accordance with the Federal Standards and meeting the definitions set forth in the Federal Standards and under A.C.A. §20-25-102.

Federal Standards. The Federal Manufactured Home Construction and Safety Standards promulgated by the U. S. Department of Housing and Urban Development under the authority of 42 U.S.C. §5401, et seq., as it existed on January 1, 1976.

Section Five. EMERGENCY CLAUSE.

In light of the need to revise the City of Ozark zoning plan and maps, and due to substantial changes in the City of Ozark, it is necessary for the preservation of public, health, safety, and welfare, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect immediately upon its passage.

IT IS SO ORDAINED this 14<sup>th</sup> day of April, 2008.

  
VERNON MCDANIEL, Mayor

ATTEST:

  
CAROL SNEATH, City Clerk

**Carol Sneath**

---

**From:** "vcb7" <vcb7@centurytel.net>  
**To:** "Carol Sneath" <ozarkcityclerk@centurytel.net>; "Kevin Eveld" <ozarkfd@centurytel.net>  
**Cc:** "Neva Witt" <wittlawfirm@aol.com>  
**Sent:** Wednesday, March 18, 2009 11:25 AM  
**Subject:** Manufactured Home Repair/Remodeling

Carol Sneath, Ozark City Clerk  
Kevin Eveld, Administrator, Ozark Fire Department  
Robert Potteroff, Ozark Building Inspector

Ordinance # 2008-7 reads --Whereas, it is the desire of the City of Ozark to comply with the Federal Standards as enacted in relation to mobile homes (pre-1976) to prohibit same and replace them with manufactured homes, to establish zoning for said structures, and to establish boundaries within which said manufactured homes may be erected, all within the city limits of the City of Ozark.

Wilma Dickerson has stated that if she can't move in post-1976 manufactured homes on East College Street, then she will remodel/rebuild the ones she has purchased.

Neva has reviewed this ordinance and states that " the ordinance prohibits the remodeling/rebuilding of the existing mobile homes". "The terms prohibit and replace covers these major changes, and the ordinance establishes that a zoning for said structures has been adopted by the City Council". She further stated that "No permit for remodeling/rebuilding of the pre-1976 mobile homes should be issued."

If you have further questions, please contact Neva at 667-4721.

Thanks,  
Virginia Brown  
Chainwoman, OPC