

*City Hall  
Law  
Rb/23*

**AN ORDINANCE AMENDING THE CITY OF CONWAY ZONING ORDINANCE TO ALLOW THE REPLACEMENT OF SINGLE WIDE MOBILE HOMES IN A RESIDENTIAL ZONE AS A CONDITIONAL USE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:**

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

**Section 1:** That SECTION 601.18 - MOBILE HOMES of the Zoning Ordinance for the City of Conway, Arkansas, dated September, 1994 as adopted by Ordinance No. O-94-54 is hereby amended to add D. REPLACEMENT OF EXISTING SINGLE-WIDE MOBILE HOMES IN RESIDENTIAL DISTRICTS, which shall read as follows:

**"D. REPLACEMENT OF EXISTING SINGLE-WIDE MOBILE HOMES IN RESIDENTIAL DISTRICTS**

The replacement of existing single-wide mobile homes in residential districts may be allowed subject to the granting of a conditional use permit if the following requirements are met:

1. All notification and other requirements for submission of a conditional use permit request must be met.
2. In the case of a mobile home that is destroyed or removed from the lot prior to submission of the conditional use request, the submission must take place within thirty (30) days of destruction or removal of the mobile home.
3. All other requirements of this ordinance regarding placement of a mobile home in a mobile home subdivision, including those noted in the definition of mobile home, must be met. These include, but are not limited to, placement, setbacks, foundation, enclosure and parking.
4. All requirements of the zoning district in which the mobile home is to be replaced must be met. If a conflict exists between the requirements for a mobile home subdivision and the requirements of the zoning district in which the mobile home is to be replaced, the stricter requirements shall apply."

**Section 2:** That all ordinances in conflict herewith are repealed to the extent of that conflict.

**Section 3:** That this ordinance is necessary for the protection of the public peace, health and safety, and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 23<sup>rd</sup> day of February, 1999.

APPROVED:

ATTEST:

*John J. ...*  
Mayor

*Michael O. Garrett*  
City Clerk