THE CITY COUNCIL OF THE CITY OF KENSETT, ARKANSAS

ORDINANCE NO. 2020-1

AN ORDINANCE AMENDING ORDINANCE NO. 141, 142,215,220,2004-4,2006-2 AND 2011-2 AND THE LAND DEVELOPMENT CODE OF THE CITY OF KENSETT, ARKANSAS, AND THE PORTION OF THE KENSETT ZONING CODE RELATING TO PLACEMENT OF SINGLE WIDE MANUFACTURED OR MOBILE HOMES WITHIN THE CITY LIMITS, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES.

WHEREAS, in 1977, the City Council for the City of Kensett, Arkansas, passed Ordinance Nos. 141 and 142 adopting a Master Plan for the City of Kensett and a Land Development Code for the City of Kensett, and

WHEREAS, subsequently amendments have been made to the zoning ordinances of the City of Kensett, Arkansas, as locating manufactured or mobile homes on property within the corporate limits of the City of Kensett, concerning procedures as to locating a mobile home including the age of the mobile home and condition of the manufactured or mobile home to be located within the Kensett City Limits, and

WHEREAS, currently the ordinances of the City of Kensett, Arkansas, prohibit the placement of a single wide manufactured or mobile home within the Kensett City Limits, and

WHEREAS, after careful study of the City Council for the City of Kensett, Arkansas, and public meetings as to whether or not the City of Kensett, Arkansas, should continue the prohibition of single wide manufactured or mobile homes the City Council of the City of Kensett, Arkansas, has concluded that should prohibition should be terminated and that single wide mobile homes should be allowed with the city limits of the City of Kensett, Arkansas, as set forth herein.

NOW, THEREFORE, BE IT ORDAINED AND AFFIRMED BY THE CITY COUNCIL OF THE CITY OF KENSETT, ARKANSAS, TO-WIT:

Section 1: That from and after the effective date of this Ordinance single wide manufactured or mobile homes shall be allowed within the city limits of the City of Kensett, Arkansas, within any zone or area now restricted to residential homes and houses.

Section 2: That from and after the effective date of this Ordinance single wide manufactured or mobile homes more than 10 years old but not more than 15 years shall be inspected in person by the City Inspector, if travel is local. Single wide manufactured or mobile homes outside of the immediate travel area will be required to submit photos of each room of the home and the outside along with proof of year model to the City Inspector to review. Any single

wide manufactured or mobile homes over the age of 15 will not permitted in any zone or within the city limits of Kensett.

Section 3: That all other provisions of Ordinance Nos.141, 142, 215, 220, 2004-4, 2006-2 and 2011-1 and the Land Development Code to the City of Kensett, Arkansas, and any portion of the Kensett Zoning Code relating to the manufactured housing or mobile homes not specifically amended herein are hereby ratified and reaffirmed.

Section 4: It is hereby found and declared by the City Council of the City of Kensett, Arkansas that the need to allow the presence of single wide manufactured or mobile homes within the city limits of the City of City of Kensett, Arkansas, is such a pressing and needed matter for the preservation of the public peace, health, safety and welfare, an emergency is hereby declared, and except as otherwise provided herein, this Ordinance shall be in full force and effect from and after its passage.

PASSED AND ADOPTED this 18 day of February, 2020.

Allen Edge

Allen Edge, MAYOR

ATTEST:

Julie Meade

Julie Meade, RECORDER