

CHAPTER VI
ZONING DISTRICTS

SECTION 4 MOBILE-HOME PARK OR MOBILE-HOME SUBDIVISION
ZONE R-4

A. DESCRIPTION OF DISTRICT

DESCRIPTION ON DISTRICT. This District is created for the purpose of providing appropriate site for mobile/manufactured home subdivisions. It is the intent of the Ordinance that this district shall be located so as not adversely effect the established residential developments and densities of the City.

B. **AREA REQUIREMENTS.** The mobile/manufactured-homes subdivision shall conform to the following requirements:

1. The park or subdivision shall be located on a well-drained site, properly graded to insure rapid drainage, free from standing pools of water with adequate management of the resulting downstream runoff.
2. The minimum area for a mobile-home park or manufactured home subdivision shall be five acres.
3. Unit spaces shall be provided consisting of a minimum of five-thousand (5,000) square feet for each space which shall be at least fifty (50) feet wide and clearly defined on the ground.
4. Homes shall be so harbored on each space that there shall be at least ten (10) feet between the homes and any home space line.
5. All spaces shall abut on a hard surface driveway of not less than twenty (20) feet width which shall have unobstructed access to a public street.
6. Each space shall be provided water, sewer and electrical service approved by the Arkansas State Public Health Service.
7. All homes in a park or subdivision shall have a skirt completely encircling the home.
8. Each commercial mobile-home park or manufactured subdivision shall meet such other requirements as the Planning and Zoning Commission may establish.
9. Two (2) hard surface parking spaces to accommodate motor vehicles shall be provided on each home space.
10. Common recreational space shall be provided at a rate of two hundred (200) square feet per home space.

11. A mobile-home park or manufactured subdivision which is to be placed in subdivision must be placed upon poured concrete or masonry footing and piers or perimeter foundation constructed to meet the adopted Heber Spring Building Code. Be anchored in accordance with the manufacture's instructions or the regulations of the Arkansas Manufactured Home Commission. All transport elements such as wheels, axles, trailer or transport hitches and exterior light systems must be removed.
12. Adequate landscaping and screening shall be provided, including trees and shrubs both in and around the perimeter of the park or subdivision, acceptable to the Planning Commission.

C. MOBILE HOMES. No mobile home may be located inside the city limits of Heber Springs except in a mobile home park or subdivision.

D. ACCESSORY STRUCTURES. The only accessory structure permitted in Zone R-4 shall be a storage building of a maximum size of one hundred square feet. Placement must meet yard area requirements set forth in B (4) of this chapter.