

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 19, 2014 AGENDA**

<p>Subject:</p> <p>An ordinance amending the definition of “Manufactured Home” in the Zoning Ordinance, Chapter 36, Section 36-3 to include modular homes</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: right;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p>	<p>In response to a request from the Board of Directors, Staff is bringing forward a proposed amendment to the current definition of “Manufactured Home” in the Zoning Ordinance to include modular homes.</p>
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None</p>
<p style="text-align: center;">RECOMMENDATION</p>	<p>Approval of the ordinance.</p>
<p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>There has been no citizen participation other than the current Board of Directors hearing.</p>
<p style="text-align: center;">BACKGROUND</p>	<p>Prior to September 21, 2010, the definition of “manufactured home” in the City’s Zoning Ordinance included the following statement:</p> <p style="text-align: center;">This definition shall be deemed to include Modular homes that are factory assembled.</p> <p>Within the various residential zones of the City, manufactured homes are typically allowed only through rezoning or a Conditional Use Permit. The same standard applied to modular homes since the definition included both.</p>

**BACKGROUND
CONTINUED**

The Board, on September 21, 2010, through the passage of Ordinance No. 20,326, removed modular homes from the definition, thus permitting modular homes as a matter of right wherever site-built homes are permitted.

In response to the Board request, staff has prepared an amendment to restore the previously deleted language back into the definition of manufactured homes. This change will then require modular homes to go through the same zoning reviews and approvals as manufactured homes.