

**CITY OF SMACKOVER, ARKANSAS – MINIMUM REQUIREMENTS FOR RESIDENTIAL STRUCTURES – ZONE R-1**

SEE STATE STANDARD (ARKANSAS FIRE PREVENTION CODE (ARFPC), ARKANSAS MANUFACTURED HOME COMMISSION (ARMHC) RULES & REGULATIONS), ORDINANCES 318, 510, 529, UNIFIED DEVELOPMENT CODE (UDC), AND U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR MORE DETAIL

- **LOT AREA MINIMUM AREA 6,250 SQUARE FEET – UDC**
- **MINIMUM LOT WIDTH 50 FEET – UDC**
- **SETBACKS – UDC**
  - FRONT OF PROPERTY - 25 FEET
  - SIDES OF PROPERTY - 10 FEET
  - REAR OF PROPERTY - 20 FEET
  - OPEN CARPORTS - 5 FEET SIDE YARD (BUILDING PERMIT REQUIRED)
  - STORAGE BUILDINGS (REAR ONLY) - 5 FEET BACK SIDE YARD (BUILDING PERMIT REQUIRED)
- **STRUCTURE – MUST BE ARFPC, ARMHC. AND/OR HUD APPROVED STRUCTURES**
  - DWELLING MUST BE A MINIMUM OF 630 SQUARE FEET
  - MUST PRESENT COPY OF DEALER PURCHASE ORDER OR TITLE WITH BILL OF SALE OF ARFPC, ARMHC, AND/OR HUD APPROVED STRUCTURE – **MUST NOT BE OVER 10 YEARS IN AGE** – ORDINANCE 510
  - MUST BE 14 FEET BY 45 FEET MINIMUM – UDC
  - MANUFACTURED HOMES SHALL BE SET UP AND ANCHORED ACCORDING TO THE MANUFACTURER’S INSTRUCTIONS AS RECOGNIZED BY THE ARMHC – STATE STANDARD AND UDC
  - MUST HAVE A PERIMETER FOUNDATION ENCLOSURE OR UNDERPINNING CONSTRUCTED OF BRICK, CONCRETE, MASONRY, VINYL, OR MINIMUM 26 GAUGE PRE-PAINTED METAL, COMPOSITE MATERIAL, OR MATERIAL WITH A WEATHER RESISTANT FACE – NO GALVANIZED TIN, LATTICE, OPEN SKIRTS, OR WOOD. ALL APPARATUS OF TRANSPORTATION FOR THE STRUCTURE (AXLES, HITCHES, WHEELS) MUST BE REMOVED – ARMHC, STATE STANDARD, AND UDC
- **PARKING SPACES – UDC**
  - MANUFACTURED HOME SPACES SHALL BE PROVIDED WITH TWO OFF-STREET PARKING SPACES, 9 FEET BY 20 FEET IN DIMENSION
  - ALL PARKING SPACES SHALL BE CONSTRUCTED WITH AN ASPHALT, BITUMINOUS, CONCRETE OR SEALED SURFACE AND MAINTAINED IN SUCH A MANNER THAT NO DUST WILL RESULT FROM CONTINUED USE

PROPERTY ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CITY REPRESENTATIVE

\_\_\_\_\_  
DATE