

ORDINANCE 510 AMENDING

DADEVILLE ZONING ORDINANCE 480

SECTION 10-MHP: MANUFACTURED HOME PARK REQUIREMENTS

FOR FORMER BRIARWOOD ESTATES MOBILE HOME PARK AND

44.27 ACRES ADDED BY AMENDMENT

Section 1: WHEREAS, Briarwood Estates Mobile Home Park (hereinafter "BEMP") is currently zoned MHP. Property contiguous to BEMP is zoned AG-2 The property currently zoned AG-2 but has been added as BEMP by amended ordinance.

Section 2: WHEREAS, the Mayor and City Council are in agreement the rezoning of the subject property will be beneficial to the citizens of Dadeville and will provide affordable, low-cost housing fulfilling a critical need.

Section 3: WHEREAS, the Mayor and City Council in order to exercise additional oversight of the operation and control of the development of the MHP development by Starr Family Properties, LLC, doing business as Legacy Homes, amends Section 10 of the Dadeville Zoning Ordinance by the addition of Section 10.6 as follows:

- a.) Gated security is required of any MHP which contains seventy-five (75) sites.
- b.) All residents and /or occupants over the age of 18 must complete a Lot Rental Application.
- c.) All manufactured homes must be occupied by the Owner/Resident/Lessee or will be declared abandoned and the manufactured home will be removed from he MHP.
- d.) Any resident or occupant convicted of a felony involving moral turpitude will be removed from the MHP.
- e.) Maximum occupancy shall be two (2) adults and no more than three (3) children.
- f.) No business or commercial venture may be operated on the premises of or within homes located in the MHP.
- g.) The MHP observes a zero-tolerance policy against drugs.
- h.) No dog shall remain outside unless restrained in an above-ground black chain link pen approved by the MHP.
- j.) Decks or Patios must comply with the MHP regulations.

- l.) Each manufactured home must have a check valve installed on the hot water heater.
- m.) There shall be no burning of trash or waste matter within the MHP.
- n.) No mechanical repairs or vehicle maintenance is allowed within the MHP.
- o.) All manufactured homes must be listed with MHP administration prior to listing for public sale.
- p.) All prospective purchasers must be pre-approved by MHP administration.
- q.) Any manufactured home 30 years old or older and has had extensive renovations and/or has been structurally modified, will be subject to inspection by the City of Dadeville building inspector. Any code violation must be corrected with 90 days of notice of citation.
- r.) No applicant receiving federal housing assistance; re; Section 8 Housing or other form of state or federal housing assistance shall be accepted as a resident of the former Briarwood Estates Mobile Home Park as amended.

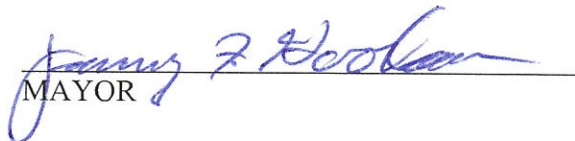
Section 5: BE IT FURTHER ORDAINED BY the City of Dadeville that any matters in any existing Ordinances to the Contrary are hereby repealed.

Section 6: BE IT FURTHER ORDAINED that this Ordinance shall take effect and be in force from and after its passage and publication-the public welfare requiring it.

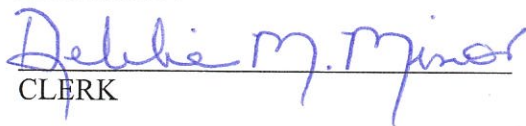
Section 7: Severability; Effect of Article.

The provisions of this article are declared to be severable. If any portion of this article shall be held unconstitutional or otherwise invalid by a court of competent jurisdiction, such ruling shall not affect the remaining portions of this article nor render the remaining portion of this article invalid.

PASSED AND APPROVED BY the City of Dadeville on the 23rd day of August, 2022.


MAYOR

ATTESTED:


CLERK