

**City of Bull Shoals**  
**Planning and Zoning Commission**

PO Box 390  
706 C.S. Woods Blvd  
Bull Shoals, AR 72619

TO: Bull Shoals City Council Members

At our February 11<sup>th</sup> Planning and Zoning meeting, we held a public hearing to address adding “light Industrial” language to our C-2 zone. After reading the language, citizen comments, and commission discussion, a vote was taken to approve adding the language to our codes. 5-approved, 1-abstained. The language we are recommending to the City Council to approve of is as follows:

“Light Industrial Language” to our C-2 zoning only:

Light Industrial uses—As this district is often located in proximity to residential districts, its purpose is to permit operation of industries, trades, and services that can be operated in a relatively clean and quiet manner which will not be obnoxious to adjacent residential or business districts. Thus, it is intended primarily for the conduct of light manufacturing, assembling, fabrication, and warehousing, wholesaling, and service uses, conducted by operations which are primarily carried on within enclosed buildings having adequate land area for parking and landscaping and with adequate safeguards for safety and aesthetics.

A Board of Adjustment meeting was held to hear a Variance request to replace a sign that was damaged in a recent wind event. The owner’s representative was present to give the board a synopsis of the request which was to rebuild the sign back to the original size and configuration. It was pointed out that the original sign did not meet the current sign ordinance in 3 different areas. Several citizens spoke in opposition to allowing the sign to be rebuilt to the original size. After board discussion, a vote was taken to approve or deny this request. 4-denied, 1- approved. This variance request application has been denied since it did not meet our current sign ordinance requirements.

Attached to this report is a revised list of changes the Planning and Zoning Commission is recommending to the City Council for discussion at the February workshop and to approve at the February Council meeting. These changes have been reviewed by the City Attorney. I regret not being able to attend the workshop meeting, but I will attend the council meeting to discuss any concerns the Council may have regarding this report

Rick Anderson  
Chair P&Z

## Changes to Our Codes

- 1) Page 2, Article 1-1 (Change “Definitions” to Definitions of Terms and Uses)  
2007, Page 166, 14.08.01(Change “Definitions to Definitions of Terms and Uses)  
Add language below to both**

For the purposes of these regulations, certain terms and words are to be used and interpreted as defined hereafter. Where any words are not defined, the standard dictionary definition shall apply. In addition, some definitions listed restrict and define the meaning and intent of permitted uses set forth in this ordinance.

- 2) Page 23, Section I (Replace “Off Street Parking)  
2007, Page 183, Section I**

Provisions for one off-street parking space for each 180 square feet of floor area ratio is required. Parking spaces may be paved/concrete surface with striped markings.

=OR=

Graveled surfaced, maintained in good condition without potholes, all erosion related issues are the sole responsibility of the owner of the property and shall be remediated immediately.

- (a) Handicap parking spaces shall be marked according to State and Federal Standards.

- 3) Page 25, Article 4-6, Section B, #1 (Add to Permitted Uses)  
2007, Page 185, Section B, #2**

9) Gas Station/Convenience Store

Section B, #2

2007, Page 185, Section B, #2

1) Drive-in restaurants, food trucks

- 4) Page 30, Article 4-8, Section B, (Change #1)**

1) Transient tourist accommodations

- (a) All resort rooms/accommodations shall be fully furnished including but not limited to bed and bath linens.

- 5) Page 36, Article 5-8, Section F (DELETE ENTIRELY)  
2007, Page 195, Section F (DELETE ENTIRELY)

**ADD THE CURRENT FENCE, SIGNS, AND SHORT-TERM RENTAL ORDINANCES  
TO THE PLANNING AND ZONING CODES**

**FENCE**

Page 37, Article 5-12, Section A (Add #4)  
2007, Page 196, Section A (Add #4)

- 4) Current City Fence Ordinance shall apply to all applications.

**SIGNS**

Page 36, Article 5-9 (Reword)  
2007, Page 195 (Reword)

Signs shall be in accordance with the City's current adopted Sign Ordinance

**SHORT-TERM RENTAL ORDINANCE**

Page 14, Article 4-1, Section A (Add to #7)  
2007, Page 175, Section Page A (Add to #7)

Short-Term Rental as defined in current Short-Term Rental Ordinance

**SHORT-TERM RENTAL ORDINANCE**

Page 39, Article 5-14 (Rename Short Term Rental Ordinance, Add #1)  
2007, Page 198 (Add above "Conditional Uses". No need to rename)

1. Current SHORT TERM RENTAL ORDINANCE shall apply to all applications and applicable zones.
2. Add Article 5-15, Name Conditional Uses