

**ORDINANCE NO. 2026-04**

**AN ORDINANCE AMENDING THE ZONING CODE OF THE CITY OF BULL SHOALS, ARKANSAS; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; AND FOR OTHER PURPOSES.**

**WHEREAS**, The City Council of the City of Bull Shoals, Arkansas, has adopted zoning regulations pursuant to its authority under Arkansas law; and

**WHEREAS**, the City Council finds it necessary and desirable to update certain zoning provisions in order to promote orderly growth and to protect public health and safety;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BULL SHOALS, ARKANSAS:**

**SECTION 1. CHANGES TO ZONING ORDINANCES**

The following changes shall be made to the City Zoning Ordinances, either by adding or by replacing contradicting language, and repealing such parts of such conflicting ordinances as may arise:

- 1) City Ordinances, Page 166, 14.08.01 – “Definitions” shall include the following language:

“For the purposes of these regulations, certain terms and words are to be used and interpreted as defined hereafter. In addition, some definitions listed restrict and define the meaning and intent of permitted uses set forth in the zoning ordinances.”

- 2) City Ordinances, Page 175, Single Family Residential (R-1) Section “A.” shall gain the following additional Permitted Use:

“Short-term Rental as defined in the City’s current Short-Term Rental Ordinance.”

- 3) City Ordinances, Page 183, General Commercial (C-1) Section I – Replacing “Off Street Parking” with the following:

“There shall be one off-street parking space provided per 180-square-foot of floor area within the structure. Parking spaces may be paved or concrete with striped markings. Alternatively, the parking spaces may be gravel, 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. Handicap parking spaces shall be provided and marked according to State and Federal requirements and standards.”

- 4) City Ordinances, Page 185, Commercial Highway District (C-2) Section B, – Adding the following to “Permitted Uses” under heading “2.”

“Gas Station/Convenience Store”

“Food Trucks”

- 5) City Ordinances, Page 186, Section B, - Adding the following to “Permitted Uses” under heading “2.”

“9. Light Industrial Uses. As this district is often located in proximity to residential districts, its purpose is to permit the operation of industries, trades, and services that can be operated in a relatively clean and quiet manner and 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 for warehousing, wholesaling and service uses, conducted by operations which are primarily carried on within enclosed buildings, while having adequate land area for parking and landscaping and with adequate safeguards for safety and aesthetics.”

- 6) City Ordinances, Page 189, Commercial Resorts in a Residential R-1 District (C-4) Section B. – “1. Tourist Accommodations” shall have the following addition:

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

- 7) City Ordinances, Page 195, Off-street automobile and vehicle parking and loading - Section F. “Paved Surface Required” shall be repealed and removed in its entirety.

8) City Ordinances, Page 195, "Signs" shall be modified to the following:

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

9) City Ordinances, Page 196, Fences and walls – Section "A. General" shall have the following addition:

"4. Current City Fence Ordinance shall be enforced and apply to all applications."

10) City Ordinances, Page 198; a new section immediately prior to "Conditional Uses" shall be added named "Short Term Rental Ordinance" and the current Short Term Rental Ordinance (presently Ord. 2025-09) shall be integrated here.

**SECTION 2. SEVERABILITY.**

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

**SECTION 3. REPEALER.**

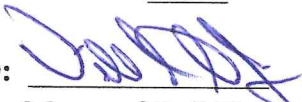
All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.


**SECTION 4. EFFECTIVE DATE.**

This Ordinance shall take effect and be in full force from and after its passage, approval, and publication as required by law.

**PASSED AND APPROVED** this 30 day of April, 2026.

CITY COUNCIL VOTE 6 YEAS 0 NAYS

**APPROVED:**   
Mayor of Bull Shoals, Arkansas  
Bill Stahlman

**ATTEST:**   
City Recorder of Bull Shoals, Arkansas  
Paula Reynolds

posted by: PJR

posted date: 5-1-2026