

ORDINANCE NO. 2-77

CITY OF COTTER, ARKANSAS

AN ORDINANCE RELATING TO THE ZONING REGULATIONS FOR THE CITY OF COTTER, ARKANSAS AS ESTABLISHED BY CITY ORDINANCE NO. 158-71 AMENDING SAID ZONING REGULATIONS BY CREATING TWO (2) RESIDENTIAL ZONES, PROVIDING THAT "R-1" SHALL BE LOW DENSITY RESIDENTIAL NEIGHBORHOODS PLUS STATED PERMITTED USES, AND PROVIDING THAT "R-2" SHALL BE LOW-MEDIUM DENSITY RESIDENTIAL NEIGHBORHOODS PLUS STATED PERMITTED USES.

WHEREAS, it is found and determined that there is not now any adequate provisions for dealing with certain types of residential uses in the City of Cotter under the existing zoning regulations; and

WHEREAS, an amendment to the Cotter zoning regulations to provide the needed regulatory provisions for control of all types of residential uses has been prepared by the Cotter Planning Commission and adopted by it on February 25, 1977 after a public hearing held on February 25, 1977.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COTTER, ARKANSAS: Section 1: Regulations. That Chapter II and Chapter III of the Zoning Regulations For Cotter, Arkansas as set forth in the Cotter Comprehensive Development Plan are hereby amended as follows:

A. In Chapter II Section 1 thereof on page 3, in the definition of "Dwelling Unit" delete the last sentence in its entirety and insert a new last sentence to read as follows; "The term shall not be construed to include motels, hotels, or rooming houses."

B. In Chapter II Section 1 thereof on page 4, delete the definitions covering "Mobile Home" and "Mobile Home Park" in their entirety and insert new definitions to read as follows;

Mobile Home. A portable single-family dwelling unit designed to be transported, after fabrication, on its own wheels or on a flat-bed or other trailer to a suitable lot area for location on a fixed foundation. The term shall not be construed to include recreational vehicles, camping trailers, and other type vehicles designed primarily for temporary occupancy on an on-and-off-the-road basis.

Mobile Home Park. A commercial operation where two (2) or more spaces are provided for locating mobile homes, on a non-transient basis, with suitable water, sewage disposal, and utilities provided to each space.

C. In Chapter III page 6, page 7, and page 8 thereof are repealed and deleted and in lieu thereof is hereby inserted a new page 6, a new page 7, a new page 8, and a new page 8a to read as set out on page 6, page 7, page 8, and page 8a attached hereto and made a part hereof.

D. In Chapter III Section 4 thereof on page 12, delete Subsection 7 and Subsection 8 in their entirety and redesignate Subsection 9 as a new Subsection 7.

E. Revise the Zoning Map for the City of Cotter to reflect the changes created by the zoning regulation amendment setforth herein.

Section 2: Repeal of Conflicting Ordinances. Cotter Ordinances Number 102-A and Number 165-73, and all other ordinances or parts of ordinances in conflict with this ordinance, are hereby repealed.

Section 3: Emergency Clause. Having found and determined that there is an immediate need for this ordinance in order to insure the coordinated and harmonious development of the City of Cotter and that this ordinance is necessary for the preservation of the public peace, health, comfort, convenience, safety, and welfare of the City of Cotter, an emergency is declared to exist and this ordinance shall be in full force and effect from the date of its adoption.

PASSED AND ADOPTED THIS 16th DAY OF MARCH, 1977.



MAYOR

ATTEST:



City Recorder