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ORDINANCE NO. X-74

AN ORDINANCE AMENDING ZONING REGULATIONS FOR THE CITY OF COTTER, ARKANSAS, AS ESTABLISHED BY ORDINANCE NO. 158-71 AND AMENDED BY ORDINANCE NO. 2-77 BY ADDING THERETO TWO ADDITIONAL PERMITTED USES UNDER C-2 ZONING AND BY REZONING TWO PARCELS OF LAND FROM R-1 to C-2

WHEREAS it is found and determined that the permitted uses set forth under present C-2 zoning are not adequate and that it is to the best interests of the City that two parcels of land hereinafter described should be rezoned from R-1 to C-2; and

WHEREAS the Cotter Planning Commission on October 30, 1979, after a public hearing on the same date, approved by resolution additional permitted uses under C-2 zoning and the rezoning of said two parcels of land, said resolution being amended on November 20, 1979.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COTTER, ARKANSAS:

I. That the Cotter Comprehensive Development Plan be, and it hereby is, amended as follows:

A. That in "Chapter III Use Zones" at Page 9 under "1. Permitted Uses", a subparagraph of "B. Highway Commercial C-2", there be added two additional permitted uses as follows:

f. Residential (low density).

g. Residential (low-medium density), excluding "b. Mobile Homes" and "c. Mobile home parks" defined on page 7 as permitted uses under "low-medium density".

B. That the following described two parcels of land in Baxter County, Arkansas, be, and they hereby are, rezoned from R-1 to C-2:

a. All that part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 29, Twp. 19 N., Range 14 W., lying North of Hwy. No. 62 except 4.4 acres described as follows: From the SW corner of said 40, run North 1 $^{\circ}$ 27" East 750.91 ft., thence South 85 $^{\circ}$ 01" East 203.58 ft., thence South 6 $^{\circ}$ 50" East 634.9 ft. to the NW right-of-way of Hwy. No. 62, thence South 51 $^{\circ}$ 22" West along the right-of-way line 178.2 ft., thence North 88 $^{\circ}$ 27" West 158.8 ft. to the point of beginning; said parcel of land being owned by Billie J. Hemmert; and

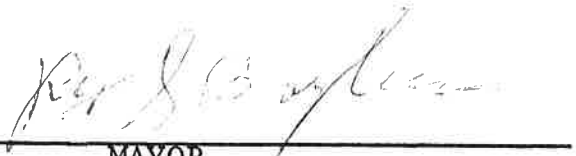
b. The W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 29, Twp. 19 N., Range 14 W., the rezoning from R-1 to C-2 to be a footage of 500 ft. in depth on each side of U. S. Hwy. No. 62; said parcel of land being owned by Rex S. Bayless and Lois B. Bayless.

II. That the rezoning map for the City of Cotter, Arkansas, be, and it hereby is, revised to reflect the changes set forth in "A." and "B." above.

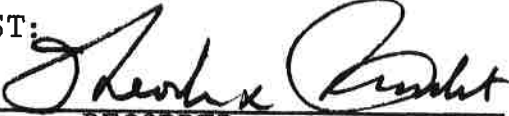
III. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

IV. This ordinance being necessary for the coordinated and harmonious development of the City of Cotter, Arkansas, and for the preservation of the public peace, health, comfort, convenience, safety and welfare of the residents of said City, an emergency is declared to exist and this ordinance shall be in full force and effect from and after the date of its passage.

PASSED ~~NOV~~EMBER 5, 1979.



MAYOR

ATTEST: 

RECORDER