

ORDINANCE NO. 9302

AN ORDINANCE AMENDING MINIMUM LOT AREAS FOR PROPERTY
ZONED RESIDENTIAL WITHIN THE CITY OF COTTER, ARKANSAS

WHEREAS, a Petition has been duly filed with the City of
Cotter, Arkansas and public hearings duly held pursuant to Chapter
6, Section 2 of the Zoning Regulations of the City of Cotter,
Arkansas; and

WHEREAS, the Cotter Planning Commission has recommended passage
of this amendment.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of
Cotter, Arkansas:

1. That Chapter 3, Section 1B is hereby amended to read as
follows:

B. Area Requirements, Residential

1. Minimum lot area:

- a. Single family.....6,800
- b. Two-family and Multi-family.....an additional
2,250 square feet for each additional family unit per
lot.

2. Minimum lot width: (at front yard building line)

- a. Single-family.....70 feet
- b. Two-family and Multi-family.....an additional 15
feet for each additional family unit per lot.

3. Front yard: minimum of 25 feet from front street
lot line. On corner lots the front yard shall be
considered as parallel to the street upon which the
lot line is the shortest.

4. Side yard (each): minimum of 10 feet from each
property line.

5. Side yard (street): minimum of 15 feet from side
street lot line.

6. Rear yard: minimum of 20 feet from rear lot line
or center of alley if alley exists.

7. Off street parking:

a. Single-family and two-family dwellings; Parking space shall be provided on the lot to accommodate one motor vehicle for each family unit.

b. Multi-family dwellings; Four on-lot parking spaces shall be provided for the first two families, plus one on-lot parking space for each additional family unit.

2. That Chapter 2, Section 1, Paragraph 16 shall be amended to read as follow:

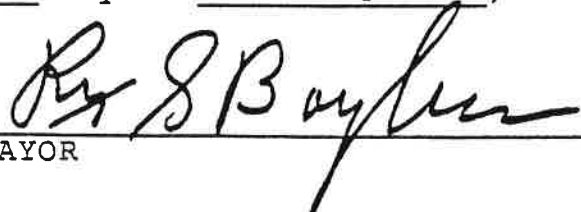
Mobile Home. A portable single-family dwelling unit designed to be transported, after fabrication, on its own wheels or on a flat-bed or other trailer to a suitable lot area for location on a fixed foundation. The term shall not be construed to include recreational vehicles, camping trailers, and other type vehicles designed primarily for temporary occupancy on an on-and-off-the road basis. In addition, the definition of a mobile home as set out herein shall not include manufactured homes which have HUD approval and which have had the axles and wheels removed from said home.

3. That all other rules and regulations of the Zoning Regulations for the City of Cotter, Arkansas shall remain in affect unless altered by this Ordinance.

4. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, sentence, or clause of these regulations shall be held invalid, the invalidity of such section, paragraph, sentence, or clause shall not affect the validity of the rest of said regulations.

5. These regulations shall take affect and be in force immediately from and after the date of their adoption, the public, health, safety and welfare of the City of Cotter, Arkansas so demanding.

PASSED AND ADOPTED this 18th day of February, 1993.


MAYOR

ATTEST:


CITY RECORDER