

ORDINANCE 97-1

AN ORDINANCE AMENDING ORDINANCE No. 158-71 RELATIVE TO ESTABLISHING AN ADDITIONAL COMMERCIAL ZONE: QUIET COMMERCIAL (C-3) SPECIFIC TO THE PERMITTED USES.

WHEREAS: it was found and determined by the City of Cotter Planning Commission that the establishment of a specific use zone (C-3) will aid in development of the tourist industry in the City of Cotter and,

WHEREAS: an amendment necessary for the adoption of the additional zone was approved by the City of Cotter Planning Commission following a public hearing held on January 16, 1997.

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

SECTION 1: The zoning regulations as established by Ordinance 158-71, Chapter III, USE ZONES, be amended to include a special zone: QUIET COMMERCIAL (C-3).

SECTION 2: That Chapter III, Section 2, Commercial be amended to include a special zone: QUIET COMMERCIAL (C-3) as follows:

C. QUIET COMMERCIAL C-3

1. Definitions: Bed and Breakfast; A business of providing lodging and meals to paying guests conducted in a residential home, by the owners of that home.

1. Permitted Uses: Bed and Breakfast.

1. Requirements:

A. All requirements as outlined in Chapter III, Section 1B, Residential Requirements, shall apply to this special zone.

B. Does not require the use of commercial vehicles in the regular operation of the business.

C. Does not require the use of an accessory building or yard space or an activity outside the main structure not normally associated with residential use.

D. Shall not erect a sign larger in area than two (2) square feet on the premises, or use any portion of existing buildings as signage.

E. Shall not permit the external display of goods for sale.

F. Shall not serve meals or sell prepared food to persons other than overnight guests.

This ordinance being necessary for the orderly growth of the City of Cotter, to prohibit hazardous installations and to protect the peace and welfare of the citizens of Cotter, and their quiet and peaceful enjoyment of their property, an emergency is declared to exist and this ordinance shall be in full force and effect upon approval by the City Council of the City of Cotter. Passed this 20th day of February, 1997.

ATTEST:


Betty A. Anglin
Recorder/Treasurer


Bill Jennings, Mayor