

ORDINANCE NO. 99-07**AN ORDINANCE AMENDING ORDINANCE NO. 158-71, WITH
REFERENCE TO ZONING WITHIN THE CITY LIMITS OF THE
CITY OF COTTER, ARKANSAS, RELATIVE TO ESTABLISHING
A CATEGORY OF AGRICULTURE AND FORESTRY (AG)**

WHEREAS, it was found and determined by the City of Cotter Planning and Zoning Commission the establishment of a specific use zone (AG) will create an agricultural land use within the city limits essential to the growth of the city.

WHEREAS, an amendment for the additional zone was prepared and approved by the City of Cotter Planning and Zoning Commission and adopted on March 9, 1999, after a public hearing held March 9, 1999.

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

SECTION 1. That for purposes of this Ordinance, "Grazing Lands" shall mean lands used for grazing livestock under conditions where pasture foraging provides the primary nutrition source and only supplemental feeding is provided.

SECTION 2. That the Zoning Regulations for Cotter, Arkansas as established in Ordinance 158-71, Chapter III, Use Zones, be amended to include an Agriculture and Forestry Zone (AG) as follows:

(AG) AGRICULTURE AND FORESTRY

Purposes and Application. An area for agricultural uses and rural residential uses protected from intensive development.

Permitted Uses.

Grazing Lands
Timber Cutting
Field, row and tree crops
Nurseries and greenhouse
Fishing bait and tackle sales
Single-family homes
Farm implement storage, outdoor or enclosed
Municipal parks and playgrounds
Similar uses deemed by the Planning Commission to be in character with the zone.

Conditional Uses*

Keeping Livestock
Animal Shelters
Agricultural industries
Sales buildings for agricultural products
Lumber industries
Child Care-Day Care Facility
Radio, TV Transmitter Tower
Public Utilities
Clubs and Lodges
Fuel storage
Camps and resorts
Churches
Cemeteries
Similar uses deemed by the Planning Commission to be in character with the zone.

Temporary Uses*

Arts and crafts show or fairs
Music Festivals
Circuses, carnivals
Similar uses deemed by the Planning Commission to be in character with the zone.

Home Occupation. Home occupations may be permitted subject to the criteria contained in Chapter IV, Section 3 of the General Regulations, and approval of a Home Occupation Permit by City Hall.

Permitted Signs

Must conform to existing sign code.

Lot Dimensions.

Minimum Lot Area: 1 acre;
Minimum Lot Width, 150 feet;
Minimum setback from street right-of-way line or as shown on Master Street Plan where property abuts any streets, 30 feet;

*Permit Required

SECTION 3. That all other provisions of Ordinance 158-71 and any amendments thereto shall remain in full force and effect unless specifically changed by the terms and conditions of this Ordinance.

SECTION 4. That proper development of agriculture zones within the City of Cotter, Arkansas are vital to the health, safety and welfare of the citizens of the City of Cotter, Arkansas. Therefore an emergency is declared to exist and this Ordinance shall be in full force and effect from after passage.

DATED this 20th day of May, 1999.


MAYOR

ATTEST:


RECORDER