

Little Flock Municipal Code: Zoning

August 15, 2022

Chapters:

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- 14.08 Flood Damage Prevention Program
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Chapter 14.04: ZONING ORDINANCE

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Purpose: The Planning & Zoning Commission shall prepare zoning regulation and recommendations which are enacted for the physical development of the City of Little Flock, AR. These recommendations may include, among other things, the general location and extent of streets and other public ways, grounds, places, and spaces within the city to effectuate the adopted Land Use along with Major Street, and Community Facility Plans. The priority of the commission should be to promote the health, safety, and general welfare of the citizens of Little Flock as well as maintain efficiency and economy in the process of development. The provisions set forth in these regulations have been prepared in accordance with the authority for zoning, granted by the legislature of the state of Arkansas as provided by Act 186 or 1957, as amended.

Jurisdiction: The jurisdiction of these regulations shall pertain to all lands located within the city limits of Little Flock, AR. These regulations shall also apply to any future land added to the city for whatever reason in perpetuity and will be governed as such.

Intent: The intent of the Planning & Zoning Commission of Little Flock is to designate and assign zoning districts within its jurisdiction. These districts are determined to guide the future growth and development of the city.

14.04.01 ZONING MAP:

1. The City of Little Flock shall maintain a map adopted by the City Council and certified by the Mayor and the Recorder/Treasurer to include designated zoning districts of the city. Updates to the map will be required at least semi-annually to provide current data that will enable the city leadership to formulate accurate and qualified judgement within the zoning regulations. The Zoning Map shall be kept and maintained by the City of Little Flock and shall be available for inspection and examination by members of the public at all reasonable times as any other public record. (Ord. No. 93-96, Secs 1-2)

14.04.02 ZONING DISTRICTS:

- A. The following zoning districts are hereby established and adopted by the city of Little Flock (Ord 2022-006)
 1. Agricultural (A-1)
 2. Residential Estates (RE)
 3. PUD – Planned Unit Development
 4. Residential (R-1, R-2, R-3, M-1, ADU)
 5. Commercial (C-1, C-2, C-3)
 6. Industrial (I-1, I-2, I-3)
 7. Short-Term Rental (STR)
 8. Food Truck Use

B. Application:

1. The area requirements in each zoning district shall be applied uniformly within the zoning district except as may be varied by the Board of Adjustment.
2. The permitted uses establish the character of the zoning district. Any proposed use that is not specifically permitted in a district, the Planning Commission shall determine whether said use is compatible (i.e., in character with other uses in the district); and, if it decides in favor of said use, it shall authorize the use to be established for the request. The Planning Commission shall decide each application on its own merit, taking into consideration such factors as existing uses, access, location, major streets, plans, etc. The Planning Commission may impose conditions under which a use may be permitted in order to insure compatibility.
3. All front, side, and rear yard setbacks established by this ordinance shall be measured from the planned right-of-way as shown in the Major Street Plan.
4. In all districts, any structure that exceeds 30 feet in height shall be required to setback 1 foot for each foot of height in excess of 30 feet (Ord. No. 34, Sec. 2)
5. Said districts are bounded and defined as shown on a zoning map adopted by the City Council and certified by the Mayor and Recorder/Treasurer, which accompanies and which, with all explanatory matter thereon, is hereby made a part of the zoning law and regulation of the City.
6. In interpreting and applying the provisions of this zoning ordinance, the provisions shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity and general welfare. It is not the intent of this zoning ordinance to interfere with or annul any easements, covenants or other agreements between parties or any Statute, local ordinance or regulation, except that, if this zoning ordinance imposes a greater restriction or higher standard, this zoning ordinance shall control.

C. Zoning Districts – Previous Districts to Current Districts.

1. That the conventional zoning district classifications in effect before September 19, 2022, the effective date of Ord. No. 2022-006, are translated as shown in the below table unless otherwise specified in Little Flock Municipal Code § 14.04.02.C.2. The new standards adopted on September 19, 2022, for the zoning districts identified in this table shall apply to all properties within such zoning districts unless otherwise specified.

ZONING DISTRICTS – CONVERSION TABLE FOR ORDINANCE 2022-006

Previous Zoning Dist. (Prior to 9/19/2022)	Current Zoning Dist. (As of 9/19/2022)
A	A-1
R-E	RE
R-1	R-1
R-2	R-2
R-3	R-3
R-1B	Removed
R-MH	M-1
C	C-1 (C defaults to C-1, unless specifically listed as C-2 or C-3 in § 14.04.02.C.2.)
I	I-1 (I defaults to I-1, unless specifically listed as I-2 or I-3 in § 14.04.02.C.2.)

14.04.03 ZONING DISTRICTS; CHARACTER, PERMITTED USES AND AREA REQUIREMENTS

1. **Agricultural District:** This district is intended to provide for a full range of agricultural purposes. (Ord 2022-006)
 “A-1” Agricultural District:

Permitted Uses:

- a. The growing of any crops, raising of livestock, agricultural related buildings. dairy farming, poultry, game birds, pasturing of livestock and all uses commonly classed as agricultural with no restrictions as to operation of such vehicles or machinery as are customarily incidental to such uses and with no restrictions as to the sale or marketing of products raised on the premises.
- b. Any use permitted in “R-1” District
- c. Uses may be approved by appeal to the commission:
 - i. Churches
 - ii. Public Schools and other public facilities
 - iii. Public parks or recreation areas operated by membership organizations
- d. Minimum requirements:

Uses	Minimum Land Area	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Minimum Public Road Frontage
Ag with Structure	3 Acres	30'	25'	25'	150'
Churches	3 Acres	30'	25'	25'	200'
Public Facilities	No Minimum	30'	20'	20'	0'
Agriculture with no Structure	3 Acres	na	na	na	150'

2. **Residential District:** This district is intended to provide for residential development (Ord 2022-006)

- 2.1.1 “RE” Residential Estates
- 2.1.2 Flag Lots
- 2.1.3 “R-1” Single Family Residential
- 2.1.4 “R-2” Two to Four Family Units
- 2.1.5 “R-3” Multi-Family Housing
- 2.1.6 “M-1” Mobile Home
- 2.1.7 “PUD” Planned Unit Development
- 2.1.8 “ADU” Accessory Dwelling Unit

2.1 RE Residential Estates: Intended to provide for and protect the rural residential environment of the city of Little Flock. It is established for areas particularly suited for rural residential uses on larger lots in conjunction with the raising of crops and animals and other related activities.

- 1. A single dwelling shall be on its own lot or parcel of land including all required yard areas consisting of at least 2.5 acres. A drainage study obtained from the county shall be required before a building permit will be issued.
 - a. Accessory uses, building, and structures if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, and when located not less than thirty (30) feet from the R-O-W of any public street or highway.
- 2. The following accessory uses may be permitted in conjunction with a residential dwelling for the use of the family residing on the lot or parcel, as an incidental use, but not for commercial purposes:
 - (1) Farming including all types of agriculture and horticulture such as flower, fruit, and vegetable gardening, field crops, vineyards and orchards.
 - (2) Small livestock farming involving the keeping of no more than one head per acre of cows, horses, sheep, goats, pigs or similar animals, provided they are properly fenced in or otherwise confined.
 - (3) Stables, barnyards, and corrals.
 - (4) Other uses permitted include:
 - a. arboretum

- b. fish and game management facilities
- c. forest products (growing and harvesting)
- d. municipal facilities/utilities
- e. parkway
- f. planned unit development (PUD)
- h. playground
- i. water reservoir, open (farm pond)
- j. watershed conservation or flood control, drainage and irrigation structures

2.1.1 RE Residential Estates Use upon Review: The following uses and their accessory uses may be permitted subject to securing a Conditional Use Permit by the Planning & Zoning Commission in each case:

1. Schools and churches (including elementary, junior high, high school, kindergarten, day care centers and mini-day care programs);
2. Riding and boarding stables (including breeding of animals) on a commercial basis with a minimum land area of five (5) acres, including farrier and training.
3. Greenhouse and nurseries (commercial) when located not less than fifty (50) feet from any adjoining property held under separate ownership.
4. Radio transmitters or towers of any kind.
5. Dog kennel, which is defined as owning three (3) or more adult dogs or producing two (2) or more litters per year.
6. Cattery, which is defined as owning three (3) or more adult cats or producing two (2) or more litters per year.
7. Veterinary clinics, and animal hospitals for livestock.
8. Guesthouse and other resident quarters, provided that such building is not rented or leased separate from the main building.
9. Bed and breakfast facility, or other structures that produce income

D. Off-street parking

- 2 spaces per each dwelling unit
 - 1 space per 40 sq. ft. of chapel or sanctuary floor area
 - 1 space per 1200 sq. ft. of floor area for elementary & junior high school
 - 1 space per 800 sq. ft. of floor area plus 1 space per each 4 stadium seats for senior high school
- (Ord. No. 94-115, Sec. 1.)

Minimum Area Requirements

RE Use(Residential Estates)	Minimum Land Area	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Side Yard on Street	Minimum Public Road Frontage
Single Family	2.5 Acres	30'	25'	25'	30'	150'
Church or School	2.5 Acres	30'	25'	25'	30'	200'
Public Facilities	No Minimum	30'	25'	25'	30'	0'

*Off-street parking may be allowed in the required front yard subject to review and approval of design by the Planning Commission.

2.1.2 Flag Lots:

A “Flag Lot” is a lot that in its shape resembles a flag on a pole, where the flag part is the main body of the lot, and the pole part is the narrow portion of the lot that provides access from the street. The pole portion of the lot is not used to calculate area, width, depth, and setbacks of the lot or to provide off-street parking requirements. Flag lots are permitted when a parcel lacks sufficient street frontage for a lot or parcel. This parcel may be

subdivided to create a flag lot, provided the access drive for the flag lot shall be the sole access for no more than two lots and shall have a minimum width for fire access road.

1. Unless otherwise approved by the Planning & Zoning Commission, a flag lot shall serve no more than two single-family dwellings. Each dwelling unit must be situated on a minimum parcel of at least 2.5 acres.
2. Flag lots will only be used in R1, RE, or Agricultural Districts. A flag lot may be utilized if the lots access conforms to the current fire code, utility design criteria, and requirements for access.
3. All addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street for emergency responders.
4. All applicants wishing to utilize a flag lot design must submit a driveway plan and a utility plan for review and approval.

2.1.3 R-1 Residential: The "R-1" Residential District is intended primarily for the promotion and proper development of low-density areas of single-family dwellings. It also shall provide for those uses which reinforce residential neighborhoods.

Uses Permitted: In the "R-1" Residential District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one (1) or more of the following uses:

1. Single-family dwellings, but not including trailer houses or mobile homes.
2. Public schools and institutions of higher education, public facilities with appeal to the Board of Adjustments
3. Public parks and public playgrounds.
4. Customary home occupation, provided there shall be no external evidence of such business occupations.
5. Temporary building for uses incidental to construction work, which buildings shall be immediately adjacent to said construction work and which buildings shall be removed upon completion or abandonment of the construction work.
6. Other customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any accessory building shall be located on the same lot with the principal building.
7. The area and sanitation system requirements as approved by the County and/or State Health Officer and Zoning and Planning Commission.

Each lot shall have front, side, and rear yards not less than the depth or width following:

Single Family Residential:

- a. Minimum land area shall be 43,560 sq ft (1 acre)
- b. Front yard shall have a minimum depth of thirty (30) feet
- c. Each side yard width to be a minimum of 20 feet with a minimum of 30 feet on the side of the yard adjacent to a street.
- d. Rear yard shall have a minimum depth of twenty-five (25) feet
- e. Minimum lot frontage in "R-1" district is 100 ft with municipal sewer and 150 on septic
- f. Minimum land area sq ft per D.U. is 12,000 ft

Church or Public School: Minimum Requirement for churches and schools are as follows:

- a. Minimum land area shall be 43,560 sq ft (1 acre)
- b. Front yard shall have a minimum depth of thirty (30) feet
- c. Each side yard width to be a minimum of 25 feet with a minimum of 30 feet on the side of the yard adjacent to a street.
- d. Rear yard shall have a minimum depth of twenty-five (25) feet
- e. Minimum lot frontage in "R-1" district is 100 ft for single family and 200 ft for churches or schools when on a municipal sewer system. Minimum is 150 ft for single family and 200 ft for churches or schools when on a septic system.

Public Facilities: Minimum Requirement for public facilities are as follows:

- a. No minimum land area required
- b. Front yard shall have a minimum depth of thirty (30) feet
- c. Each side yard width to be a minimum of 20 feet with a minimum of 30 feet on the side of the yard adjacent to a street.
- d. Rear yard shall have a minimum depth of twenty-five (25) feet

Minimum area Requirements for uses on a septic system:

R-1 Uses	Minimum Land Area	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Side Yard on Street	Minimum Public Road Frontage
Single Family	1 Acre	30'	25'	20'	30'	150'
Church or School	1 Acre	30' *	25'	25'	30'	200'
Public Facilities	No Minimum	30' *	25'	25'	30'	0'

* Lot sizes shown are minimum and may be increased for individual lots based upon State Health Department requirements for septic tank installation. (Ord No 93-97, Sec 2)

Variance. In the event that a request for a building permit has been denied by the City, variances to the requirement of this Section may be granted by the Board of Adjustments to insure conformity to the intent of this Section.

Off Street Parking:

- 2 spaces per each dwelling unit
- 1 space per 40 sq ft. of chapel or sanctuary floor area
- 1 space per 1200 sq ft of floor area for elementary & junior high school
- 1 space per 800 sq ft of floor area plus 1 space per each 4 stadium seats for senior high school

2.1.4 R-2 Residential: The "R-2" Residential District is intended primarily for the promotion and proper development of moderate density residential areas consisting of primarily two-family to four-family dwelling units (duplexes, triplexes, and quadraplexes). This district may include entire neighborhoods or, may provide a "buffer" district between lower and higher density residential districts or between R-1 and Commercial Districts.

1. All uses permitted in "R-2" Districts, subject to all the restrictions specified in said "R-1" Districts.
2. Two-four family dwellings, but not including mobile or manufactured homes.
3. Variances – same as "R-1" District.

Minimum area Requirements: For uses on Septic System:

R-2 Uses	Minimum Land Area	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Side Yard on Street	Minimum Public Road Frontage
Single Family	1 Acre	30'	25'	20'	30'	150'
Duplex	1 Acre	30'	25'	20'	30'	150'
Church or School	1 Acre	30' *	25'	25'	30'	200'
Public Facilities	No Minimum	30' *	15'	20'	30'	0'
<i>Ord No 2006-296-Sec 2</i>						

* Lot sizes shown are minimum and may be increased for individual lots based upon State Health Department requirements for septic tank installation. (Ord No 93-97, Sec 2)

2.1.5 R-3 Residential: The "R-3" Residential District is intended primarily for the promotion and proper

development of high-density residential areas with residential options including single-family dwellings, two-family dwellings (duplexes), condominiums and garden apartments along with facilities necessary to support a balanced residential community.

1. All uses permitted in "R-3" Districts, subject to all of the restrictions specified in R-1 and R-2.
2. Multiple-family dwelling, apartment house.
3. Rooming or boarding house.
4. Institution of an educational or philanthropic nature.
5. Variances – same as “R-1” District.
6. Nursing home or home for the aged are permitted upon appeal to the Board of Adjustments.

*Off-Street in front yard subject to review and approval of the Planning Commission

Off Street Parking Requirements:

- 2 spaces per each dwelling unit
- 1 space per 40 sq ft of chapel or sanctuary floor area
- 1 space per 1200 sq ft of floor area for elementary & junior high schools
- 1 space per 800 sq ft of floor area for senior high school
- 1 space per 4 seating capacity for stadium or arena

Handicapped Parking: Handicap Parking: (12’ width minimum w/curb ramps)

Total Parking Spaces	Handicapped Required Spaces
25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - and up	2% of total

2.1.6 M-1 Mobile or Manufactured Home Districts: The "M-1" Mobile Home District is intended primarily for management of medium density residential areas of mobile or manufactured homes which is compatible with surrounding residential neighborhoods. The Mobile Home District is residential in nature and should be located where services and amenities for this type of development are available. It is not the intent to allow any additional mobile homes within the Little Flock jurisdiction unless located in an existing mobile home park. If any mobile homes are removed from existing locations, they should not be replaced by a mobile or manufactured home.

Definitions:

Mobile Home: A factory assembled single family dwelling unit built prior to the 1976 passage of the HUD Code.

Manufactured Home: “a detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or a flatbed or other trailer, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities, and the like. A travel trailer or recreational vehicle is not to be considered a mobile home.”

- All dwellings manufactured off-site shall meet or exceed the “National Manufactured Housing Construction and Safety Standards Act of 1974, as amended.
- The manufactured, modular, and the site-built home shall be placed on a permanent foundation in compliance with the International Building Code as adopted by the City.
- The manufactured and modular home shall be anchored to the ground in accord with approved manufactured home installation standards.

- All transport elements such as wheels, axles and hitch shall be removed from the home except those which are sited in a (land-lease) mobile home park. No vehicle with permanent wheels shall be utilized as a residence in the City of Little Flock except in a mobile home park or in a “travel trailer park”.

Permitted Uses for Mobile or Manufactured Homes

1. Mobile home parks.

Modular home: means a dwelling which is prefabricated, or factory built, and which is assembled on the parcel in sections, but such sections or units will have no chassis, running gear, nor wheels of its own, and the sections may be stacked side-by-side or vertically. A modular home is a Single Detached Dwelling that is required to meet the local, state, and regional building code standards.

- *Modular homes are considered site-built for the purposes of zoning.*

Permitted Uses for Modular Homes

1. All uses permitted in a “R-1” Residential District

2.1.7 “PUD” Planned Unit Development District:

The "PUD" District is established to permit greater flexibility and more creative and imaginative design for the development of residential, commercial and industrial areas than may be possible in their respective zoning districts. The "PUD" District is intended to promote a harmonious variety of land use choices, a higher level of amenities and preservation of natural qualities of open spaces and should be used sparingly. Within the "PUD" District a variety of land uses may be permitted in an orderly relationship to one another and to existing land uses. The "PUD" District must be of a minimum acreage or lot size as required by the Planning & Zoning Commission. The land uses permitted in this district and lot and structure requirements shall be as set forth by the Planning & Zoning Commission.

PUDs may be residential, commercial, industrial, or mixed-use in nature. The development plan shall clearly depict the proposed land uses. There are no minimum lot size restrictions for PUDs; however, the Planning Commission will consider PUDs on less than one acre only under special circumstances.

2.1.8 Accessory Dwelling Unit (ADU)

1. An Accessory Dwelling Unit (ADU) or secondary residence is allowed only in the R1, RE, and AG Districts. ADU is defined as an independently habitable residential structure that shares the lot of a larger primary home and provides the basic requirements of shelter, heating, cooking, and sanitation (separate kitchen, bathroom, sleeping area, etc.). The accessory dwelling unit may be a separate and detached unit, an attached unit to the principal structure, a repurposed existing space within the principal structure, an apartment over a garage, or a similar structural form (see the following illustrations of examples of ADUs).



2. All ADUs shall be limited to the following regulations:
 - a. Only one (1) ADU is allowed per property.
 - b. Either the single-family dwelling or the ADU must be owner occupied, defined as the owner living on the property for six (6) or more months per calendar year.
 - c. Shipping containers are not permissible as ADUs.
 - d. An existing structure on the property may be converted to an ADU provided it conforms to all applicable laws and regulations.
 - e. All ADUs must be affixed to a permanent foundation.
 - f. The height of the ADU cannot exceed that of the primary dwelling.
 - g. One (1) additional off-street parking space is required for an ADU.
 - h. The property must have sufficient septic capacity as determined by the State Health Department. (Ord No 93-97, Sec 2). The ADU may be connected to the primary septic if deemed adequate by the AR State Health Department.
 - i. Construction of an ADU must comply with all building code requirements, setbacks, etc., and a building permit must be obtained prior to construction and/or change of use.
 - j. An ADU is not allowed on a non-conforming lot within the City of Little Flock.
 - k. The ADU shall be subordinate to the principal building as to location, square footage, and building coverage:
 - i. **R1 Zone:** The maximum size of an ADU in R1 is 50% of the Footprint Area¹ of the principal dwelling not to exceed 1,200 square feet.
 - ii. **RE and AG Zones:** The maximum size of an ADU in a RE or AG Zone is 50% of the Footprint Area of the principal dwelling.
3. Variances. An applicant may request approval from the Board of Adjustment for a variance from the aforementioned development or form standards, where site specific hardship can be demonstrated. (Ord. No. 2024-005, § 1)”

(Footprint Area is defined in this subsection as the area of ground that the primary residence occupies. It is the measurement of the building's ground level, exterior dimensions in square feet. It is important to note that the Footprint Area does not include any vertical space, such as multiple stories or basements.)

4. Commercial Districts: This district is intended to provide for commercial development. (Ord 2022-006)

- 3.1 "C-1" Neighborhood Commercial District
- 3.2 "C-2" General Commercial District
- 3.3 "C-3" Planned Shopping District

4.1 C-1 Commercial: The "C-1" Neighborhood Commercial District is for the conduct of retail trade and to provide personal services to meet the regular needs and for the convenience of people of adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood closely associated with residential, religious, recreational, and educational elements, more restrictive requirements for air, light, open space, and off-street parking are made than are provided in other commercial districts.

Permitted Usages in a "C-1" District are limited to the following unless approved by appeal to the Board of Adjustments

- 1. Retail and drug stores
- 2. Storage Facilities
- 3. Personal service usage including beauty parlor, barber shop, accountants, lawyers, insurance agents, tanning shops, flower shops, shoe repair, horse & tack shop, and other service companies approved by the Planning Commission
- 4. Laundromat and dry cleaners
- 5. Restaurants, Café's, and lunchrooms.
- 6. Bed & Breakfast
- 7. Small engine repair and sales
- 8. Automobile parking lot or parking garage
- 9. Retail or service uses that are necessary for convenience of residential districts subject to the review by the Board of Adjustments to insure conformity to the intent of this Chapter.

Yard required. Each lot shall have front, side and rear yards not less than the depth or width following:

- a. Front yard depth of fifty (50) feet
- b. Side yard depth of fifteen (20) feet, except that where the property abuts a residential district, a side yard shall be required the same as required in the district it abuts.
- c. Rear yard depth of twenty-five (25) feet, except that where the property abuts a residential district, a rear yard shall be required the same as required in the district it abuts. The rear yard must be kept free and clear of obstruction for fire access unless it abuts an alleyway that can be used for this purpose.

C-1 Uses	Minimum Land Area	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Side Yard on Street	Minimum Public Road Frontage
Single Family	1 Acre	50'	25'	20'	30'	150'
Public (C-1) Facilities	1 Acre	30'	25'	25'	30'	150'

- o Off-Street parking: 1 space per 250 sq ft of floor area with a minimum of 5 spaces for any one use.
- o The Planning Commission shall impose the minimum area requirement and parking for any residential use approved in the C-1 Commercial District which corresponds to the type of use requested and whether on septic system.

4.2 C-2 Commercial: The “C-2” Commercial District is intended for the conduct of personal business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery.

Permitted Usages in a “C-2” District are limited to the following unless approved by appeal to the Board of Adjustments

1. All uses permitted in a “C-1” Commercial District
2. Hardware and household appliance sales and repair stores
3. Clothing and accessory manufacturing
4. Furniture and home furnishings stores
5. Financial Institutions
6. Funeral Homes
7. Public recreation and assembly halls including clubs, lodges, bowling alleys, theaters, billiard or pool parlors
8. Hotels, motels, and tourist homes
9. Newspaper and Printing Shops
10. Automobile Service Stations, provided storage tanks are underground
11. Accessory wholesale and services uses necessary for convenience of the general public subject to conditions deemed appropriate by the Board of Adjustments to insure conformity to the intent of this chapter.

Permitted Uses upon review by the Planning Commission:

1. Apartments located above the first floor of a commercial establishment
2. Those activities that require outdoor display of goods or items for the purpose of sale or purchase including, but not limited to the following:
 - a. Boat sales
 - b. Farm Implement & Machinery
 - c. House Trailer sales
 - d. Metal and wood fencing, ornamental grillwork, and decorative wrought iron work
 - e. Monument Sales
 - f. New and used automobile sales of any kind
 - g. Prefabricated house sales
 - h. Trailers for hauling, rental, and sales
 - i. Carwashes
 - j. Amusement Parks and Enterprises

4.3 C-3 Planned Shopping Center District: The “C-3” Planned Shopping Center District is intended for a group of 1 or more buildings that include retail shops and stores which provide for the regular needs and convenience of the people residing in adjacent residential neighborhoods. Adequate off-street parking, employee parking, and customer parking will be appropriate based on size of the facility.

5. Industrial Districts: Intended to provide for the full range of Industrial Activities. (Ord 2022-006)

- 5.1 “I-1” Restricted Light Industrial District
- 5.2 “I-2” Light Industrial District
- 5.3 “I-3” Heavy Industrial District

5.1 I-1 Restricted Light Industrial District: The "I-1" Restricted Light Industrial District is intended primarily for production and assembly plants that are conducted so the noise, odor, dust, and glare of such operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation routes; however, the size and volume of the raw materials and finished products

involved should not produce the volume of freight generated by the uses of the heavy industrial district. Buildings in this district should be architecturally attractive and surrounded by landscaped yards. I-1 lots require a minimum of 3 acres.

Permitted Usages in a “I-1” Restricted Light Industrial District are limited to the following unless approved by appeal to the Board of Adjustments

1. Assembly of electrical and mechanical appliances, instrument devices and the like.
2. Vehicle finishing, repair and the like.
3. Building material production, storage and sales uses.
4. Food distribution and storage plants.
5. Construction and agricultural equipment distribution, storage, and sales use.
6. Transportation storage and trucking yards.
7. Agricultural feed and grain storage and sales.
9. Sheet metal, plumbing and blacksmith shops.
10. Wholesale business, storage warehouses and the like.
11. Other uses of the same general character as those listed above which conform to restrictions deemed appropriate by the Zoning and Planning Commission.
12. Rodeo, fairgrounds, riding academies, livery or boarding stables, dog kennels.

Uses Prohibited. Those uses are prohibited which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, glare or disposal of waste material.

Variations may be granted by the Board of Adjustments to insure conformity to the intent of this district.

5.2 I-2 Light Industrial District: The "I-2" Light Industrial District is intended primarily for the conduct of light manufacturing, assembling and fabrication and for warehousing, wholesale and service uses. These uses do not depend primarily on frequent personal visits of customers or clients, but may require good accessibility to major rail, air, or street transportation routes. The I-2 District requires a minimum of 3 acres.

Permitted Usages in a “I-2” Restricted Light Industrial District are limited to the following unless approved by appeal to the Board of Adjustments

1. All uses permitted in the “I-1” District
2. Building materials sales yard and lumber yard, including the sale of rock, sand, gravel, and the like as an incidental part of the main business, but not including a concrete batch plant or transit mix plant.
3. Contractor's equipment storage yard or plant or rental equipment commonly used by contractors.
4. Freightage or trucking yard or terminal.
5. Oil field equipment storage yard.
6. Public utility service yard or electrical receiving or transforming station.
7. Sale barn
8. The following uses when conducted within a completely enclosed building:
 - a. The manufacture, compounding, processing, packaging or of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products.
 - b. The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn and paint not employing a boiling process.
 - c. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
 - d. The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like.
 - e. Manufacture of musical instruments, toys, novelties and rubber and metal stamps.

- f. Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing and overhauling, tire retreading or recapping and battery manufacturing.
- g. Blacksmith shop and machine shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers and automatic screw machines.
- h. Foundry, casting lightweight non-ferrous metals not causing noxious fumes or odors
- i. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders and the like.

Uses Prohibited. Those uses are prohibited which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, glare, noise or disposal of waste materials.

- Variances may be granted by the Board of Adjustments to insure conformity to the intent of this district.

5.3 I-3 Heavy Industrial District: The "I-3" Heavy Industrial District is intended to provide for heavy industrial uses not otherwise provided for in the districts established by this Chapter. The intensity of uses permitted in this district makes it desirable that they be located downwind and separated from residential and commercial uses whenever possible. The I-3 District requires a minimum of 5 acres.

Permitted Usages in a "I-3" Heavy Industrial District are limited to the following unless approved by appeal to the Board of Adjustments

1. All uses permitted in "I-1" and "I-2" Districts.
2. Cement, lime, gypsum, or plaster of Paris manufacture.
3. Explosives manufacture or wholesale storage.
4. Gas manufacture.
5. Petroleum or its products, refining of.
6. Wholesale or bulk storage of gasoline, propane or other petroleum products.
7. Acid manufacture.
8. The following uses, provided that the uses thereon shall be conducted in such a manner that all operations, display or storage of material shall be screened by ornamental fences, walls and/or permanent evergreen planting that it cannot be seen from a public street:
 - a. Automobile salvage or junk yard.
 - b. Building materials salvage yard.
 - c. Junk or salvage yard of any kind.
 - d. Public or private refuse dumps, landfills.
 - e. Scrap metal storage yard

Storage Regulations. No article or material permitted in this district shall be kept, stored or displayed outside the confines of a building unless secured by appropriate fencing for the safety of the general public, except where the property abuts a residential district where storage of articles and materials shall be same as "I-1" District.

- Variances may be granted by the Board of Adjustments to insure conformity to the intent of this district.

6. **Short-Term Rental District (STR)** (Ord 2022-006)

The Short-Term Rental District (STR) is established to regulate the use of Short-Term residential dwellings and ensure compliance with local regulations and standards enforced by the City of Little Flock. It is also established to clarify licensing process and minimize negative secondary effects of STR use on surrounding neighborhoods and to facilitate economic growth, protect the health, safety, and welfare of the residents and guests of the City.

Definitions:

1. **Short-Term Residential Rental** shall be defined as the renting, leasing, or otherwise furnishing of a house, cabin, condominium, Airbnb, VRBO, bed & breakfast, and/or other similar rental accommodation within the City of Little Flock for periods of less than thirty (30) days.
2. **Owner** represents the person who possesses ownership title to a transient use site/short-term residential rental property.
3. **Representative or Agent** means a person authorized by the Owner to transact business and/or fully manage the Short-Term Residential Property on Owners behalf. This includes a local contact who is available 24/7 who responds for remediation of any issues related to the property.
4. **Guest** shall mean the overnight occupant(s) renting the property for a period of thirty (30) days or less along with the visitors of the guests.

Permitted Uses:

1. Short-Term Residential Rental Properties are allowed only in any Residential Districts zoned R-1, R-2, R-3, RE, M-1, and PUD District if approved by Planning & Zoning Commission.
 2. Short-Term rental of residential property is allowed provided that a Short-Term Residential Rental Business License has first been granted for each individual property being rented or leased, and when applicable, a conditional use permit has been issued.
 3. Short-Term Rental Business Licenses are issued for a 12-month period and must be renewed annually and are non-transferrable. Annual Licensing fees are due on January 1 of each year. Any license not renewed by February 1 are deemed to have lapsed and the property is no longer allowed as a STR Property. Operation of an STR without a Business License could make the owner ineligible to apply for a Business License for up to one (1) year.
 4. Business Licenses shall be displayed prominently in each STR Property.
 5. Each STR Property including swimming pools and spas must be inspected by the City Inspector to ensure compliance with City Code.
 6. The maximum number of Guests authorized to stay overnight in the STR shall not exceed two (2) per bedroom plus two (2) to comply with the 2012 International Residential Code.
 7. Owner must maintain the manner consistent with the character of the neighborhood and shall not impair the desirability of the surrounding community.
 8. Noise ordinance is in effect and will be the responsibility of the Owner or Representative to enforce.
 9. No signage shall be allowed that indicates the property is used or available for transient or short-term residential rental purposes.
 10. Parking requirements include at a minimum two off-street parking spaces for motor vehicles of overnight guests and shall comply with the uses as required in each zoned district in which the property is located.
 11. Commercial Uses are strictly prohibited on the STR Property.
 12. Owner of Record must be maintained by the City on each property identifying the following information:
 - a. Owners Legal Name, Address, and Phone Number, Tax ID
 - b. If a Business, Articles of Organization and Tax ID Number are required
 - c. Copy of a photo ID
 - d. Owners Representative or Agent's Name, Address, and Phone Number
 - e. Proof of Insurance including fire, hazard, and liability
7. **Food Truck Use:** Intended to provide ability for Mobile Food Vendors to operate within the City. (Ord 2022-006)

“**Mobile Food Vehicle**” shall mean a food establishment that is motorized or non-motorized and located upon a vehicle, pulled by a vehicle, or which may be pushed or pulled by an individual, where food or beverage is cooked, prepared, and/or serviced for individual portion service, such as a mobile food kitchen. This includes a truck, cart, wagon, trailer, and the like. This shall not apply to ice cream trucks that move from place to place and are stationary in the same location for not more than 20 minutes at a time.

“**Mobile Food Vendors shall**” mean the owner or operator of a Mobile Food Vehicle or Food Truck.

Requirements:

1. All Mobile Food Vendors shall obtain an annual Business License issued by the City prior to commencing any food sales in the city. The Business License will be issued under NAICS Code 722330 (Mobile Food Services). The Business License is non-transferable and may be revoked by the City at any time.
2. All Food Truck Sales (food or otherwise) in within the City of Little Flock will be calculated at the current City tax rate, collected, and reported at least quarterly to the state of Arkansas.
3. All Mobile Food Vehicles must be inspected initially by the Fire Chief at the Little Flock Fire Department prior to use within the City. Annual inspections are required, and each Mobile Food Vehicle is subject to re-inspection at any time.
4. All Mobile Food Vehicles and Mobile Food Vendors must be approved by the Benton County Health Department as required by the County. Proof of required Health Department approvals must be provided to the City and displayed in the Mobile Food Vehicle.
5. Applicant for a Business License must submit all required Health Department approvals along with proof of inspection by the Little Flock Fire Chief prior to issuance of the Business License by the City.
6. All Mobile Food Vehicles and Mobile Food Vendors shall comply in all respects with applicable Federal, State, and Local laws, ordinances, and regulations. Information provided to the City must contain the following information:
 - a. Name and Address of the applicant
 - b. Copy of a photo ID of the applicant
 - c. Social Security Number
 - d. Employee Identification Number of a Business along with Articles of Incorporation
 - e. Location where the Mobile Food Truck will be set within the City
 - f. Trade Name of the Mobile Food Truck and type of food being served.
 - g. Picture of the Mobile Food Vehicle and tag number attached to the vehicle
 - h. Copy of Insurance required to operate the food truck including but not limited to liability and vehicle insurance.
7. The City retains the right to limit the number of Mobile Food Vendors (Food Trucks) based on the types of food being served, location, parking requirements, or health & safety of its citizens.
8. Special Events:
 - a. Mobile Food Vendors will be allowed to provide services for Special Events not lasting more than 3 days without an annual Business License.
 - b. A one-time per event fee shall apply for each Special Event if an annual Business License has not been obtained from the City.

Food Truck Rules and Regulations:

1. All Mobile Food Vehicles must be located off the public rights-of-way, street intersection or sidewalks, and operated in areas and/or districts zoned non-residential unless they are temporarily operated for Special Events at a church or at a location approved by the Mayor at least 5 days prior to the Special Event.
2. Hours of operation for all Mobile Food Vehicles shall be limited to 8:00 a.m. to 9:00 p.m. local time unless they have the Mayor's written approval to operate for extended hours related to Special Events. If an extension request is denied by the Mayor, the applicant has the right to appeal to the City Council.
3. Mobile Food Vehicles shall not be located within twenty-five (25) feet from any fire hydrant, sidewalk, utility boxes, handicap ramps and/or building entrances neither shall it hinder access to another business.
4. Mobile Food Vendors are responsible for the proper disposal of waste and trash associated with the operation. Operators shall remove all trash or debris from the site daily to maintain health and safety of the public. All trash, litter, debris, or waste generated from the operation must be kept clean and picked up to maintain cleanliness. City trash receptacles shall not be used for this purpose.
5. All equipment associated with the Mobile Food Vehicles including trash receptacles, tables, chairs, benches, etc., will be located within ten (10) feet of the Mobile Food Vehicles.
6. All food preparation shall be performed inside the primary Mobile Food Vehicle only. Grills or other cooking facilities are not allowed outside the Mobile Food Vehicle.
7. Any auxiliary power, water, sewer, or other utilities needed for the Mobile Food Vehicles will be self-contained
8. No Mobile Food Vehicles shall make or cause to be made any unreasonable noise including bull horns, loudspeakers, loud generators, etc. No flashing lights shall be permitted on or around the Mobile Food Vehicles. Any variance must be approved by the Mayor in writing.

9. Mobile Food Vehicles shall not occupy parking spaces required to fulfill the minimum requirements of a business's principal use unless for a Special Event approved by the City.
10. Signage is to be located and attached to the Mobile Food Vehicles. No portable signage is allowed.

Exceptions:

The Mayor, at his discretion, is authorized to issue a Business License exemption to an Mobile Food Vehicle who is operating in an organized civic event, festival, celebration, non-profit event, or any other event where it is deemed as being in the public's best interest. However, all vendors are responsible for the collection and timely remittance of sales taxes associated with the sale of food and inventory. All inspection requirements and health Department approvals are required prior to operation.

14.04.04 General regulations

- A. Annexed area. All territory which may hereafter be included within the zoning jurisdiction of Little Flock shall be annexed in a zoning district designated by the Planning Commission and approved by the City Council. Property not designated will be annexed as Agricultural and shall be subject to the requirements of the Agricultural District.
- B. Occupation permitted in residential structures utilized for residential purposes in a residential district. An occupation may be carried on in a residential structure in the residential districts only when it:
 1. Does not require the use of more than two (2) rooms otherwise normally considered as living space.
 2. Does not require the use of an accessory building or yard space or an activity outside the main structure not normally associated with the residential uses.
 3. Does not have a sign in excess of four (4) sq. ft. in areas to denote the business, occupation, or profession.
 4. Does not involve the outside display of goods and services.
 5. Does not employ people outside the immediate family.
- C. Lot area. A lot area minimum of 1 acre is required within the City limits of Little Flock. Only on a lot of record may a single-family structure be erected. If a lot is less area or width required by the Zoning regulations, approval must be obtained by the Planning Commission provided all other requirements are met.
- D. Non-conforming

1. Non-conforming use of land and structures may be continued and improved but not expanded so long as it remains otherwise lawful.
 2. Once a non-conforming use is changed to a permitted use in the district, or discontinued for a period of one (1) year the non-conforming use shall not be re-established.
 3. A non-conforming use can be changed to another non-conforming use, only if the use to which it is being changed has been determined by the Planning Commission to be a more appropriate use than the existing non-conforming use.
- E. Fees. The applicant for a change in zoning shall pay (in addition to all required advertising costs) to the City Recorder/Treasurer a filing fee of Twenty-Five Dollars (\$25.00) to cover such costs as may be incurred in connection with such application. Such fee is to be deposited in the General Fund of the city of Little Flock.

F. Amendments

1. The zoning regulation, when amended, shall be amended in one of the following methods:
 - a. In conformance with requirements of Act 186 of 1957, as amended, as required for the initial adoption of these zoning regulations, or
 - b. By a majority vote of the City Council, except that an amendment of the zoning map to rezone property shall not be accomplished by this method. (Ord. No. 109, Sec. 1.)
2. The Planning Commission shall establish the procedures for processing requests for revisions in the zoning regulations. In the case of a request for a change of zoning for a given piece of property, the applicant shall notify all persons who are known or are reasonably discoverable and whose whereabouts are known or are reasonably ascertainable and who lease or own property within three hundred (300) feet of the property proposed to be rezoned. The notice shall be on a form developed by the Planning Commission with appropriate blanks, and the blanks shall be filled in with information stating the nature of the proposed zoning change, the time and place of the public hearing on the proposed zoning change, the street address of the property to be rezoned, and the legal description of the property to be rezoned.

The applicant shall send such notice by certified or registered mail with a return receipt. At or before the public hearing, the applicant shall present the return receipts to the Planning Commission to prove that the notice was properly given. In addition, the applicant for a zoning change shall obtain from the city a sign to be placed on the property at least fifteen (15) days before the public hearing, which sign shall give notice of the public hearing. (Ord. No. 92-76, Sec. 1.)

3. No application for change of zoning for a given property may be resubmitted within twelve (12) months from the date of action by the Planning Commission or City Council, whichever is later, unless the Planning Commission or City Council finds that a substantial reason exists for waiving this limitation.
4. An applicant for a change of zoning or the applicant to the Board of Adjustment shall be required to reimburse the city of Little Flock for costs of public notices and the conducting of a public hearing.
5. Following disapproval of a proposed amendment by the Planning Commission, the petitioner may appeal such disapproval to the City Council, provided that the petitioner states specifically in writing to the City Recorder/Treasurer why he considers the Planning Commission's findings and decision are in error. Such an appeal shall be filed with the City Recorder/Treasurer within fifteen (15) days from the date of the Planning Commission action.

H. Campers and Recreational Vehicles. No one may live in a camper or a recreational vehicle within the city limits of Little Flock, except as follows:

1. Temporary Guest Housing. Persons visiting a resident of Little Flock may stay in a camper or recreational vehicle, provided that:
 - a. The stay is for no more than (5) days.
 - b. The resident of Little Flock does not have someone visiting in a camper or recreational vehicle for more than three (3) times in any calendar year, and
 - c. the camper or recreational vehicle is not parked on the street.

2. Temporary Housing During Home Construction. A person and his or her family may stay in a recreational vehicle, but not a camper, during the construction of the person's home in Little Flock, provided that:
 - a. The person applies for and is granted a temporary housing permit by the Little Flock Planning Commission prior to occupying the recreational vehicle.
 - a. The recreational vehicle is parked on the property on which the home is being constructed and not on the street.
 - c. No one but the person and his or her immediate family may occupy the recreational vehicle.
 - d. The maximum period of time that the recreational vehicle is used as temporary housing is six (6) months.
 - e. If the maximum period of time is inadequate, the person may apply to the Little Flock Planning Commission for an extension of up to an additional six (6) months.

3. Temporary Housing After Home Fire or Other Casualty. A person and his or her family may stay in a camper for up to two (2) weeks or a recreational vehicle for up to six (6) months after a fire or other casualty destroys or substantially damages the person's home in Little Flock, provided that:
 - a. That within one (1) week after so occupying a camper or recreational vehicle, the person applies for a temporary housing permit from the Little Flock Planning Commission.
 - b. If the Little Flock Housing Commission does not grant the temporary housing permit, the person shall immediately cease to occupy the camper or recreational trailer.
 - c. The camper or recreational vehicle is parked on the property which the home was destroyed or substantially damaged and not on the street.
 - d. No one but the person and his or her immediate family may occupy the camper or recreational vehicle.
 - e. If the maximum period of time is inadequate, the person may apply to the Little Flock Planning Commission for an extension of up to an additional six (6) months.

14.04.05 Board of Adjustment

A. Designation, organization, meetings of the Board

1. The Board of Adjustment, hereinafter referred to as "The Board," shall consist of the members of the Planning Commission.
2. The Board shall establish regular meeting dates, adopt rules for the conduct of its business, establish a quorum and procedures and keep a public record of all findings and decisions.

3. Each session of the Board shall be a public meeting with public notice of said meeting and business to be carried out and published in a newspaper of general circulation in the city one time at least seven (7) days prior to the meeting.
- B. **Appeals.** Decisions with respect to the administration of these regulations may be appealed to the Board. The Board may affirm or reverse, in whole or part, the decision of the Enforcement Officer.
 - C. **Variances.** The Board may hear requests for variances from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinances would cause undue hardship due to circumstances unique to the individual property under consideration and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance. The Board shall not permit, as a variance, any use in a zone that is not permitted under the regulations. The Board may impose conditions in the granting of a variance to ensure compliance and to protect adjacent property.
 - D. **Fees.** The applicant to the Board of Adjustment shall pay (in addition to all required advertising costs) to the City Recorder/Treasurer a filing fee of Twenty-Five Dollars (\$25.00) to cover such other costs as may be incurred in connection with such appeal. Such fee is to be deposited in the General Fund of the city of Little Flock.
 - E. **Appeals.** The decision of the Board in respect to appeals from the decision of the administration and to request for variances shall be subject to appeal only to a court of record having jurisdiction. (Ord. No. 34, Sec. 5.)

14.04.06 Enforcement

- A. The provisions of this ordinance shall be administered by a City Inspection or an Enforcement Officer designated by the City Council.
- B. No structure shall be erected, moved, added to, or structurally altered without a building permit. All applications for building permits shall provide such information as is necessary to determine conformance with these regulations.
- C. If a City Inspection finds that the provisions of this ordinance are being violated, he shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action to correct it. Should the person, firm, company, or agent responsible for said violation fail to take the necessary action to correct it, the Enforcement Officer shall notify the City Council, which shall certify the violation to the City Attorney. The City Attorney shall, within seven (7) days, apply to a court having jurisdiction to remove the violation. Each day a violation exists, after notification by the Enforcement Officer, is a separate offense. The violator may be charged with a violation and shall be subject to a fine of a maximum of Twenty-Five Dollars (\$25.00) per day. (Ord. No. 2016-007, Sec. 3.)

14.04.07 DEFINITIONS:

Accessory use or structure – a use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use on the lot. (Ord. No. 93-97, Sec. 8.)

Building area – the portion of a lot remaining after required yards (setbacks) have been reserved.

Camper – a mobile place to sleep without kitchen or bathroom facilities that includes travel trailers, camper trailers, caravans, pop-up trailers, hard sided trailers, toy haulers, pickup trucks with camper tops, and side-in- trailers that fit in the bed of a pickup truck.

City Recorder/Treasurer – City Recorder/Treasurer includes City Clerk.

Dwelling, single-family – a detached residential dwelling unit, not including mobile homes or manufactured housing, designed for and occupied by one family only and being securely attached to a permanent foundation. (Ord. No. 93-97, Sec. 8.)

Dwelling, manufactured home – a dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site as a permanent structure and bearing a seal that it is built in compliance with the Manufactured Housing and Construction Standards Code. (Ord. No. 93-97, Sec. 8.)

Dwelling, mobile home – a dwelling unit fabricated before June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site as a permanent structure and not bearing a seal that it is built in compliance with the Manufactured Housing Construction and Safety Standards Code. (Ord. No. 93-97, Sec. 8.)

Dwelling, two-family – A detached residential building or buildings designed for or occupied by two families, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling, multiple-family – A residential building or buildings designed for or occupied by three (3) or more families with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling unit – one (1) room or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, rental or lease and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.

Front Yard: means a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on the lot measured to the front property line.

Lot – for purposes of this ordinance, a lot is a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, and may consist of:

- A. A single lot of record;
- B. A portion of a lot of record;
- C. A combination of complete lots of record;
- D. A parcel of land described by metes and bounds;

provided that in no case of division or combinations shall any residual lot or parcel be created which does not meet the requirements of this ordinance.

Lot measurement

- A. Depth of the lot shall be the average distance between the front lot line and the rear lot line measured at the furthest most points.
- B. Width of a lot shall be the average distance between the side lot lines measured at the furthest most points. The width between side lot lines where they intersect with the street line shall not be less than eighty percent (80%) of the required lot width except in the case of lots on the turning circle of cul-de-sacs or curved streets, where the eight percent (80%) requirement may be measured at the building line.

Lots of record – a lot which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Manufactured Housing Construction and Safety Standards - Code Title IV of the 1974 Housing and Community Development Act (42 U.S.C. 5401 et. seq.), as amended (previously known as the Federal Mobile Home Construction and Safety Act), the rules and regulations adopted thereunder including H.U.D. approved information supplied by the home manufacturer, all of which became effective for manufactured home construction on June 15, 1976. (Ord. No. 93-97, Sec. 8.)

Manufactured home park – A parcel of land on which two (2) or more manufactured homes are occupied as residences. (Ord. No. 93-97, Sec. 8.)

Manufactured home subdivision – a parcel of land platted according to all requirements of the subdivision ordinance, designed or intended for lots to be conveyed by deed to individual owners for residential occupancy primarily by manufactured homes. (Ord. No. 93-97, Sec. 8.)

Mobile home park – two or more mobile homes on a undivided tract under one ownership.

Parking space, off-street – for the purpose of this ordinance, an off-street parking space shall consist of a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room.

Rear Yard: means a yard extending across the width of a lot between the rear lot line and the nearest wall of any main building or structure on the lot measured to the rear property line.

Road Frontage: means the length or width of a parcel along the street adjacent to that parcel measured along the line of the street.

Recreational Vehicle – a motor vehicle or trailer equipped with living space and amenities found in a home, such as a kitchen, bathroom, and sleeping facilities. A motor vehicle Recreational Vehicle is self-propelled. A trailer Recreational Vehicle is pulled by a motor vehicle.

Setback: means the right-angled distance from a lot line or street boundary to the nearest part of a main building on the lot, typically the nearest corner of the structure measured to the nearest property line.

Side Yard: means a yard extending from the front yard to the rear yard of a lot and from the side lot line of such lot to the nearest part of any building, structure or excavation on such lot measured to the side property line.

Side Yard on Street: means a corner lot, or a lot with front and side street. The Side Yard on Street is a yard extending from the front yard to the rear yard of a lot and from the side lot line of such lot to the nearest part of any building, structure, or excavation on such lot on the adjacent 'Street Side' of the building or structure measured to the side property line.

Sign – any device designed to inform or attract the attention of persons not on the premises on which the sign is located, provided however, that the following shall not be included in the application of the regulations herein:

- A. Signs not exceeding one (1) square foot in area and bearing only property numbers, post box numbers, names of occupants, or premises, or other identification of premises not having commercial connotations;
- B. Flags and insignia of any government except when displayed in connection with commercial promotion;
- C. Legal notices, identification, informational or directional signs erected or required by governmental bodies;
- D. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights.
- E. Signs directing and guiding traffic and parking on private property, but bearing no advertising matter.

Sign, on-site – A sign relating in its subject matter to the premises on which it is located, or to products, accommodations, services, or activities on the premises. On-site signs do not include signs erected by the outdoor advertising industry in the conduct of the outdoor advertising business.

Sign, off-site – a sign other than an on-site sign.

Storage facility – any structure that is subordinate to a dwelling and has not been used for another purpose in the past, and not exceeding 144 square feet. (Ord. No. 93-97, Sec. 8.)

Street line – the right-of-way line of a street.

Structure or building – anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground.

Yard – a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above the general ground level of the graded lot upward, provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility. (Ord. No. 34, Sec. 7.)

14.04.08 Building permit. Section 10(D)(1) of the Little Flock Zoning Regulations is hereby amended to read as follows:

- A. **Permit required.** No building or structure, except portable buildings having less than 144 square feet of floor space, shall be constructed, erected, moved, added to, or structurally altered without a building permit being obtained in advance. The construction, erection, adding to, or structural alteration of a swimming pool shall require a building permit, and no pool shall be filled with water before a fence has been built according to ICC Building Code standards as confirmed by the Little Flock Enforcement Officer.
- B. **Building permit fees.** Section 10(D)(#) of the Little Flock Zoning Regulations is hereby amended to read as follows:
 - C. **Permit fees.** Building permit fees shall be based on the value of the structure for which the building permit is obtained, which valuation shall be based on ICC Building Valuation Data Table as periodically updated. The building permit fees are hereby set as follows:

<u>Total Valuation</u>	<u>Fee</u>
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No fee, unless inspection is required, in which case a \$50.00 fee for each inspection shall be charged.

\$50.00 for the first \$3,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and include \$50,000.00

\$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00

\$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00

\$1,660.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

Other additional fees are set as follows:

<u>Fee</u>	<u>Amount</u>
Plan review fee	\$50.00
Site inspection fee	\$50.00
Electrical inspection fee	\$100.00
Plumbing inspection fee	\$100.00

Inspection of additions (patios, decks, rooms, covers, etc.)	\$100.00
Final inspection fee	\$50.00
Re-inspection fee (this fee is for any and each re-inspection)	\$50.00
Certificate of occupancy fee	\$25.00
Fee for moving any building or structure	\$100.00
Fee for the demolition of any building or structure	\$50.00
(Ord. No. 2010-341, Sec. 1.)	

14.04.09 Septic Tanks That provisions requiring conditional use approval for septic tank installation, contained in Section 8 of the Zoning Regulations for the City of Little Flock, be and are hereby repealed. The Section 8 of the Zoning Regulation for the City of Little Flock is amended to permit, subject to conditional use approval, sewage disposal facilities in all zoning districts. (Ord. No. 2004-260, Sec. 1.)

CHAPTER 14.08 FLOOD DAMAGE PREVENTION PROGRAM

Sections:

14.08.01	Statutory authority
14.08.02	Findings of fact
14.08.03	Statement of purpose
14.08.04	Lands to which this ordinance applies
14.08.05	Methods of reducing flood losses
14.08.06	Flood Damage Prevention Code adopted by reference
14.08.07	Abrogation and greater restrictions
14.08.08	Interpretation
14.08.09	Warning and disclaimer of liability
14.08.10	Compliance
14.08.11	Penalty for non-compliance

14.08.01 Statutory authority. The Legislature of the state of Arkansas has in A.C.A. 14-268-101, et seq., delegated the responsibility of local governmental units to adopt regulations to minimize flood losses. Therefore, the City Council of Little Flock, Arkansas, does hereby ordain as follows. (Ord. No. 207-307, Sec. 1.)

14.08.02 Finding of fact

A. The Federal Emergency Management Agency (FEMA) has identified Special Flood Hazard Areas of Little Flock, Arkansas, in the current scientific and engineering report entitled “The Flood Insurance Study (FIS) for Benton County, Arkansas, and incorporated areas, dated June 5, 2012, with an effective Flood Insurance Rate Map (FIRM) dated June 5, 2012. (Ord. No. 2012-380, Sec. 1.)

B. These Special Flood Hazard Areas are subject to periodic flooding events that result in loss of life and property, pose health and safety hazards, disrupt commerce and governmental services, and cause extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.

C. These periodic flooding events are exacerbated by the cumulative effect of floodplain developments which cause an increase in flood heights and velocities, and by the placement of inadequately elevated, inadequately flood proofed or otherwise unprotected structures or uses vulnerable to floods into Special Flood Hazard Areas. Such structures or uses are inherently hazardous to other lands because of their adverse impact on flooding events. (Ord. No. 2007-307, Sec. 2.)

14.08.03 Statement of purpose. The purpose of this ordinance is to promote the public health, safety and general welfare, to prevent adverse impacts from any floodplain development activities, and to minimize public and private

losses due to flooding events in identified Special Flood Hazard Areas. This ordinance advances the stated purpose through provisions designed to:

- A. Protect human life and health;
- B. Protect natural floodplains against unwise development;
- C. Eliminate adverse impacts of necessary floodplain development;
- D. Minimize expenditure of public monies on flood control projects;
- E. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- F. Minimize prolonged business interruptions due to flooding events;
- G. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in Special Flood Hazard Areas;
- H. Minimize future flood blight areas to help maintain a stable tax base; and
- I. Provide for notice to potential buyers when property is in a Special Flood Hazard Area. (Ord. No. 2007-307, Sec. 3.)

14.08.04 Lands to which this ordinance applies. The ordinance shall apply to all Special Flood Hazard Areas within the jurisdiction of the city of Little Flock, Arkansas. (Ord. No. 2007-307, Sec. 4.)

14.08.05 Methods of reducing flood losses. This ordinance uses the following methods to accomplish the stated purpose:

- A. This ordinance restricts or prohibits structures or uses in Special Flood Hazard Areas that adversely impact health, safety or property during flooding events;
- B. This ordinance requires protection against flood damage for structures or uses vulnerable to floods at the time of initial construction, or after substantial improvement of the structure, or after substantial damage has occurred;
- C. This ordinance controls the alteration of natural floodplains, stream channels and natural protective barriers which are involved in the accommodation and transport of flood waters;
- D. This ordinance controls floodplain development (structural development, placement of manufactured structures, clearing, grading, mining, drilling, dredging, placement of fill, excavating, watercourse alteration, drainage improvements, roadway or bridge construction, individual water or sewer installations and other activities) which may increase flood damage by increasing flood elevations, flood water velocities, or flood discharge patterns;
- E. This ordinance regulates the construction of flood barriers which unnaturally divert floodwaters or which may adversely impact other lands. (Ord. No. 2007-307, Sec. 5.)

14.08.06 Flood Damage Prevention Code adopted by reference. The city has published notice as required by law to adopt the Flood Damage Prevention Code as a technical code by reference. The city has had and shall continue to have three (3) copies of the Flood Damage Prevention Code on file in the office of the Recorder/Treasurer for inspection and copying by the public. Therefore, a "Flood Damage Prevention Code for the city of Little Flock, Arkansas, " dated November 19, 2007 is adopted by reference. The code shall include:

ARTICLE 1 DEFINITIONS
ARTICLE 2 ADMINISTRATION
ARTICLE 3 PROVISIONS FOR FLOOD HAZARD REDUCTION

(Ord. No. 2007-307, Sec. 6.)

14.08.07 Abrogation and greater restrictions. This ordinance does not repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Whenever there is a conflict or overlap between this ordinance and another ordinance, easement, covenant, or deed restriction, the instrument with the more stringent restrictions applies. (Ord. No. 2007-307, Sec. 7.)

14.08.08 Interpretation. In the interpretation and application of this ordinance, all provisions must:

- A. Be considered as minimum requirements;
- B. Be liberally construed in favor of the governing body; and
- C. Be deemed to neither limit nor repeal any other powers granted under state statutes. (Ord. No. 2007-307, Sec. 8.)

14.08.09 Warning and disclaimer of liability. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes. Documented scientific and engineering data form the basis for these requirements. On rare occasions, flooding events greater than those considered for this ordinance will occur. In addition, flood heights may increase over time due to man-made or natural causes. This ordinance does not imply that land outside Special Flood Hazard Areas will be free from flooding, nor that strict adherence to this ordinance protects uses permitted within Special Flood Hazard Areas from all flood damages. This ordinance specifically does not create liability on the part of the community, nor any official or employee of the community, for any flood damages that result while strictly following this ordinance, or from any lawful administrative decision made under the provisions of this ordinance. (Ord. No. 2007-307, Sec. 9.)

14.08.10 Compliance. Constructing, locating, substantially altering or changing the use of any structure or land after the effective date of this ordinance requires full compliance with the provisions of this ordinance and all other applicable regulations. (Ord. No. 2007-307, Sec. 10.)

14.08.11 Penalty for non-compliance. Flood hazards are reduced by compliance with the provisions of this code. Accordingly, enforcement of this ordinance discourages non-compliance and is a recognized mechanism for flood hazard reduction.

- A. The Floodplain Administrator must enforce the provisions of this ordinance and is authorized to:
 - 1. Issue cease and desist orders on non-compliant floodplain development projects;
 - 2. Issue citations for non-compliance;
 - 3. Request that FEMA file a 1316 Action (Denial of Flood Insurance) against non-compliant properties; and
 - 4. Take any other lawful action necessary to prevent or remedy any instance of non-compliance with the provisions of this ordinance.
- B. It is a misdemeanor to violate or fail to comply with any provision of this ordinance.
- C. Any person found, in a court of competent jurisdiction, guilty of violating this ordinance is subject to fines of not more than Five Hundred Dollars (\$500.00) per day for each violation. In addition, the defendant is subject to payment of all associated court costs and costs involved in the case. (Ord. No. 2007-307, Sec. 11.)

CHAPTER 14.12

SIGNS

Sections:

14.12.01	Purpose
14.12.02	Definition
14.12.03	Signage plan
14.12.04	Application for a sign permit
14.12.05	Review and approval
14.12.06	Interpretation of sign regulations
14.12.07	General regulations
14.12.08	Signs allowed without a permit
14.12.09	Signs not permitted

14.12.01 Purpose. The purpose of this section is to encourage the effective use of signs as a means of communication; to maintain and enhance the aesthetic environment, and the community's ability to attract sources of economic development and growth; to eliminate physical and visual clutter; to improve pedestrian and traffic safety; to minimize the possible adverse effects of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign regulations.

The effect of this section is:

- A. To establish a permit system that allows a variety of types of signs on business premises and a limited variety of signs on other premises, subject to this ordinance and its permit procedures.
- B. To prohibit off-premise advertising signs, except where in compliance with this ordinance.
- C. To allow a variety of no-commercial signs subject to the same substantive and permit regulations that control on-premise signs.
- D. To prohibit all signs not expressly permitted by this ordinance.
(Ord. No. 2010-351, Sec. 1.)

14.12.02 Definition

Sign - any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, structures, designs, trade names, or trademarks by which anything is made known, such as those that are used to designate an individual, a firm, an association, a corporation, a profession, a business, or a commodity or products, which are visible from any public street or adjacent property and used to attract attention. This definition includes the structure or the face on which a sign message is displayed. (Ord. No. 2010-351, Sec. 2.)

14.12.03 Signage plan. Prior to issuance of any sign permit in a development containing several buildings or businesses, a common signage plan for the development shall be approved and filed with the Planning Commission. In the case of any conflict between the signage plan and the zoning ordinance, the ordinance shall apply.

- A. Drawings. Drawings, sketches and/or photographs shall be submitted and kept on file to demonstrate the common signage plan. The common signage plan shall consist of three (3) elements:
 - 1. Location. Identification of sign locations on buildings or property.
 - 2. Materials. Description of the type of sign and sign materials including construction materials and proposed lighting, if any.
 - 3. Size. Itemization of sign size or band area at identified locations.
- B. Multiple signs. Where more than one sign is located on a property, or where more than one building or business is located in a single development project, such as a shopping center, the common signage plan will demonstrate that these elements create consistency and uniformity among signs within the project. The requirements of a common signage plan shall apply to all businesses within a related project, even if the properties have been subdivided.
- C. Subdivision. Signs identifying a recognized community, subdivision or development provided that such signs were lawfully erected pursuant to an encroachment agreement, and are consistent with an approved overall sign plan, site plan or subdivision plat. Must be included in preliminary plat or large-scale development plan.
 - 1. Subject. No commercial message shall be placed on the identification sign.
 - 2. Permanent feature. Identification signs shall be incorporated into a permanent landscape feature such as a wall, fence, or masonry column.
- D. Amendments. Revisions or amendments to the common signage plan shall require documentation from all tenants on the property prior to approval.
- E. Minor alterations. Minor alterations in sign locations resulting from unexpected conditions on site may be approved by the Planning Commission. (Ord. No. 2010-351, Sec. 4.)

14.12.04 Application for a sign permit

- A. Application Complete the Sign Permit application provided by the city of Little Flock.
- B. Drawings. A scaled drawing of the sign including sign height, area, design, content, and dimensions of the sign and the design and dimensions of any measures used to support the sign or used to affix the sign to a wall, window or the ground.
- C. Site plan. A scaled site plan showing the location of the sign on the property or building including street right-of-way and property lines. For wall signs, building face shall be dimensioned.
- D. Materials list. A list of materials used to construct the sign.
(Ord. No. 2010-351, Sec. 5.)

14.12.05 Review and approval

- A. Approval. After a review of the application by the Planning Commission shows that the sign meets zoning, the applicant shall receive a permission to erect or install the approved signs.
- B. Inspections – permanent signs. The applicant shall request an inspection within ten (10) business days after installation of the permanent signs.

1. Expiration of permit. The sign permit shall be null and void if sign installation is not completed within six (6) months or the signs are not in conformance with the approved application. The Planning Commission may grant one thirty (30) day extension to the sign permit.
 2. Successors. Valid sign permits may be assignable to a successor of the business.
- C. Revocation of permits. The city Mayor or his/her designee may revoke a sign permit if a sign is found to be in violation of this ordinance. The sign owner has ten (10) business days to remove the sign or ensure the sign is in compliance.
(Ord. No. 2010-351, Sec. 5.)

14.12.06 Interpretation of sign regulations

- A. Street frontage. Street frontages shall be considered separately for each street the lot fronts, measured by property lines.
- B. Maximum area. Maximum area shall be the area of one side of the sign.
- C. Measurable area. Measurable area is the area within the outer boundaries of standard geometrical shapes, primarily squares, rectangles, and circles, containing and defined by the extreme reaches of information or graphic parts of the signs.
- D. Maximum height. Height is measured from the point at which the sign and supports are attached to the ground, measured to the highest point on the top of the sign.
- E. Appeal of interpretation. All administrative interpretations of sign regulations may be appealed to the Planning Commission. Where necessary, the Commission may consider not only the current or intended uses of a sign but also its past use. It shall be the obligation of the sign owner to furnish records concerning the past use, if requested by the Commission. (Ord. No. 2010-351, Sec. 6.)

14.12.07 General regulations

- A. Designs and construction
 1. Code compliance. All signs shall comply with applicable provisions of the ICC Building Code and the National Electrical Code.
 2. Materials. Signs shall be constructed of permanent materials and permanently affixed to the ground or building except for the following signs:
 - a. Temporary signs meeting the regulations elsewhere in this section.
 - b. Signs advertising premises for sale, lease or rent.
 - c. Signs providing information on construction taking place on the premises.
 - d. Window signs
 - e. Yard sale signs, political, and election signs.
- B. Sight triangle. No signs shall constitute a hazard to traffic including, but not limited to signs located within the sight triangle of an intersection.
 1. No sign shall constitute a hazard to traffic including, but not limited to, signs located within the sight triangle of an intersection.

2. The sight triangle is defined by a triangular area formed by a diagonal line connecting two points on intersecting street rights-of-way, measured 25 feet along each right-of-way starting at the intersection point.
 3. No signs or structures between 30 inches and 60 inches in height will be allowed within the sight triangle.
- C. Maintenance. All signs, to include permanent and temporary signs and signs that do and do not require a permit, shall be maintained in good condition, kept free of cracked or peeling paint, missing or damaged sign panels or supports, and weeds, grass or vegetation which obscures the view of the sign message. Sign landscaping shall be maintained so as not to interrupt the view of the sign.
- D. Obstructions. No sign shall block entrances or exits to buildings to include windows, doors, and fire escapes.
- E. In public right-of-way. No sign, including supports, frames, and embellishments, shall be located within a public right-of-way and/or attached, affixed, or painted on any utility pole, light standard, utility box or pedestal, tree, rock or other natural object located within the public right-of-way or on public property, except as permitted elsewhere in this ordinance.
- F. Illumination
1. Source. Signs may be illuminated from within or from an external source, but such illumination shall be in a manner which avoids glare or reflection which in any way interferes with traffic safety.
 2. Strung lights. Signs shall not be illuminated by a string of lights placed around the sign.
 3. Residential. Sign lighting shall not be allowed in residential zones, and sign lighting in non-residential zones shall not be detrimental to adjacent residential property as determined by the Planning Commission. For the purposes of this subsection, property on the other side of a public right-of-way other than a controlled access highway shall be considered adjacent property.
- G. Changeable copy on signs. Changeable copy is allowed on signs in non-residential zoning districts subject to the following:
1. Area. No more than 50% of the area of a sign shall be devoted to changeable copy.
 2. Copy rotation. The displayed copy may not be changed more than eight (8) times in one day except for time and temperature displays.
- H. Non-conforming, obsolete, and unpermitted signs. Any non-conforming signs that do not fall under the above paragraph shall be removed or made conforming. (Ord. No. 2010-351, Sec. 7.)

14.12.08 Signs allowed without a permit

- A. Construction signs. Construction signs in residential districts, subject to the following regulations:
1. Maximum area: Thirty-two (32) square feet.
 2. Maximum height: Six (6) feet.

3. Removal: The sign shall be removed prior to the issuance of a certificate of occupancy.
- B. Flags. U.S., state, municipal, or corporate flags.
- C. Hand carried non-commercial signs
- D. Historic markers. Attached or freestanding historic or memorial markers erected by a governmental agency or private, non-profit historic preservation or education organization pursuant to a plan or program for the erection of such signs or markers applied on a national, state or county-wide basis or to properties within a duly authorized local historic district. Such plan or program must employ uniform standards of eligibility and the sign or marker must commemorate a person, building, place or event or historical, civic, cultural, natural historical, scientific, or architectural significance. Historical markers are subject to the following regulations:
 1. Maximum area: Freestanding: Eighteen (18) square feet. Wall: Six (6) square feet.
 2. Materials: Each such sign or marker shall be made of cast metal, cut masonry, painted wood or metal or other similar weatherproof material.
- E. Identification signs. Customary identification signs, such as: building numbers, addresses, private parking signs, no trespassing signs or dangerous animal signs that are no larger than three (3) square feet in area per sign and no more than one sign per every twenty-five (25) feet.
- F. Incidental or directional signs. Incidental signs, those that give information or direction for the convenience and necessity of the public, such as “entrance,” “exit,” “no admittance,” “telephone,” or “parking,” subject to the following regulations:
 1. Maximum area: Three (3) square feet.
 2. Maximum height: Four (4) feet.
 3. Subject: Such sign shall not contain any logos.
- G. Non-profit announcements. Announcements by public or non-profit organizations of fund raising events, special events or activities of interest to the general public, other than political signs, subject to the following regulations:
 1. Maximum area: Residential: Six (6) square feet.
Non-residential: Thirty-two (32) square feet.
 2. Maximum height: Six (6) feet.
 3. Maximum number permitted: Two (2) per event.
 4. Time period: Signs may be erected up to two (2) weeks prior to the event.
 5. Removal: Signs shall be removed within seven (7) days after the event.
- H. Political signs. Temporary political signs erected in connection with elections or political campaigns, subject to the following regulations:
 1. Maximum area: Six (6) square feet.
 2. Maximum height: Six (6) feet.
 3. Banners: No political banners allowed.
 4. Location: Political signs are prohibited on utility poles and may not obstruct driver’s vision clearance at an intersection. Such signs shall not be placed in public right-of-ways.

5. Time period: Political signs shall not be posted earlier than sixty (60) days prior to a primary, general or special election.
 6. Removal: Such signs shall be removed within three (3) days after the election.
- I. Public notice. Any public notice or warning required by valid and applicable federal, state or local law, regulation or ordinance.
- J. Public park signs. Signs in public parks of a non-commercial nature erected by a government agency such as directional signs, rules signs, safety signs or site identification signs that are no greater than eight (8) feet in height.
- K. Public sign. Any federal, state or local traffic control or other public sign.
- L. Real estate signs – residential. Real estate signs in residential districts:
1. On-site signs. On-site real estate signs in residential districts, subject to the following regulations:
 - a. Maximum area: Six (6) square feet.
 - b. Maximum height: Six (6) feet.
 - c. Maximum number permitted:
 - Freestanding – one (1) per street frontage.
 - Wall – one (1) per dwelling unit.
 2. Off-site signs. Off-site directional real estate signs for the sale or rent of residential property, subject to the following regulations:
 - a. Maximum area: Two (2) square feet for a single user, or four (4) sq. ft. when shared by multiple projects.
 - b. Maximum height: Four (4) feet.
 - c. Maximum number permitted: Five (5) directional real estate signs per project (or per property when a single dwelling is for sale or rent), in order to avoid the placement of a series of signs along several miles of roadway.
 - d. Location: Directional signs shall be placed no farther than two (2) road miles from the project or property for which directions are given.
 - e. Subject: The directional sign contains only directional information (i.e., directional arrow, “left 100 yards,” “2nd right,” etc.) and “home for rent,” “open house,” “new homes for sale,” or the name of the project. The name of a builder or real estate company is permitted.
 - f. Intersections: Up to two (2) directional signs are allowed at intersections. However, each user is allowed only one (1) sign per intersection. Therefore, each of the signs must identify different users.
 - g. Illumination: Off-site directional real estate signs shall not be illuminated.
 - h. Removal: Signs for properties for sale shall be removed when a contract is closed on the final property.
- M. Real estate signs – non-residential. Real estate signs in non-residential districts, subject to the following regulations:
1. Maximum area: Thirty-two (32) square feet.
 2. Maximum height: Six (6) feet.
 3. Maximum number permitted:
 - a. Freestanding: One (1) per street frontage
 - b. Wall: If the entire building is for sale or lease: one (1) per building façade. If portions of the buildings are for sale or lease: one (1) per lease space.

- N. Religious institution directional signs. Off-site signs directing a person to a religious institution shall meet the following conditions:
1. Maximum area: Six (6) square feet.
 2. Maximum height: Six (6) feet.
 3. Maximum number permitted: Four (4) per religious institution.
 4. Subject: Such signs may only bear the name and address of the church with direction and distance to the church.
 5. Permission: Such signs require property owner permission.
- O. Yard sale signs. All such yard, garage, moving rummage sale signs, subject to the following regulations:
1. Advertising: No signs shall be posted advertising said sale more than seven (7) days prior to the sale. Signs shall be removed one (1) day after the event.
 2. Maximum area: Signs: six (6) square feet. Banners: Each banner shall be no greater than thirty-two square feet in area. Each banner shall be individually attached to a pole, mast arm or other structure.
 3. Maximum number permitted : One (1) at the site of the sale and five (5) off-site directional signs.
 4. Enforcement: The Code Enforcement Officer shall have authority to remove the sign and issue a citation for any signs not in compliance with these regulations.
 5. Location: Signs shall be placed behind the sidewalk for streets with sidewalks and 10' behind the back of curb for streets without sidewalks. Sign cannot extend into a roadway. (Ord. No. 2010-351, Sec. 8.)

14.12.09 Signs not permitted. The following signs shall be prohibited, and may neither be erected nor maintained:

- A. Flashing, moving. Signs, or any means of advertising, with animated, blinking, chasing, flashing, or moving effect. Each message shall be displayed for at least five (5) seconds before alternating to the next message. Exception: This provision shall not prohibit signs with an alternating display of time or temperature, which may be alternated with one additional message.
- B. Obsolete signs. Obsolete signs or signs which have broken supports or are overgrown with vegetation.
- C. Off-site signs. Off-site signs are signs that direct attention to a business, commodity, service or entertainment not conducted, sold or offered on the premises where the sign is located. Off-site signs include any sign which has been used as an off-site sign at any point after the effective date of this ordinance.
 Exceptions: This provision shall not prohibit the following signs:
1. Off-site signs that were erected and are permitted and maintained in compliance with state regulations and this ordinance; and
 2. Off-site signs specifically permitted within this ordinance.
- D. Portable signs. Any sign not permanently attached to the ground or other permanent structure, including but not limited to signs with attached wheels; converted to A or T frame signs; menu and sandwich board signs; gas; air or hot air filled displays.
- E. Rotating or revolving signs
- F. Strung lights. Lights strung across buildings or property.

- G. Windblown. Fluttering, spinning, windblown or inflated devices including pennants, propeller discs, and balloons. Flags, other than governmental or corporate, are prohibited. Exception: Balloons shall be permitted for three (3) consecutive days for an event.
- H. Others not exempt. All other signs which are not expressly exempt from regulations and expressly permitted under this section. (Ord. No. 2010-351, Sec. 9.)

CHAPTER 14.16

ANNEXING AND REZONING OF PROPERTY

Sections:

- 14.16.01 Annexing
- 14.16.02 Re-zoning

14.16.01 Annexing

- Ord. No. 18 NW ¼ of SW ¼ of Sec. 36, Twp 20 N, Range 30 West
- Ord. No. 85-40 Part of Sec. 34, SE corner of Sec. 24
- Ord. No. 85-41 Part of Sec. 27 & 34 in NW corner of Lot 1, Bl. 1 in Meadowbrook Farms
- Ord. No. 85-43 W ½ of SE ¼ of Sec. 36, Twp 20 N, Range 30 West
- Ord. No. 85-45 W ½ of SE ¼ of Sec. 36, Twp 20 N, Range 30 West
- Ord. No. 86-49 Part of NW ¼ of Sec. 34, Twp 20 N, Range 30 West
- Ord. No. 86-50 Part of the N ½ of Sec. 34, Twp 30 Range 30
- Ord. No. 92-79 Part of Sec. 27 & 34, Twp 20 N, Range 30 West
- Ord. No. 92-84 Part of SE ¼ of Sec. 12, Twp 20 N, Range 30 West
- Ord. No. 92-86 Part of SE ¼ of Sec. 12, Twp 20 N, Range 30 West
- Ord. No. 92-95 Part of SE ¼ of Sec. 34, Twp N, Range 30 West
- Ord. No. 178 Part of NE ¼ of Sec. 24, Twp 20 N, Range 30 West
- Ord. No. 179 Strip of land fifty (50) ft. in Sec. 12 & 13, Twp 20 N, Range 30 West
- Ord. No. 182 Part of NE ¼ of Sec. 34, Twp 20 N, Range 30 West
- Ord. No. 2011-371 N ½ of SW ¼ of Sec. 36, Twp 20 N, Range 30 West
- Ord. No. 2015-001 NE ¼ of NE ¼ of Section 34, twp 20 N, Range 30 W
- Ord. No. 2016-006 Ne ¼ of SE ¼ & SE ¼ of SE ¼ of Sec. 27 . . .

14.16.02 Re-zoning

- Ord. No. 35 From A to R-1 Part of SW ¼ of Sec. 26, Twp 20 N, Range 30 W.
- Ord. No. 85-39 From A to C Part of E ½ of Sec. 14, Twp 20 N, Range 30 W.
- Ord. No. 85-43 From I to R-2 Part of SW ¼ of Sec. 13, Twp 20 N, Range 30 W.
- Ord. No. 86-47 From A to R-3 Part of SE ¼ of Sec. 35, Twp 20 N, Range 30 W.
- Ord. No. 90-57 From A to R-1B Part of NE ¼ of Sec. 36, Twp 20 N, Range 30 W.
- Ord. No. 91-59 From A to R-1 Part of E ½ of Sec. 26, Twp 20 N, Range 30 W.
- Ord. No. 91-68 From A to R-1 Part of NW ¼ of Sec. 35, Twp 20 N, Range 30 W.
- Ord. No. 91-69 From A to R-3 Part of SW ¼ of Sec. 35, Twp 20 N, Range 30 W.
- Ord. No. 91 From A to R-1 Part of N ½ of Sec. 34, Twp 20 N, Range 30 W.

Ord. No. 92-77	From I to R-1	Part of Tract in Sec. 36, Twp 20 N, Range 30 W.
Ord. No. 98	From A to R-1	Part of E ½ of Sec. 34, Twp 20 N, Range 30 W.
Ord. No. 93-99	From A to R-1	Tract 9 of Leon France First Addition
Ord. No. 93-102	From A to R-1	Part of N ½ of Sec. 34, Twp 20 N, Range 30 W.
Ord. No. 93-103	From A to RMH	Part of NE ¼ of Sec. 22, Twp 20 N, Range 30 W.
Ord. No. 94-118	From A to RMH	Part of SE ¼ of Sec. 14, Twp 20 N, Range 30 W.
Ord. No. 94-124	From A to R-E	Part of NE ¼ of Sec. 26, Twp 20 N, Range 30 W.
Ord. No. 95-131	From A to R-MH	Part of NW ¼ of Sec. 34, Twp 20 N, Range 30 W.
Ord. No. 95-133	From A to R-E	Part of NW ¼ of Sec. 26, Twp 20 N, Range 30 W.
Ord. No. 96-140	From A to R-MH	Part of SW ¼ of Sec. 34, Twp 20 N, Range 30 W.
Ord. No. 96-146	From A to R-1	Part of NW ¼ of Sec. 35, Twp 20 N, Range 30 W.
Ord. No. 96-147	From I to A	Part of NW ¼ of Sec. 36, Twp 20 N, Range 30 W.
Ord. No. 96-148	From A to R-E	Part of NE ¼ of Sec. 25, Twp 20 N, Range 30 W.
Ord. No. 96-149	From A to R-E	Part of NE ¼ of Sec. 26, Twp 20 N, Range 30 W.
Ord. No. 97-160	From A to C	Part of SW ¼ of Sec. 34, Twp 20 N, Range 30 W.
Ord. No. 97-164	From A to R-E	Part of NE ¼ of Sec. 26, Twp 20 N, Range 30 W.
Ord. No. 97-165	From A to R-1	Part of NW ¼ of Sec. 25, Twp 20 N, Range 30 W.
Ord. No. 97-170	From A to R-1	Part of NW of Sec. 25, Twp 20 N, Range 30 W.
Ord. No. 98-174	From A to R-1	Part of SW ¼ of Sec. 24, Twp 20 N, Range 30 W.
Ord. No. 98-177	From A to R-1	Part of E ½ of Sec. 25, Twp 20 N, Range 30 W.
Ord. No. 99-187	From A to R-1	Part of W ½ of Sec. 25, Twp 20 N, Range 30 W.
Ord. No. 99-188	From A to R-1	Part of W ½ of Sec. 26, Twp 20 N, Range 30 W.
Ord. No. 99-191	From A to R-1	Part of NE ¼ of Sec. 26, Twp 20 N, Range 30 W.
Ord. No. 99-193	From R-1 to R-E	Part of S ½ of Sec. 24, Twp 20 N, Range 30 W.
Ord. No. 99-195	From A to C	Part of E ½ of Sec. 34, Twp 20 N, Range 30 W.
Ord. No. 99-196	From A to R-1	Part of S ½ of Sec. 34, Twp 20 N, Range 30 W.
Ord. No. 2000-199	From A to R-1	Part of SW ¼ of Sec. 35, Twp 20 N, Range 30 W.
Ord. No. 2000-202	From A to R-1	Part of SE ½ of Sec. 34, Twp 20 N, Range 30 W.
Ord. No. 2000-204	From A to R-1	Part of E ½ of Sec. 36, Twp 20 N, Range 30 W.
Ord. No. 2001-222	From R-1 to R-E	Part of NW ¼ of Sec. 35, Twp 20 N, Range 30 W.
Ord. No. 2002-227	From A to C	Part of SW ¼ of Sec. 35, Twp 20 N, Range 30 W.
Ord. No. 2002-236	From A to R-E	Part of NE ¼ of Sec. 35, Twp 20 N, Range 30 W.
Ord. No. 2003-246	From A to R-E	Part of SW ¼ of Sec. 25, Twp 20 N, Range W.
Ord. No. 2003-248	From A to R-1	Part of N ½ of Sec. 34, Twp 20 N, Range 30 W.
Ord. No. 2003-251	From A to R-3	Part of SE ¼ of Sec. 35, Twp 20 N, Range 30 W.
Ord. No. 2004-255	From A to R-1	S ¾ of Sec. 35, Twp 20 N, Range 30 West
Ord. No. 2004-262	From A to R-1	Part of NE ¼ of Sec. 26, Twp 20 N, Range 30 W.
Ord. No. 2004-265	From A to R-3	Part of NE ¼ of Sec. 35, Twp 20 N, Range 30 W.
Ord. No. 2004-266	From A to R-1	Part of NE ¼ of Sec. 34, Twp 20 N, Range 30 W.
Ord. No. 2004-267	From A to R-1	Part of E ½ of Sec. 26, Twp 20 N, Range 30 W.
Ord. No. 2004-271	From A to R-1	Part of NE ¼ of Sec. 35, Twp 20 N, Range 30 W.
Ord. No. 2005-283	From A to R-1	Part of SW ¼ of Sec. 24, Twp 20 N, Range 30 W.
Ord. No. 2006-290	From A to C	Part of NE ¼ of Sec. 36, Twp 20 N, Range 30 W.
Ord. No. 2006-293	From R-1 to R-E	Lot 2 of Bob Brown Subdivision
Ord. No. 2006-294	From R-1 to R-E	Part of E ½ of Sec. 25, Twp 20 N, Range 30 W.
Ord. No. 2007-305	From A to R-1	Tract 1 & 2 of Alton's First Addition
Ord. No. 2007-308	From A to R-1	Part of NW ¼ of Sec. 26, Twp 20 N, Range 30 W.
Ord. No. 2008-314	From A to R-1	SE ¼ of Sec. 24, Twp 20 N, Range 30 West
Ord. No. 2009-335	From R-1 to R-E	Part of NW ¼ of Sec. 35, Twp 20 N, Range 30 W.
Ord. No. 2012-379	From A to R-1	Part of NW ¼ of Sec. 26, Twp 20 N, Range 30 W.
Ord. No. 2012-382	From A to R-1	Part of NE ¼ of Sec. 35, Twp 20 N, Range 30 W.
Ord. No. 2012-383	From A to R-1	Part of SW ¼ of Sec. 34, Twp 20 N, Range 30 W.
Ord. No. 2012-390	From A to R-E	Part of NE ¼ of Sec. 34, Twp 20 N, Range 30 W.
Ord. No. 2013-414	From A to R-1	Part of NE ¼ of Sec. 25, Twp 20 N, Range 30 W.
Ord. No. 2013-413	From A to R-1	Part. of NE ¼ of Sec. 25, Twp 20 N, Range 30 W.

Ord. No. 2014-424	From A to R-1	The Johnson Property Book 2014 Page 8896
Ord. No. 2013-422	From R-1 to A	Part of NE $\frac{1}{4}$ of Sec 25, Twp 20 N, Range 30 W.
Ord. No. 2014-433	From R-1 to A	Part of NE $\frac{1}{4}$ of Sec 25, Twp 20 N, Range 30 W.
Ord. No. 2014-437	From A to R-1	Tract 4, Leon France First Addition
Ord. No. 2015-004	From A to R-1	NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 26, Twp 20 N, Range 30 W.
Ord. No. 2015-005	From A to R-1	SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 25, Twp 20 N, Range 30 W.
Ord. No. 2016-003	From A to R-1	SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 35, Twp 20 N, Range 30 W.
Ord. No. 2016-004	From A to R-1	SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 26, Twp. 20 N, Range 30 W.
Ord. No. 2017-014	From A to R-1	Part of N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 34, Twp. 20 N, R 30 W.
Ord. No. 2017-002	From A to R-1	Part of W $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec 26, Twp. 20 N, R 30 W.
Ord. No. 2018-002	From A to R-1	Part of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec 26, Twp 20 N, R 30 W.