

ORDINANCE NO. 0-92-6

AN ORDINANCE AMENDING THE REVISED LAND USE ORDINANCE BEING ORDINANCE B-425; AND FOR OTHER PURPOSES.

Now, therefore, be it ordained by the Board of Directors of the City of Arkadelphia, Arkansas:

WHEREAS, the City of Arkadelphia, Arkansas has adopted a revised land use ordinance being Ordinance B-425 and

WHEREAS, the Board of Directors desires that certain portions of Ordinance B-425 be amended as follows:

Section 1. Article 3-4, Central Business District (C-1), Paragraph A, Permitted Uses, Paragraph 17 is hereby amended to read as follows: "Other uses deemed appropriate upon review of the Planning Commission including the accessory residential use for a manager or caretaker responsible for securing, maintaining or operating the commercial property."

Section 2. Article 3-5, Highway Commercial District (C-2), Paragraph A, Permitted Uses, is hereby amended to add Paragraph 16 to read: "Other uses deemed appropriate upon review of the Planning Commission including the accessory residential use for a Manager or Caretaker responsible for securing, maintaining or operating the commercial property."

Section 3. Article 3-6, General Commercial Zone (C-3), Paragraph A, Permitted Uses, Paragraph 4 is hereby amended to read as follows: "Other uses deemed appropriate upon review of the Planning Commission including the accessory residential use for a manager or caretaker responsible for securing, maintaining or operating the commercial property."

Section 4. Article 3-7, Office Commercial District (C-4), Paragraph B, Uses Permitted, Paragraph 22 is hereby amended to read as follows: "Other uses deemed appropriate by the Planning Commission including the accessory residential use for a Manager or Caretaker responsible for securing, maintaining or operating the commercial property."

Section 5. Article 3-8, Light Industrial District (I-2) Paragraph B, Uses Permitted On Review is hereby amended to add Paragraph 4: "Residential use for a Manager or Caretaker responsible for securing, maintaining or operating the industrial property."

Section 6. Article 3-9, Heavy Industrial District (I-1) Paragraph C, Residential Use Prohibited is hereby amended to read as follows: "No structure may be constructed or altered for residential use within this district except that the Planning Commission may allow residential use for a Manager or Caretaker responsible for securing, maintaining or operating the industrial property."

Section 7. Article 6-1, Nonconforming Buildings and Structures is hereby amended to add Paragraph E, "Single Family Detached Dwellings in Commercial Districts" as follows:

"A single family detached dwelling legally existing within a district at the time commercial zoning is adopted or the district is rezoned to commercial use may continue and maintain the single family residential use, may expand the use through remodelings or additions to the residence or through building or adding onto accessory buildings, and may replace the single family detached dwellings if unintentionally destroyed, or accessory buildings if removed or destroyed. All such changes shall meet the same accessory use permitted, height regulations, area regulations, and lot coverage as are required in the R-2 District."

PASSED: April 16, 1992

APPROVED: *City Council*
Mayor

ATTEST: *Shirley A. Loy*
City Clerk