

## ORDINANCE 0-97-20

### AN ORDINANCE AMENDING THE ARKADELPHIA ZONING ORDINANCE NO. B-425 CREATING A NEW ZONING DISTRICT NAMED CENTRAL BUSINESS REDEVELOPMENT DISTRICT (CBRD), ELIMINATING THE PRE-EXISTING ZONES IN THE CENTRAL BUSINESS REDEVELOPMENT DISTRICT AND DECLARING AN EMERGENCY

WHEREAS, the Arkadelphia Recovery Plan calls for the redevelopment of the downtown, and

WHEREAS, the area identified as the boundaries of the district to be known as the Central Business Redevelopment District is currently zoned C-1, C-4, I-1 and R-3, and

WHEREAS, it is paramount that the district have one zoning classification to assist in bringing about its comprehensive redevelopment.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF ARKADELPHIA.

**Section 1.** The Arkadelphia Zoning Ordinance, Ordinance NO. 425 is hereby amended to include an Article 3-13 entitled Central Business Redevelopment District (CBRD) to read as follows:

#### Article 3-4 - Central Business Redevelopment District (CBRD)

The district is intended to be applied to the downtown area of Arkadelphia. This district will provide for the comprehensive development and redevelopment of the downtown business district and its surroundings. The area is shown on a map as Exhibit A and a street description in Exhibit B attached. More specifically the purposes and intents include:

1. To encourage development which is consistent with the long-range comprehensive plan of the city.
2. To accommodate small and larger scale single or mixed use developments in a harmonious relationship.
3. To encourage mixed use development which includes commercial, office and residential uses.
4. To encourage orderly and systematic development in order to minimize adverse impact on surrounding areas and on the general flow of traffic.
5. To encourage the development of the downtown ensuring maximum economic and residential viability.

A. Permitted Uses.

1. Single-family, Two-family and multi-family as defined in zoning districts R-1, R-2 and R-3 of this code.
2. Rooming or boarding houses; Bed & Breakfasts, Apartment hotels
3. Garages and Garage apartments
4. Art Gallery
5. Assembly buildings for nonprofit corporation or institution
6. Churches or places of worship
7. Public or Private schools
8. Professional office (public or private)
9. Parking lots
10. Library, Museum or other public building
11. Barber or Beauty shop
12. Retail sales uses
13. Eating establishments
14. Studios, art and photography
15. Funeral home
16. Newspaper offices and print shops
17. Theaters, places of public assembly and other public recreational uses.
18. Veterinarian, (small animal) - office only
19. Banks and Savings & Loan (with or without drive-in service)

B. Conditional Uses

Conditional uses are those listed uses allowed only when the Planning Commission finds them appropriate. These uses are often appropriate only under certain conditions. These conditions may be existing in the area, such as proximity to other like uses, zoning or land use patterns or can be required by the commission such as hours of operation, building orientation, landscaping and other site plan criteria and number of employees and size of the operation.

1. Wholesaling and warehousing.
2. Bulk storage of noncombustible materials.
3. Manufacturing and processing which produce no noise, odor, dust or vibration
4. Gasoline service stations.

C. Lot Area

No requirement

D. Yard Requirements

1. Front yard, side yard and rear yard setbacks shall be the same requirements based upon the properties' zoning classification prior to adoption of this ordinance unless varied by the Board of Zoning Adjustments.

E. Loading and Unloading

1. Loading and unloading facilities shall be provided so as not to block any public way. Alley unloading permitted for actual loading and unloading time only. Parking in an alley without loading and unloading is not permitted.

F. Structure Coverage

1. No requirements except as may be necessary to provide off-street parking space and yard requirements.

G. Screening Requirement

Where property zoned CBRD abuts a residential district, a planting screen or other visual barrier to be approved by the Board of Zoning Adjustment shall be constructed by the property owner or potential user of the property prior to the use of such property for other than residential purposes in a manner that provides a continual visual buffer between the two districts.

H. Appeal of a Conditional Use

The action of the Planning Commission may be appealed to the City Board of Directors. Such appeals shall be written and filed with the City Clerk with thirty (30) days of the Planning Commission action. Appeals can be filed by the applicant or record objectors aggrieved by an action of the Planning Commission.

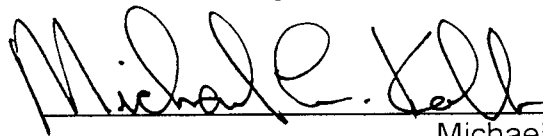
I. Parking

Parking requirements should be in compliance with Ordinance B-425 unless varied by the Board of Zoning Adjustment.

**Section 2. EMERGENCY CLAUSE.** Due to the importance of swift action in the redevelopment of the downtown area, an emergency is hereby declared, and this ordinance shall take effect immediately upon its passage.

Passed and approved this 22nd day of July, 1997

FOR THE CITY OF ARKADELPHIA



Michael L. Kolb, Mayor

ATTEST:



Nancy Anderson, City Clerk