

ORDINANCE NO. 0-98-2

AN ORDINANCE AMENDING ORDINANCE B-425 AND ALLOWING BED AND BREAKFAST TYPE USES IN CERTAIN AREAS AND FOR OTHER PURPOSES

WHEREAS, Ordinance B-425, the Land Use Code for the City of Arkadelphia, Arkansas, does not adequately address bed and breakfast type operations, which are primarily residences but also have a commercial component, being the renting of rooms on a short-term basis, and the providing of meals, and

WHEREAS, there is a need to clarify the requirements for bed and breakfast type operations, THEREFORE

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF ARKADELPHIA, ARKANSAS, THAT:

SECTION 1 - Ordinance B-425, the Land Use Code for the City of Arkadelphia, Arkansas, is hereby amended by adding a new Section to Chapter III, Use and Area Districts, an article entitled Bed and Breakfast Operations.

SECTION 2 - Subject to approval by the Planning Commission, Bed and Breakfast establishments will be allowed in all commercial zones, being C-1, C-2, C-3, and C-4; in residential districts, R-2 and R-3; in non-urban districts; and in educational districts.

SECTION 3 - The owner or resident manager of the Bed and Breakfast shall occupy the facilities at all times if the facility is located in a residential zone. In all other zones, the owner or resident manager shall occupy the facility while it is occupied by guests.

SECTION 4 - In residential districts, the breakfast meal only may be served but in all other zones, breakfast, lunch, and dinner may be served. Meals may be served to overnight guests only.

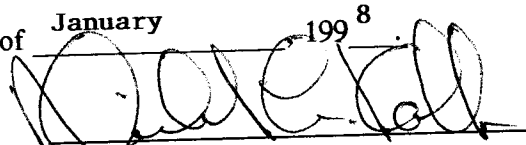
SECTION 5 - One solid surface, concrete or asphalt, off-street parking space will be provided for each rental room and two spaces for the resident. If the zone in which the facility is located requires additional off-street parking, the minimum shall be that required for the specific zone in which the facility is located.

SECTION 6 - All city building and fire codes must be complied with prior to opening for business.

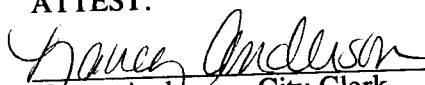
SECTION 7 - All exterior signage must comply with the requirements for the zone in which the facility is located.

SECTION 8 - Bed and breakfast operation is defined as: A residential structure where short-term (maximum of seven consecutive days) lodging rooms and meals are provided and complies with all other provisions of this ordinance and all other laws and ordinances.

PASSED and APPROVED this 22 day of January, 1998


MIKE KOLB, Mayor

ATTEST:


Nancy Anderson, City Clerk