

**ORDINANCE NO. 2024 – 05**

**AN ORDINANCE AMENDING THE SEARCY ZONING  
CODE; DECLARING AN EMERGENCY; AND FOR  
OTHER PURPOSES**

**WHEREAS**, the Planning Commission for the City of Searcy, Arkansas, has, pursuant to Article 9-4-2 of the Searcy Zoning Code, conducted a public hearing upon proposed amendments to the Zoning Code text heretofore adopted by the City Council for the City of Searcy; and

**WHEREAS**, the Planning Commission for the City of Searcy, Arkansas, has upon conclusion of the said public hearing, made a finding of fact that the amendments to the Zoning Code text are consistent with the purposes of the Zoning Code and Plans adopted by the said Planning Commission; and

**WHEREAS**, upon the aforesaid finding of fact, the Planning Commission has recommended to the City Council the amendments to the Zoning Code text; and

**WHEREAS**, the City Council has reviewed and requested code changes.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SEARCY, ARKANSAS:**

**SECTION 1.** The Zoning Code text of the City of Searcy, Arkansas be amended as follows:

**Amend Art. 3-10 to read:**

Art. 3-10: Structures in Front Yard

Structures, as defined in this code, and fences shall not be permitted in the front yard of any residential district or the C-3 Low-Intensity Commercial District. Any yard, including all paved areas, adjoining a street shall be considered a front yard as defined by this code.

**SECTION 2.** The Zoning Code text of the City of Searcy, Arkansas be amended as follows:

**Amend Art. 3-12 to read:**

Art. 3-12: Self-Storage Facility Screening

No Self-Storage Facility shall be permitted unless there shall be constructed, along the front, and any side of the property adjoining a Residential Zoning Classification, a privacy fence of no less than 6 feet in height, Further, no Self-Storage Facility shall be permitted unless the same is served by at least two vehicular entrances to the property, each of which shall be at least 20 feet in width.

**SECTION 3.** The Zoning Code text of the City of Searcy, Arkansas be amended as follows:

**Delete Art. 3-13**

**SECTION 4.** The Zoning Code text of the City of Searcy, Arkansas be amended as follows:

**Amend Art. 9-1-3 to read:**

The Enforcement Officer will issue a building permit for either the new construction or renovation of a building or structure within the corporate limits of the City of Searcy only when the application has been approved by the Enforcement Officer as meeting the requirements of these regulations.

No building permit shall be issued for the construction of any building or structure located on a lot or parcel subdivided or sold in violation of the provisions of these regulations, or the Searcy Subdivision Regulations, nor shall the municipality have any obligation to issue a certificate of occupancy (COE) or to extend utility services to any parcel created in violation of these regulations or the Searcy Subdivision Regulations.

All applications for building permits shall be accompanied by a plot plan, submitted in two copies, drawn to scale, showing the size and location of the building to be constructed, indicating the setbacks from perimeter property boundary lines, building lines and eave lines, proposed off-street parking, and such other information as may be necessary to provide for the proper administration of these regulations. A record of such application and plot plan shall be filed with the Enforcement Officer.

**SECTION 5.** The regulation and preservation of property uses and the continued utilization of lands within the City of Searcy in accordance therewith being necessary for the preservation of the public peace, health, safety, and welfare, an emergency is hereby declared, and this Ordinance shall be in full force and effect from and after its passage.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF FEBRUARY, 2024**

**/s/ Mat Faulkner**

**Mayor of Searcy**

**ATTEST:**

**/s/ Jerry Morris**

**City Clerk**