

ORDINANCE NO. 2020 - 06

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 the 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 the 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:

Art. 4-5-2: Use Descriptions: Add

Institutional – Small: Include public service building

Revise Use Definitions to include: “RV Park” means a parcel of land in which two or more campsites are designated primarily for temporary occupancy by recreational vehicles for travel, recreational or vacation uses, or temporary construction facilities in allotted spaces known as “sites” or “campsites”.

Art. 4-5-1 Table of Uses: Add: RV Parks: Allowed as a Conditional Use in all Commercial and UT zones.

Art.5-6: Vehicular Storage and Parking In a Residential Zone: Change Number 1 to read:

Storage and parking of motor homes, recreational vehicles (RV), trailers (camping, hauling, travel, or other type) at any dwelling or within any residential zone shall comply with the Property Maintenance Code.

Art. 7-11: Signs Permitted in Residential Districts: Change to read:

The following signs may be permitted in all residential districts, all other signs being specifically prohibited:

1. All signs permitted in Art. 7-10
2. Individual temporary signs as described in Article 7-4-9.
3. Signs larger than two square feet but not larger than 32 square feet may be permitted for apartment buildings, schools, churches, hospitals, parks, farms, and other uses approved for the zoning district, excluding single family dwellings.

Art. 8-2-1: Change to read:

Whenever a nonconforming use, or portion thereof, involving an enclosed structure having a value in excess of \$1,000 is discontinued for a period of six (6) consecutive months, or changed, the use of such structure thereafter shall be in conformance with the regulations of the District.

Art. 9-3: Conditional Use

Add that the list of property owners within 200 feet may also be obtained from the White County Assessor's Office

9-4-3: Amendments by Property Owners:

Add that the list of property owners within 200 feet may also be obtained from the White County Assessor's Office

Art. 5-1-1: Setbacks: Change list item Number 4 to read as follows:

4. In residential zoning districts, accessory buildings shall be clearly incidental to the main building on the lot and may have a maximum size of 800 square feet or 5 percent of the total square feet of the residential lot, whichever is greater, up to a maximum of 1,200 square feet. Two accessory buildings that do not exceed a cumulative size as thus set forth may be allowed if they meet existing setback requirements. Accessory buildings larger than 1,200 square feet, shall require a conditional use permit. The height of an accessory building shall not exceed 15 feet unless approved as a conditional use.

SECTION 2. The regulation and preservation of property uses and values in accordance with a Comprehensive Plan 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 10th DAY OF MARCH, 2020.

/s/ Kyle Osborne

Kyle Osborne, Mayor of Searcy

ATTEST:

/s/ Jerry Morris

Jerry Morris, City Clerk