

ORDINANCE AMENDING ORDINANCE 57, GOSNELL ZONING REGULATIONS, TO CORRECT ERRORS IN THE ORIGINAL DRAFTING OF THE REGULATIONS AND FOR OTHER PURPOSES AND DECLARING AN EMERGENCY

WHEREAS, a special public hearing was held on July 1, 1982 by the Gosnell Planning Commission to consider making corrections in the zoning regulations and to amend certain portions thereof; and

WHEREAS, in light of the recommendation of the Planning Commission, it is determined desirable to make the following amendments and corrections:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GOSNELL, ARKANSAS:

SECTION 1. That Ordinance No. 57 known as Gosnell Zoning Regulations, is hereby amended in the following particulars and on the following pages of the Gosnell Zoning Regulations:

- (a) Page 1. Change Wilbes Lane to read Wilber Lane.
- (b) Page 3. After Family, add Fences: No fence will be erected on easements or rights of way.
- (c) Page 4. After Manufactured Homes, add Measurements: All measurements to lot line from structure will be from the overhang.
- (d) Page 14. Article 5-2, C. 1 Change to read Minimum Lot Area: 7,000 square feet.
- (e) Page 14. Article 5-2, C. 2.a. Change to read, Interior Lot: 70 feet.
- (f) Page 14. Article 5-2.C. 2b. Change to read, Exterior Lot: 75 feet.
- (g) Page 14. Article 5-2. C.3 Change 30 feet to 25 feet.
- (h) Page 14. Article 5-2.C.5. Change 15 feet to read 5 feet.
- (i) Page 13. Article 5-2.C.6. Change to read, Side Yard (Exterior Lot): 15 feet if lot is back to back or 20 feet in all other instances from street right of way.
- (j) Page 14. Article 5-2.C.7. Change to read, Accessory Buildings: No accessory building shall be erected on any required front yard. Side and rear yard setbacks shall be 5 feet from side yard boundary and 10 feet from rear lot line where no alley exists and no closer than 5 feet to the rear lot line where an alley exists.
- (k) Page 18. Article 5-3.C.1.A. Change 7000 to 6000 feet.
- (l) Page 18. Article 5-3.C.2. Last sentence, Change 15 feet to 5 feet.

(m) Page 18. Article 5-3.C.3.b. Change 15 to 5 feet.

(n) Page 18. Article 5-3.C.3.c. Change to read: Side Yard (Exterior Lot): 15 feet if back to back lot and 20 feet in all other instances from street right of way.

(o) Page 19. Article 5-3.C.6. Change to read. Accessory Buildings: No accessory building shall be erected on any required front yard. Minimum side yard distance shall be 5 feet on an interior lot and same as principal structure on an exterior lot. The distance from rear lot line shall be at least 10 feet where no alley exists and 5 feet to the rear lot line where an alley exists. Accessory buildings shall be at least 5 feet from all other buildings on the same lot.

(p) Page 23. Article 6-2.B. Change to read: Should such structure be destroyed by any means to an extent of 100 percent of its replacement cost at the time of destruction, it shall be reconstructed except in conformity with the provisions of this Ordinance.

SECTION 2. The zoning map included within the Gosnell Zoning Regulations and appearing at Page 33 of the Ordinance under the regulations should be amended as follows:

- (a) Change School Area from agriculture to Public-Semi public.
- (b) Change area known as Lynn Hughes Development which is the area shown as the northern most portion of property located on the West side of Highway 181 from Agriculture to R1 and the southeast corner of special designated lots therein to Commercial.
- (c) Change area in Quality Acres from R-2 to Commercial that is presently used as Commercial along Highway 181.
- (d) Add Public-Semi Public to Legend of Zoning Districts, so as to show this on the map as P-S-P.

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

This Ordinance being necessary for the peace, health and safety of the citizenry of the City of Gosnell, Arkansas, an emergency is hereby declared and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 12th day of October 1982.

APPROVED: Carl S. Peltier  
MAYOR

ATTEST:

Janice Gray  
CITY CLERK