

RESOLUTION NO. 78

A RESOLUTION OF THE CITY COUNCIL OF TONTITOWN ARKANSAS, STATING THE INTENT OF THE LAND USE PLAN, AND POLICY FOR THE REDISTRICTING OF LAND PERTAINING THERETO; CLARIFYING THE LANGUAGE OF THE ZONING ORDINANCE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Tontitown has an adopted Land Use Plan, and an adopted Zoning Ordinance; and

WHEREAS, the City Council of Tontitown, Arkansas deems it necessary, to clarify language, and to restate the intent of its adopted Land Use Plan and Zoning Ordinance for the purposes of promoting the health, safety, and general welfare of the citizens of Tontitown, Arkansas; and

WHEREAS, the City Council has prepared a resolution for these purposes which could be implemented in keeping with its adopted Land Use Plan and Zoning Ordinance as follows:

SECTION 1. The redistricting of land within the City of Tontitown Arkansas shall be in conformity with the adopted Official Land Use Plan of June 5, 1990. The purposes of this plan are to provide for the coordinated, adjusted, and harmonious development of the municipality and its environs. The Planning Commission may grant certain exceptions, by full vote, when it is shown that changes, or an amendment to the Land Use Plan should be considered, and that the redistricting will be harmonious with other land uses in the area. The Planning Commission may set forth criteria for the use, height, setbacks, and landscaping of redistricted land, to assist with the blending of the land use into the community.

SECTION 2. No building permits shall be issued for the purposes of constructing or enlarging buildings to be used as Antique shops, Antique Malls, Flea Markets, or similar purposes, in accordance with Ordinance No. 92, Section VI, Paragraph 4. Accordingly, no building permits shall be issued for warehouses, inside storage, wholesale establishments or similar uses. Building permits for said uses may be issued only after successful appeal by the permittee, to the Planning commission. The Building Official may grant exceptions in certain land areas or developments where similar uses currently exist, and it is shown that such use will not conflict with the character of other land uses in the area.

NOW THEREFORE, BE IT RESOLVED by the City Council of Tontitown Arkansas, in regular session assembled.

PASSED AND APPROVED this 4th day of May, 1999.

Daniel R. Watson
MAYOR

ATTEST: Frances Franco
CITY CLERK