

ORDINANCE NO. 2020-__

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE AMENDING IN PART THE RESIDENTIAL USES TABLE IN SECTION 153.083: COMMERCIAL AND INDUSTRIAL USES AND EXCLUSIVE USE-LANDFILL USES PERMITTED OF CHAPTER 153: ZONING REGULATIONS OF THE TONTITOWN MUNICIPAL CODE IN ORDER TO CLARIFY ZONING REGULATIONS FOR THE CITY OF TONTITOWN, AND DECLARING AN EMERGENCY

WHEREAS, on or about December 2, 2014, the City Council of Tontitown adopted Ordinance No. 2014-12-489 to provide zoning regulations within the city and said Ordinance No. 2014-12-489, as it has been amended from time to time and as was thereafter codified within in Chapter 153: ZONING REGULATIONS in the Tontitown Municipal Code; and

WHEREAS, the City Council of the City of Tontitown now finds it to be in the best interest of the citizens of the City of Tontitown to amend the Tontitown Municipal Code Section 153.083: COMMERCIAL AND INDUSTRIAL USES AND EXCLUSIVE USE-LANDFILL USES PERMITTED OF CHAPTER 153: ZONING REGULATIONS in part in order to better provide for the clarification of terms and uses for zoning regulations; and

WHEREAS, the Tontitown Planning Commission has reviewed the amendment to Section 153.083: COMMERCIAL AND INDUSTRIAL USES AND EXCLUSIVE USE-LANDFILL USES PERMITTED Chapter 153: ZONING REGULATIONS and recommends to the City Council that the amendment be approved; and

WHEREAS, having fully reviewed the proposed amendment, the Tontitown City Council has determined that Section 153.083: COMMERCIAL AND INDUSTRIAL USES AND EXCLUSIVE USE-LANDFILL USES PERMITTED Chapter 153: ZONING REGULATIONS of the Tontitown Municipal Code should be amended in part as incorporated herein below.

NOW THEREFORE, BE IT ENACTED AND ORDAINED, by the City Council of the City of Tontitown, as follows:

Section 1. Section 153.083: COMMERCIAL AND INDUSTRIAL USES AND EXCLUSIVE USE-LANDFILL USES PERMITTED Chapter 153: ZONING REGULATIONS of the Tontitown Municipal Code is hereby amended as attached hereto as Exhibit "A".

Section 2. The remainder of Section 153.083: COMMERCIAL AND INDUSTRIAL USES AND EXCLUSIVE USE-LANDFILL USES PERMITTED Chapter 153: ZONING REGULATIONS not specifically amended in the attached Exhibit "A" shall remain in full force and effect.

Section 3. In the event that any section, paragraph, subdivision, clause, phrase, or

other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

Section 4. Declaration of Emergency. It is hereby found and determined Section 153.083: COMMERCIAL AND INDUSTRIAL USES AND EXCLUSIVE USE-LANDFILL USES PERMITTED Chapter 153: ZONING REGULATIONS, of the Tontitown Municipal Code should be immediately amended in order to provide clarification of the permitted uses for commercial zoning districts within the City of Tontitown. Therefore, an emergency is declared to exist, and this act, being immediately necessary for the preservation and protection of the public peace, health, safety and welfare of the City and its citizens, shall become effective on the date of its passage and approval by the Mayor. If the Ordinance is neither approved nor vetoed by the Mayor, it shall become effective on the expiration of the period of time during which the Mayor may veto this Ordinance. If the Ordinance is vetoed by the Mayor and the veto is overridden by the City Council, it shall become effective on the date the City Council overrides the veto.

PASSED AND APPROVED this _____ day of _____, 2020.

APPROVED:

Paul Colvin, Jr., Mayor

ATTEST:

Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)

Exhibit "A"

	Zoning Districts			
RESIDENTIAL USES	C-1	C-2	I	EU-L
Single-family detached	C	C	C	NP
Duplex, triplex, 4-plex	C	C	C	NP
Loft apartment	C	C	C	NP
Multi-family	NP	NP	C	NP