

ORDINANCE NO. 2025-_____

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE TO AMEND SECTION 152.151: DESIGN STANDARDS FOR LARGE SCALE DEVELOPMENTS OF THE TONTITOWN MUNICIPAL CODE; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Tontitown has adopted regulations to improve the overall quality of commercial, institutional, triplex, quadplex, multi-family residential, and industrial developments with surrounding land uses, and to enhance pedestrian safety and walkability within the City of Tontitown, which are codified in Section 152.151: Design Standards for Large Scale Developments of the Tontitown Municipal Code; and

WHEREAS, it has become apparent to the City Council of Tontitown that a need exists to amend Section 152.151: Design Standards for Large Scale Developments of the Tontitown Municipal Code in order to provide updated regulations pertaining to primary materials, as set forth in the attached Exhibit “A”; and

WHEREAS, having held a public hearing on the subject, the Tontitown Planning Commission has recommended this change, and the City Council has determined it is in the best interest and benefit of the community to amend Section 152.151: Design Standards for Large Scale Developments of the Tontitown Municipal Code, as set forth in the attached Exhibit “A”.

NOW THEREFORE, BE IT ENACTED, by the City Council of the City of Tontitown, Arkansas:

Section 1. Section 152.151: Design Standards for Large Scale Developments of the Tontitown Municipal Code is hereby amended, as set forth in the attached Exhibit “A”.

Section 2. The rest and remainder of the Tontitown Municipal Code not specifically amended herein 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. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Section 4. Declaration of Emergency. It is hereby found and determined that there is an immediate need to amend Section 152.151: Design Standards for Large Scale Developments of the Tontitown Municipal Code to set forth updated regulations in order to promote the orderly and efficient development within the City of Tontitown and to promote the health, safety, and general

welfare of the community. Therefore, an emergency is declared to exist, and this Ordinance being immediately necessary for the above-stated purposes, shall become effective immediately from and after the date of its passage, to take effect as provided by the terms of this Ordinance.

PASSED AND APPROVED this ____ of _____ 2025.

APPROVED:

Angela Russell, Mayor

ATTEST:

Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)