

CITY OF JONESBORO, ARKANSAS
PLANNING AND INSPECTION DEPARTMENT
ANNEXATION AREA POLICIES

1. All City Zoning, Subdivision, Building, Plumbing, Electrical and Mechanical Codes apply to the Annexation Area as of April 7, 1989 and will be enforced by this Department.
 2. All land annexed into the City of Jonesboro on April 7, 1989 is zoned as follows:
 - R-1 All residential (except mobile homes), commercial and industrial land, or
 - R-1M All land with mobile homes, modular homes and mobile home parks, and all subdivisions which have 80 percent of the lots developed, with 75 percent of the developed lots containing mobile homes.
 3. Any expansions of uses which are not otherwise permitted under R-1 zoning (e.g., apartments, office, commercial, industrial) must obtain rezoning to the appropriate designation prior to expansion. The Metropolitan Area Planning Commission will take existing use and character of the area into consideration when making recommendations regarding rezoning requests.
 4. All buildings which are substantially under construction - have footings poured, foundations, etc. - as of April 7, 1989, may continue to be constructed without meeting City Building, Plumbing or Electrical Codes, and shall be completed within one (1) year, but may not later be expanded or structurally altered without obtaining the appropriate permit(s). The City Inspectors will make visual inspections of these properties as agents for City Water & Light so that utilities may be turned on.
 5. All buildings which were not substantially under construction as of April 7, 1989 must obtain required Building, Plumbing and/or Electrical Permits prior to beginning construction or be assessed a double permit fee for each required permit.
 6. Appropriate zoning classifications for particular parts of the Annexation Area may be studied and brought before the Metropolitan Area Planning Commission at the City's initiative.
 7. A simplified platting procedure will be established (similar to the replat procedure) to allow for quick review and approval of single lot and two lot minor subdivisions to allow buildings to be constructed on existing unplatted (metes and bounds described) property.
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8. New road names may be required on those roads whose names are duplicates of other existing roads in the City or which might cause confusion with existing street names.
9. All subdivisions and parts of subdivisions which were under development prior to April 7, 1989 may continue to be developed. The requirements for acceptance of streets are as follows:
 - a). The City shall accept those streets which have been substantially completed (75% complete according to County standards for gravel depth, ditches, etc.). If the road is less than 75 % complete, the developer must construct the road to City specifications or request a waiver from the Metropolitan Area Planning Commission.
 - b). In those cases where one or more phases of development have not occurred, or in subdivisions where no development has occurred and no structures have been built, streets and segments of streets which have not been constructed shall be built to City specifications.In all cases, the Subdivision will have to be submitted to the Planning and Inspection Department for record-keeping and mapping purposes.
10. All agricultural uses are exempt from City zoning requirements by State Annexation law.