

August 5, 2010: Text Amendment Update- Tabled From July- MAPC Meeting

~~Latest Changes Highlighted~~

AN ORDINANCE ESTABLISHING RULES FOR FUTURE SUBDIVIDING / REPLATTING OF PROPERTY CURRENTLY ZONED AND CLASSIFIED AS "R-1", "R-1A", "R-2A", "R-2", "R-3", "R-4", "R-5", and "R-6", BY AMENDING AND ADDING SECTION 117-138 (15) TO THE JONESBORO CODE OF ORDINANCES BY THE CITY COUNCIL

WHEREAS, the City of Jonesboro desires to encourage orderly development and provide consistency in the redevelopment of existing single family subdivisions having improper zoning designations as multi-family.

WHEREAS, the City of Jonesboro strives to promote good land use principals and is dedicated to preserving its well-established ~~single family~~ residential character areas.

~~therefore, the need to address neighborhoods intended to be developed with a specific composition exists.~~

WHEREAS, the Metropolitan Area Planning Commission held ~~a~~ public hearings on May 11, 2010, ~~June 8, 2010, July 13, 2010, and~~ Aug. ~~xxx~~ to consider a recommendation of this Ordinance.

WHEREAS, the Public Works Committee reviewed this proposed Ordinance on June ~~4xx~~, 2010 to consider recommendation to the City Council for adoption.

BE IT ORDAINED by the City Council for the City of Jonesboro, Arkansas that:

Section 1. Any platted property having zoning classifications of any of the following Zoning Districts: "R-1", "R-1A", "R-2A", "R-2", "R-3", "R-4", "R-5", and "R-6" that is subdivided in the future shall lose its nonconformity status and shall be developed in accordance with the most recently adopted Code of Ordinances for the City of Jonesboro.

~~a. Properties designated as one of the Districts above that are increased, reduced or enlarged, shall be required to rezoned to a compatible zoning classification due to loss of non-conforming status before any future redevelopment is permitted.~~

Section 2. Section 117-138, Residential districts, of the Jonesboro Code of Ordinance has been updated adding **SECTION 117-138 (15)** to read as follows:

(15) Property currently zoned: "R-1", "R-1A", "R-2A", "R-2", "R-3", "R-4", "R-5", and "R-6". Any property having ~~one~~ ~~either~~ of these classifications that is subdivided after the adoption of this ordinance shall lose its nonconformity status and shall be developed in accordance with the most recent adopted Code of Ordinances.

~~a. Property currently zoned "R-1", "R-1A", "R-2A", "R-2", "R-3", "R-4", "R-5" and "R-6" that is increased, reduced or enlarged, shall be rezoned to the compatible zoning classification listed below due a loss of its non-conforming status before any future redevelopment is permitted.~~

~~Section 3.: All property currently zoned R-1 Single Family Residential shall be reclassified as "RS-6"; All property currently zoned R-2 Low Density Multi-family shall be reclassified as "RM~~

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- Comment [o1]: .

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2". All property currently zoned R-3 High Density Multi-family shall be reclassified as "RM-16" by the provisions of this Ordinances as amended by the Jonesboro City Council.

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a. **RS-6, Bulk Dimensions** shall be modified to be the following: Minimum lot area shall be 8,000 sq. ft.; Minimum lot width shall be: 60 ft.; Minimum Lot depth shall be: 100 ft.; Minimum Street setback shall be: 25 ft.; Minimum Side Setback shall be: 7.5 ft.; Minimum Rear setback shall be: 25 ft. (The table for Minimum Dimension Requirements for Residential uses is hereby amended to reflect these bulk dimension requirements. (Note: The RS-6 District minimum standards would be revised to match the R-1 minimum standards; *Council is requested to do a mass rezoning of a R-1 to RS-6 without causing any hardship on property owners of their permitted uses or density.*)

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b. **RM-2 Low Density Multi-family District (ADD)**: Residential multi-family classification permitting duplexes, tri-plexes, or fourplexes; Minimum area per unit shall not be less than 3600 s.f. Minimum lot size shall not be less than 7200 s.f.; Minimum front yard setback shall not be less than 25 ft.; Minimum side set back shall not be less than 15 ft.; Minimum rear yard setback shall not be less than 20 ft.

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Section 4.: This ordinance shall not affect and shall exempt the following approved or allowable uses within the "R-2A", "R-2", "R-3", "R-4", "R-5", and "R-6 Districts: Religious/Worship Uses, Schools, Institutional uses, and Limited Use Overlay Districts approved by ordinance.

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Comment [o3]: Staff recommends the listed uses be excluded from the requirement of this ordinance.

Section 5.: The following cases shall be exempt from all provisions of this ordinance:

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1. Administrative approvals of lot line adjustments of 5 feet or less; 2. Administrative modification of easements for utility, right of way, ingress/egress, or for drainage reasons.

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Section 6.: This text amendment and ordinance adoption shall repeal all previous ordinance references to R-1", "R-1A", "R-2A", "R-2", "R-3", "R-4", "R-5", and "R-6" and shall replace reference to the appropriate classification defined by this ordinance.

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Section 36.: An emergency exists and this Ordinance being necessary for the protection and promotion of the public health, welfare, and safety, shall take effect from and after its passage and approval.