



Legislation Details (With Text)

**File #:** ORD-05:261    **Version:** 1    **Name:** Amend the Code of Ordinances regarding zoning districts  
**Type:** Ordinance    **Status:** Passed  
**File created:** 1/18/2005    **In control:** Public Works Council Committee  
**On agenda:**    **Final action:** 1/18/2005

**Title:** AN ORDINANCE TO AMEND CHAPTER 14 OF THE JONESBORO CODE OF ORDINANCE KNOWN AS THE ZONING ORDINANCE DISCONTINUING R-2A AND R-3 DISTRICT REZONINGS, CREATING R-3 M DISTRICT; R-4 DISTRICT; R-5 DISTRICT AND R-6 DISTRICT; AND FOR ALL OTHER PURPOSES

**Sponsors:**

**Indexes:** Code of Ordinances amendment, Rezoning

**Code sections:** Chapter 117 - Zoning

**Attachments:**

Date	Ver.	Action By	Action	Result
1/18/2005	1	City Council	Passed	Pass

AN ORDINANCE TO AMEND CHAPTER 14 OF THE JONESBORO CODE OF ORDINANCE KNOWN AS THE ZONING ORDINANCE DISCONTINUING R-2A AND R-3 DISTRICT REZONINGS, CREATING R-3 M DISTRICT; R-4 DISTRICT; R-5 DISTRICT AND R-6 DISTRICT; AND FOR ALL OTHER PURPOSES

WHEREAS, it is the desire of the City of Jonesboro to amend its code of ordinances specifically title 14 known as the Zoning Ordinance to amend the provisions dealing with Multi-Family Zoning and;

WHEREAS, a Public Hearing was held by the Metropolitan Area Planning Commission on September 14, 2004 at which time all interested persons were awarded an opportunity for comment;

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

SECTION 1: That the Municipal Code of Ordinances Title 14 shall be amended by providing that R-2A and R-3 District Zoning shall be discontinued and no further rezoning be authorized under these districts. Any property zoned R-2 A or R-3 Districts as of the adoption of this Ordinance shall be allowed to develop under the zoning guidelines in existence at that time.

SECTION 2: That Title 14 of the Jonesboro Municipal Code of Ordinances is hereby amended to create new zoning districts as follows:

(A) The R-3 M District creating a new district with use restricted to manufactured housing unit placement. Said units no older than 8 years old as measured from the date the letter of approval is sought will be allowed. Manufactured housing residential style will not be affected. Approval by the Metropolitan Area Planning Commission is required for this zoning.

(B) That the R-4 District zoning classifications hereby created allowing multi-family housing up to and including four buildings, not to exceed eight dwelling units, six dwelling units per acre. Parking and code

compliance must be demonstrated. Metropolitan Area Planning Commission approval is required before rezoning.

(C) That the R-5 Zoning District is hereby created allowing multi-family units including up to five building, not to exceed twenty dwelling units, twelve dwelling units per acre. Parking and code compliance must be provided. Approval by the Metropolitan Area Planning Commission is required before rezoning.

(D) Is hereby created the R-6 District Zoning allowing multi-family units in excess of six buildings, unlimited dwelling units, with maximum unrestricted dwellings units per acre. Must provide required parking and code requirement with Metropolitan Area Planning Commission approval required before rezoning.

SECTION 3: That any Ordinance or Ordinances in conflict herewith are hereby repealed, to the extent of such conflict. That the provisions of Title 14 of the Jonesboro Municipal Code of Ordinances Chapter 14.16.01; 14.20.01 together with the use table attached thereto are specifically amended to comply with these provisions. Further, that pursuant to title 14 chapter 14.16.03, the official zoning map of the City of Jonesboro, Arkansas shall be amended. Further, in the event that this Ordinance or part of said Ordinance is determined to be invalid, the remaining portion of said ordinance shall be in full force and effect.

SECTION 4: Further, there being an immediate need to amend the Jonesboro Code of Ordinances to provide for orderly development and growth within the City of Jonesboro an emergency is declared to exist and this Ordinance shall take effect immediately upon its passage and approval.

PASSED on this the 18<sup>th</sup> day of January, 2005.