



## Legislation Text

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**File #:** ORD-86:1590, **Version:** 1

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AN ORDINANCE TO AMEND ORDINANCE #954, SAME BEING AN ORDINANCE ESTABLISHING ZONING REGULATIONS FOR THE CITY OF JONESBORO, ARKANSAS  
BE IT ORDAINED and enacted by the City Council of the City of Jonesboro, State of Arkansas, as follows:

Section 1: That from and after the passage and adoption of this ordinance, Article III of Ordinance #954 shall be amended to add Section 9 creating and the regulating of an agricultural district.

Section 2: PURPOSE - The creation and regulation of the agricultural districts are designed to protect agricultural land until an orderly transition to urban development has been accomplished, prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services for orderly growth; to conserve the tax base; to prevent unsightly development; increase scenic attractiveness; and to conserve open space.

Section 3: AG-1 AGRICULTURAL DISTRICT. This is an area of relatively low density population, basically raw acreage, where there is an absence of all activities of a commercial or industrial nature.

(a) Permitted Uses. The following uses shall be permitted in this district:

- (1) Agricultural Activity
- (2) A Single Family Dwelling, together with the usual accessory structures.
- (3) Forest Preserve.
- (4) Single Trailer, but no trailer courts.
- (5) Roadside Stand for the Display or Sale of Agricultural Products grown on the premises and limited to 400 sq. feet in floor area.
- (6) Dwelling for Domestic Servants, Farm Labor, or Members of the Family, but not for rental purpose.

(b) Exception Permitted.

- (1) Public Park or Playground.
- (2) Greenhouse or Nursery.
- (3) Public Building or Facilities erected by governmental agency, such as electric substations, fire stations.
- (4) Home Occupations.
- (5) Extraction of Sand or Grave.
- (6) Privately or Publicly Operated Outdoor Recreational Facility, including Riding Stable, Lake, Swimming Pool, Tennis Court and Golf Course on site of not less than 5 acres.
- (7) Signs as Comply with State Laws.

(c) Area and Bulk Regulations.

- (1) Height Requirement. There shall be no minimum height requirement. Maximum height limits for buildings and structures in this zone shall be 45 feet.

(2) Yard Requirements - Minimum. Requirements shall be 30 feet for the front and 10 feet for the side yard measured from the property line except on corner lots which shall have a 30 feet yard facing each street.

(3) Lot Requirement - Minimum size. Same as specified in R-1.

(4) Accessory Building Requirements. Accessory buildings may occupy 10% of the gross lot area and must be built not less than 10 feet from any lot line.

(d) Prohibited Uses.

(1) Industrial Uses.

(2) Commercial Uses - other than outlined in above section.

(3) Multi-Family Residential Uses.

(4) Trailer Courts.

Section 4: This ordinance being necessary for the preservation of the public peace, health, comfort, convenience, morals, safety and welfare for the City of Jonesboro an emergency is declared to exist and this ordinance shall be in full force from the date of its approval.

PASSED and ADOPTED this 20<sup>th</sup> day of January, 1986.