

# ORDINANCE NO. 2003- 21

## AN ORDINANCE AMENDING PORTIONS OF THE ZONING CODE, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES.

WHEREAS, the growing needs of the City of Crossett, Arkansas, and changes in technology, necessitate the improvement and revision of certain portions of the City Zoning Code; and

WHEREAS, after proper advertisement and notice, a public hearing was conducted before the Crossett Planning Commission on October 2, 2003, at which time all public views on the issues were allowed to be expressed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CROSSETT, ARKANSAS:

**Section 1:** Section 118-212 (2) of the Code of Ordinances of the City of Crossett, Arkansas, is hereby amended to read as follows:

(2) A structure for storage incidental to a permitted use subject to the following restrictions. The accessory building shall not exceed, in total square footage, an amount representing more than 30 percent of the total rear yard, 25 percent of the heated and cooled floor area of the main structure, or 800 square feet, whichever is smaller. Materials and colors of accessory buildings will be consistent with the main building and/or other residences within 200 feet of the subject property. More than

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one accessory building may be constructed on a residential lot if the combined specifications do not exceed the foregoing restrictions. The Board of Adjustment may authorize larger accessory buildings when conditions unique to an individual lot would justify a larger building, without violating the intent of either the Comprehensive Plan or the Zoning Code.

**Section 2:** Section 118-138 (b) of the Code of Ordinances of the City of Crossett, Arkansas, is hereby amended to read as follows:

The district shall be known as the Highway 133 Corridor Overlay District and shall encompass all land South of Woodshire Drive, West of Main Street, North of Rice Avenue, and East of the City Limits and Lakewood Estates Addition.

**Section 3:** Upon adoption of this Ordinance, the district boundaries as described herein shall be designated on, and become part of, the official zoning districts map of the City of Crossett, Arkansas. Attached as Exhibit "A" is a map depicting the Highway 133 Corridor Overlay District.

**Section 4:** All ordinances and parts of ordinances in conflict herewith are hereby repealed. Conversely, all ordinances and parts of ordinances not specifically amended or revised by this Ordinance are hereby reaffirmed, remain unaltered, and remain in full force and effect.

**Section 5:** Severability. The provisions of this Ordinance are hereby declared to be separable, and if any provision shall for any reason be held illegal or invalid, such holding shall not affect the validity of the remainder of the Ordinance which can be given effect without the invalid provisions or portions.

**Section 6:** Emergency Clause. Whereas, the proper use of the lands in the city and the orderly growth of the City of Crossett is of great importance, and the economic development of the City is being hampered by any delay in the effective date of this

Ordinance, and this Ordinance being necessary for the immediate protection of the public health and safety, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage.


ADOPTED October 20, 2003.

CITY OF CROSSETT, ARKANSAS

By:

  
MARSHALL S. McCORMICK, II, MAYOR

ATTEST:

  
JESSE WALTHALL,  
CITY CLERK-TREASURER

