

ORDINANCE NO. 2016- 11

AN ORDINANCE TO AMEND AND RESTATE PROVISIONS OF THE CITY OF POCAHONTAS ZONING CODE; TO MODIFY REAR LOT AND SIDE LOT SETBACKS IN GENERAL COMMERCIAL ZONING DISTRICTS ADJACENT TO RESIDENTIAL DISTRICTS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Pocahontas now desires to amend Ordinance 2016-1 and reduce the setback requirements for properties in General Commercial Districts (C-2) which are adjacent to Residential Districts.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of the City of Pocahontas, Arkansas hereby amends the City of Pocahontas Zoning Code as promulgated by Ordinance No. 2016-1, as follows:

SECTION 1. Lot, Yard & Height Requirements. The Setback Requirements for properties in General Commercial Districts (C-2) contained in *Section 6.03.0 Lot, Yard and Height Requirements* of the City of Pocahontas Zoning Code are hereby amended and restated as follows:

Zoning District	Minimum Lot Area	Minimum Lot Width	Building Site Coverage	Setback Requirements				Max Height
				Front	Side	Side Street	Rear	
C-1	N/A	N/A	100%	See Note #	N/A	N/A	20 ft.	35 ft.
C-2	6,000 sq ft.	50 ft.	50%	15 ft.	5 ft.*	15 ft.	7.5 ft*	35 ft.
*C-2 Properties Adjacent to R Districts Visual screening such as fencing or vegetation of at least 6 ft. in height is required for those portions of the commercial property adjacent to the resident district. In addition, all exterior lighting shall be designed and directed such that it will not project into adjacent residential districts.				25 ft.	10 ft.	15 ft.	15 ft.	35 ft.
Auto Service Station, Car/Boat Sales, Farm Equipment Sales	10,000 sq. ft.	100 ft. at street	50%	25 ft.	10 ft.*	25 ft.	15 ft.*	35 ft.

#Note: Buildings in C-1 are required to be built up to the edge of the front property line.

SECTION 2. Conflicting Ordinance Repealed. All Ordinances or parts of Ordinances of the City of Pocahontas in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3. Emergency Clause. The regulation of property uses and values in accordance with a comprehensive zoning plan is necessary for the preservation of the public peace, health, safety and welfare, and, therefore, an emergency is hereby declared and this Ordinance shall be in full force and effect from the date of its passage.

PASSED AND APPROVED ON THIS 12TH DAY OF APRIL, 2016.



KARY STORY, MAYOR

ATTEST:



SUZANNE HAWKINS, CITY CLERK/TREASURER