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Bill to: City of Lockesburg

P. O. Box 14

Lockesburg AR 71846

Ordinance 2006-5

Zoning for Lockesburg

AN ORDINANCE ESTABLISHING COMMERCIAL ZONING FOR THE CITY OF LOCKESBURG.

WHEREAS THE LOCKESBURG CITY COUNCIL HAS DEEMED IT NECESSARY TO ESTABLISH A ZONING ORDINANCE, SETTING ASIDE AREAS FOR THE COMMERCIAL USE AND DESIGNATING THOSE AREAS AS FOLLOWS.

DEFINITIONS:

COMMERCIAL ZONING: Locations where it is approved for business with the following characteristics to locate:

1. Generally make retail sales to the public at large or to a specific customer base.
2. Generate foot traffic on a regular basis.
3. May have a Sales Tax License and or Merchants License, though not necessarily required.
4. May be selling Merchandise and or service.
5. Residential property does exist and may continue to exist in areas zoned commercial. There will be no restrictions other than building permits on rebuilding or replacing permanent dwellings, nor any restriction of a property (land or lot) that has been in residential use being sold for the building of a permanent residence within this commercially zoned area.
6. New commercial developments will only be in areas zoned commercial unless a variance is obtained through written permission granted by the Lockesburg City Council.
7. Existing “business use properties” that are in residential neighborhoods are “grand-fathered” in and may continue until the business ceases to exist.

DESCRIPTION:

Section 23, Range 30W, Township 9S, Blocks 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 17, and 18 Survey A, Original Town, City of Lockesburg, Sevier County, Arkansas.

Whereas: a small business run out of a home that does not generate regular foot traffic, Limited time, garage sales and seasonal vegetable/fruit stands are specifically exempted from commercial zoning regulations.

Whereas, existing commercial businesses outside of this commercial area will be subject to be the grandfather clause and all new businesses or residences are subject to Council approval in all zones. The City Council would have to approve any building contrary to zoned areas.

WHEREAS: Zoning changes will be at the discretion of the City Council and may be changed from time to time as needed.

NOW, THEREFORE BE IT ORDAINED THAT THIS ORDINANCE WILL BECOME LAW AND BE SIGNED INTO LAW BY THE VOTE OF THE LOCKESBURG CITY COUNCIL THIS _____ DAY OF _____, 2006.

Mayor, Ulyses Sowell

Recorder/Treasurer, R. Susie Thompson

(SEAL)

ATTEST: The Lockesburg City Council approves this Ordinance #2006-5 at a regular meeting on the _____ Day of _____, 2006 by a unanimous vote of the Lockesburg City Council.

R. Susie Thompson, Recorder