

ORDINANCE NO. A-326

AN ORDINANCE AMENDING ARTICLES 2-4, 2-5, AND 4-5 OF ORDINANCE NO. A-319, ADOPTED THE 27th DAY OF AUGUST, 1957.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

SECTION ONE (1). That Article 2-4 of Ordinance No. A-319, adopted by the City Council of Conway, Arkansas, on August 27th, 1957, be amended to read as follows:

"Art. 2-4. Retail-Commercial Use District

A. Permitted Uses Zone Area Number B-1

1. Retail establishments providing goods and services
2. Office and bank buildings and uses
3. Processing and manufacturing that by reason of operation are not a nuisance in respect to noise, odor, dust, vibration, etc.
4. Wholesaling and warehousing
5. Bulk storage of non-combustible materials
6. Hotels, motels, tourist courts, trailer courts, etc.
7. Automotive service, repair, and storage
8. Places of public assembly

B. Permitted Uses Zone Area Number B-2

1. All uses permitted in Zone Area Number B-1
2. Residential structures permitted in Residential Use Districts.

C. Zone Area Number B-1

1. Height
 - a. Maximum - 6 stories
2. Rear Yard
 - a. Minimum - 15 feet from property line or center of alleys where one exists.
3. Loading and Unloading
 - a. Loading and unloading facilities shall be provided so as not to block any public way.
4. Fire Limits
 - a. The fire limits of the City of Conway, Arkansas, shall conform to Retail-Commercial Use District - Area Number 1,

D. Zone Area Number B-2

1. Height
 - a. Maximum - 2 stories and not to exceed 40 feet,
2. Yards
 - a. Minimum - 10 feet from all property lines. On property abutting a street 25 feet from property line or 50 feet from center of street, whichever is greater
3. On-Lot Parking
 - a. On-lot parking facilities shall be provided for employees and trade,
4. Loading and Unloading Facilities
 - a. Loading and unloading facilities shall be provided so as not to block any public way.

E. Places of Public Assembly

1. Place of public assembly shall meet the requirements for places of public assembly in 1E."

SECTION TWO (2). That Article 2-5 of said Ordinance No. A-319 be amended to read as follows:

"Art. 2-5. Industrial Use District

A. Uses Permitted:

1. All uses permitted in the Retail-Commercial Use District Zone Area Number 1.
2. The manufacturing, compounding, processing, packaging, or assembling of such products prohibited in Retail-Commercial Use District when it is found by the enforcement officer that the specific location and the safeguards taken will so reduce the noise, dust, odor, or vibration so as not to be detrimental or dangerous to the health, safety, or general welfare of the people.
3. Storage of bulk materials which are prohibited in Retail-Commercial Use District when it is found by the enforcement officer that the specific location and the safeguards taken will so reduce the danger of fire or explosion as not to be dangerous to the health, safety, or general welfare of the people.

B. Residential Use Prohibited:

1. No structure may be constructed for or converted to residential use.

C. Area:

1. Lot coverage: No structure or structures may cover more than $33 \frac{1}{3}$ per cent of the lot area.

D. Yards:

1. All structures shall be built at least 25 feet from all property lines, except that where property abuts a railroad where siding facilities are utilized, structure may be built up to the property line,

E. Height:

1. Maximum Height: 2 stories and not to exceed 30 feet.
2. The Board of Adjustment may waive the height requirements when it is demonstrated that the equipment and the structure to house the operation require greater height,

F. On-Lot Parking:

1. Adequate on-plot parking space shall be provided for employees,

G. On-Lot Loading and Unloading Facilities:

1. Each structure or use shall provide on-lot loading and unloading facilities which will not block a street, alley, or other public way."

SECTION THREE (3): That Article 4-5 of said Ordinance No. A-319 be amended to read as follows:

"Art. 4-5. Interpretation of Zoning Map

- A. The zoning map shall be interpreted to establish boundaries of districts when the street layout actually on the ground varies from the street layout as shown on the map fixing the several districts.
- B. The Board shall have the authority to designate the district of a lot or parcel when a zone boundary passes through said Lot or parcel,

SECTION FOUR (4). All other provisions of said Ordinance No. A-319 not hereby amended shall be and remain in full force and effect as previously adopted,

SECTION FIVE (5). The ordinance being necessary for the immediate preservation of property and of the public welfare an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage and publication,

PASSED: June 6, 1958.

APPROVED: [Signature]
Mayor

ATTEST: [Signature]
City Clerk