

## **TITLE 14**

### **ZONING**

#### **Chapters:**

- 14.04 Zoning Ordinance
- 14.08 Amendments
- 14.12 Annexing, Vacating and Re-Zoning Property

#### **CHAPTER 14.04**

##### **ZONING ORDINANCE**

#### **Sections:**

- 14.04.01 Zoning ordinance adopted by reference

14.04.01 Zoning ordinance adopted by reference The document entitled "City of Jonesboro, Arkansas Zoning Ordinance" be, and is hereby adopted by reference, and shall become Title 14 of the Jonesboro Municipal Code. (Ord. No. 3298, Sec. 2.)

#### **CHAPTER 14.08**

##### **AMENDMENTS**

#### **Sections:**

- 14.08.01 Amendments

14.08.01 Amendments

#### **Ord. No. 3426**

From R-1 to C-3, Limited Use Overlay (LUO) the following described property:

C-3 – L.U.O.

**Prohibited uses:**

Auditorium or stadium  
Bed and Breakfast  
Cemetery  
Church  
College or university  
Day care, limited (family home)  
Funeral home  
Golf course  
Hospital  
Hotel or motel  
Library  
Museum  
Nursing home  
Parks and recreation  
Recreation/entertainment, outdoor  
Recreational vehicle park  
Restaurant, general  
School, elementary/middle/high  
Service station  
Vocational school  
Vehicle repair, general  
Agricultural, farmers market

**Prohibited uses:**

Animal care, general  
Animal care, limited  
Automated teller machine  
Bank or financial institution  
Car wash  
Construction sales and service  
Day care, general  
Government service  
Medical service/office  
Office, general  
Parking lot, commercial  
Pawn shop  
Post office  
Recreation/entertainment, indoor  
Restaurant fast food  
Retail/service  
Safety services  
Sign, off-premises\*  
Utility, minor  
Vehicle and equipment sales  
Vehicle repair, limited  
Convenience store

\*Not permitted along the route generally known as Crowley's Ridge parkway National Scenic Byway (See Section 14.32.11 for description)

**Ord. No. 3429**

That Section 14.44.02 of the Zoning Ordinance is amended as follows:

The design professional (engineer, architect, or landscape architect) preparing and sealing site plans as prescribed under this section shall periodically inspect the construction of all site improvements shown on and required by the site plan approved by the City Planner and/or the Metropolitan Area Planning Commission and shall verify that, to the best of the design professional's knowledge, all improvements have been constructed and completed in accordance with said plan. A letter verifying this fact shall be submitted to the City Planner prior to issuance of a certificate of occupancy.

**Ord. No. 3430**

That Section 14.44.03(b) of the Zoning Ordinance is amended to add a fourth paragraph to read as follows:

A temporary certificate of occupancy shall not be issued until the owner of the property and/or the general contractor have posted a surety bond, irrevocable letter of credit with automatic renewal, or other instrument approved by the City Attorney to ensure that incomplete building improvements and/or site improvements are completed as required by the City Zoning Permit and/or the City Building Permit issued for the property. The amount of the bond shall be equal to the cost of the remaining work to be completed as determined by an architect or engineer registered in the state of Arkansas or by a licensed general contractor and verified by the City Engineer or the Chief Building Official.

**Ord. No. 3434**

The "Use Table Commercial & Industrial Districts" set out in 14.20.02(c) of the Zoning Ordinance be amended to include "Indoor Firing Range" as a Conditional Use in the I-1, Limited Industrial District and the I-2, General Industrial District. An indoor firing range must comply with the requirements of 7.40.04 of the Jonesboro Municipal Code.

**Ord. No. 3447**

The document entitle "The Off-Premise Outdoor Advertising Sign Ordinance" is hereby adopted by reference, and shall become part of the Jonesboro Municipal Code as 14.32.11.

**Ord. No. 3448**

The document entitled "The Wireless Communication Facility Development Ordinance" is hereby adopted by reference, and shall become part of the Jonesboro Municipal Code as 14.32.12.

**CHAPTER 14.12**

**ANNEXING, VACATING AND RE-ZONING PROPERTY**

Sections:

- 14.12.01 Annexing
- 14.12.02 Vacating
- 14.12.03 Re-zoning

14.12.01 Annexing

14.12.02 Vacating

14.12.03 Re-zoning

Ord. No. 3437	From R-2 to C-5	Part of Lot 6, Block I of Nesbitt's Addition
Ord. No. 3442	From R-1 to C-3	Part of SW ¼ of Sec. 10, Twp 14 N, Range 4 East
Ord. No. 3451	From C-5 to C-3	Lots, 1, 2, 3, 4, 5, &6 of Patrick's 2 <sup>nd</sup> Addition
Ord. No. 3463	From R-1 to R-3	Caldwell Acres Fifth Addition Caldwell Acres Sixth Addition
Ord. No. 3464	From R-1 to R-A	Part of E ½ of Sec. 7, Twp 14 N, Range 4 East
Ord. No. 3468	From R-2 to C-3	12.25 acres in NE ¼, Sec. 21, Twp 14 N, Range 4 E
Ord. No. 3469	From AG to C-3	Part of SW ¼ of Sec. 24, Twp 14 N, Range 4 East
Ord. No. 3473	From C-1 to C-3	Lots 25 & 26 of W ½ of Sec. 27, Twp 14 N, Range4
Ord. No. 3475	From R-1 to R-2A	Lot 4 of Stevenson Subdivision
Ord. No. 3476	From R-1 to C-3	Part of W ½ of Sec. 23, Twp 14 N, Range 3 East
Ord. No. 3484	From R-1 to C-3	Part of SW ¼ of Sec. 14, Twp 14 N, Range 3 East
Ord. No. 3486	From C-4 to C-3	Part of NE ¼ of Sec. 28, Twp 14 N, Range 4 East
Ord. No. 3490	From R-1 to C-3	S ½ of Sec. 2, Two 14 N, Range 4 East