

## **TITLE 14**

### **ZONING**

#### **Chapters:**

- 14.04 Zoning Ordinance
- 14.08 Flood Damage Prevention Ordinance
- 14.12 Annexing, Vacating and Rezoning

#### **CHAPTER 14.04**

### **ZONING ORDINANCE**

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14.04.01 Definitions Certain words and phrases shall for the purpose of this ordinance have the following meaning:

**Accessory Structure** A subordinate building or a portion of the main building located on the same lot as the main building, the use of which is incidental to that of the dominant use of the building or premises.

**Accessory Use** A use customarily incidental, appropriate, and subordinate to the principal use of land or buildings and located upon the same lot therewith.

**Advertising Sign of Structure** Any cloth, card, paper, metal, glass, wooden, plastic, plaster, stone or other sign, device, or structure of any character whatsoever, including a statuary placed for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building, or structure. The term “plate” shall include erecting, constructing, posting, painting, printing, tacking, mailing, gluing, sticking, carving, or otherwise fastening, affixing, or making visible in any manner whatsoever. The area of an advertising structure shall be determined as the area of the largest cross section of the structure. Neither directional, warning, nor other signs posted by public officials in the course of their public duties nor merchandise or materials being offered for sale shall be constructed as advertising signs for the purpose of this ordinance.

**Alley** A minor right-of-way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting the street, and which may be used for public utility purposes.

**Apartment House** See dwelling, multiple family.

**Area** The amount of land surface in a lot or parcel of land.

**Building** Any structure intended for shelter, housing, or enclosure for persons or animals. When separated by dividing walls without openings, each portion of such structure so separated, shall be deemed a separate building.

**Building Height** The vertical distance from the average line of the highest to lowest point of that portion of the lot covered by the building to the highest point of coping of a flat roof, or the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

**Child Care Center** Any place, home, or institution which receives three or more children under the age of 16 years, and not of common parentage, for care apart from their natural parents, legal guardians, or custodians, when received for regular periods of time for compensation; provided, however, this definition shall not include public and private schools organized, operated, or approved under the laws of this state, custody of children fixed by a court of competent jurisdiction, children related by blood or marriage within the third degree to the custodial parent person, or to churches or other religious or public institutions caring for children within the institutional buildings while their parents or legal guardians are attending services or meetings or classes or other church activities.

**Coverage** The lot area covered by all buildings located thereon, including the area covered by all overhanging roofs.

**Dwelling** Any building or portion thereof, which is designed or used as living quarters for one or more families.

**Dwelling, Single-family** A detached dwelling designed to be occupied by one family.

**Dwelling, Two-family** A detached dwelling designed to be occupied by 2 families living independently of each other.

**Dwelling, Multiple** A detached dwelling designed to be occupied by three or more families living independently of each other, exclusive of hotels or motels.

**Family** One or more persons related by blood, marriage, or adoption, or a group of not to exceed five persons not all related by blood or marriage, occupying a boarding or lodging house, hotel, club, or a similar dwelling for group use.

**Garage Apartment** A dwelling unit for one family erected above a private garage.

**Gasoline Service or Filling Station** Any area of land, including structures thereon, that is used for the retail sales of gasoline or oil fuel, or other automobile accessories, and incidental services including facilities for lubricating, hand washing and cleaning, or otherwise servicing automobiles, but not including painting, major repair, or automatic automobile washing or the sale of butane or propane fuels.

**Home Occupation** Any occupation carried on solely by the inhabitants of a dwelling which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, which does not change the character thereof, and which is conducted entirely within the main or accessory buildings; provided that no trading in merchandise is carried on and in connection with which there is no display of merchandise or advertising signs other than one non-illuminated name plate not more than two square feet in area attached to the main or accessory building. Home occupations shall include repair and service facilities where no noise, glare, smoke, or fumes are produced which would interfere with the quiet use of nearby residential properties.

**Hotel** A building or group of buildings under one ownership containing six or more sleeping rooms occupied or intended or designed to be occupied as the more or less temporary abiding place of persons who are lodged with or without meals for compensation, but not including trailer court or camp, sanatorium, hospital, asylum, orphanage, or buildings where persons are housed under restraint.

**Kennel** Any lot or premises on which are kept three or more dogs, more than six months.

**Lot** Any foot of land occupied or intended to be occupied by one main building, or a group of main buildings, and accessory buildings and uses, including such open spaces as are required by this ordinance and other laws or ordinances, and having its principal frontage on a street.

**Manufactured Home** A residential dwelling built in accordance with the Federal Manufactured Home Construction and Safety Standards. Manufactured homes are further classified as either (1) single section, or (2) multi-section.

### **Medical Facility**

- A. **Convalescent, Rest, or Nursing Home** A health facility where persons are housed and furnished with meals and continuing nursing care for compensation.
- B. **Dental Clinic or Medical Clinic** A facility for the examination and treatment of ill and afflicted human out-patients, provided that patients are not kept overnight except under emergency conditions.
- C. **Offices for Dentists, Doctors, Oculists, Optometrists, Osteopaths, and Chiropractors** The same as dental or medical clinic.
- D. **Hospital** An institution providing health services primarily for human in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient department, training facilities, central service facilities, and staff offices which are an integral part of the facility.
- E. **Public Health Center** A facility primarily utilized by a health unit for providing public health services including related facilities such as laboratories, clinics, and administrative offices operating in connection therewith.
- F. **Sanatorium** An institution providing health facilities for in-patient medical treatment or treatment and recuperation, making use of natural therapeutic agents.

**Modular Home** A residential dwelling, constructed in a factory to a residential construction code other than the Federal Manufactured Home Construction Safety Standards.

**Mobile Home** A residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, built prior to enactment of the Federal Manufactured Home Construction and Safety Standards, and consistent with any state definitions.

**Motels** An area containing one or more buildings designed or intended to be used as temporary sleeping facilities of one or more transient persons or families and intended primarily for automobile transients.

**Non-conforming Structure** A lawfully constructed building or structure which does not conform to the regulations of the district in which it is located.

**Non-conforming Use** A structure or land lawfully occupied by a use that does not conform to the regulations of the district in which it is located.

**Open Space** Any unoccupied space on the lot that is open and unobstructed to the sky and occupied by no structure or portions of structures whatever.

**Parking Space** An area a minimum of 250 square feet of usable and accessible space which is designated for storage of an automotive vehicle.

**Place of Public Assembly** A meeting place for more than thirty-five persons to which the public or membership groups are assembled regularly or occasionally, included but not limited to schools, churches, theaters, auditoriums, funeral homes, stadiums, and similar places of assembly.

**Principal Use** The chief or main recognized use of a structure or of land.

**Property Line** The line bounding a lot as defined herein.

**Story** That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there being no floor above it, than the space between the floor and the ceiling next above it.

**Story, Half** A space under a sloping roof which has a line of intersection of roof decking and wall face not more than three feet above the top floor level, and in which space not more than 2/3 of the floor area is finished off for use. A half story containing independent apartments of living quarters shall be counted as a full story.

**Street** Any public or private thoroughfare which affords the principal means of access to abutting property.

**Street, Intersection** Any street which joins another street at an angle, whether or not it crosses the other.

**Structure** Anything constructed or erected, the use of which requires location on the ground or which is attached to something having a location on the ground.

**Structural Alteration** Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls.

**Yard** An open space at grade between a building and the adjoining lot line, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically provided in this ordinance that the building or structure may be located in a portion of a yard required for main buildings. In measuring a yard for the purpose of determining the width of the side yard, the depth of the front yard, or the depth of the rear yard, the shortest horizontal distance between the lot line and the main building shall be used. (Ord. No. 331, Chapter 1.)

#### 14.04.02 Establishment of districts

**Classification of Districts** For the purpose of promoting the public health, safety, morals, and general welfare of the community, the city of Hazen, Arkansas, is hereby divided into the following types of districts:

R-1	Single Family Residential
R-2	Single Family Residential
R-3	Residential Use District
R-4	Manufactured Home Subdivision
C-1	Central Business District
C-2	General Commercial
I-1	Industrial

(Ord. No. 331, Art 2-1.)

#### 14.04.03 Boundaries of districts

- A. The boundaries of the zoning districts are hereby established as shown on the map entitled Zoning District Map of Hazen, Arkansas, which is a part of this ordinance and which is on file at City Hall.
- B. Interpretation of District Boundaries
  - 1. Where district boundaries are indicated as approximately following the center lines of streets or highways, said street lines shall be construed to be such.
  - 2. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.

3. Boundaries indicated as approximately following city limits shall be construed as following city limits.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries indicated as approximately following alleys shall be construed as following alleys.
6. When the street or property layout existing on the ground is at variance with that shown on the Zoning District Map or with other requirements of this ordinance, the Board of Adjustment shall interpret the boundaries.
7. Where the application of the aforesaid rules leaves a reasonable doubt as to the boundaries between two districts, the regulations of the more restrictive district shall govern the entire parcel in question, unless otherwise determined by the Board of Zoning Adjustment. (Ord. No. 331, Art. 2-2.)

14.04.04 Single Family Residential Use District (R-1) This district is intended to include the quiet residential neighborhoods characterized by single-family homes on large lots, plus certain areas where similar residential development is likely to occur. This is the most restrictive residential district. The principal use of land is for detached single-family dwellings and related recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area.

A. Permitted Uses

1. Single family dwelling, detached.
2. Public parks, playgrounds, and other municipal recreational uses.
3. Public schools and private schools offering general education courses.
4. Parking lots used to service uses permitted in the district.
5. Municipal water supply.
6. Customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted for gain. Any accessory building shall be on the same lot with the principal building.

B. Uses Permitted for Review of the Planning Commission

1. Buildings associated with farming operations. (Ord. No. 331, Art. 3-1.)
2. Replacement of an existing mobile home on an individual lot with a newly constructed manufactured home, where such replacement would, in the opinion of the Planning Commission, be in the best interests of the health, safety and welfare of the citizens of Hazen. (Ord. No. 335, Sec. 1.)

14.04.05 Residential Use District (R-2) and (R-2 AH) This is a residential district to provide for medium density dwellings. Recreational, religious, and educational uses normally located to service residential areas are also permitted to provide the basic elements of convenient, balanced and attractive living areas.

A. Permitted Uses

1. One family dwellings.
2. Public or private schools offering a general education course.
3. Public parks and playgrounds and other municipal recreational uses.
4. Kindergartens (public or private).
5. Public utilities such as water storage, power substations, and sewer lift stations.
6. Accessory structures and uses pertinent to the principal structure and use.

B. Conditional Uses Conditional Uses may be allowed upon review by the Planning Commission. Applications for conditional uses shall be made in accordance to the provisions of Chapter V, Art. 5-3.

1. Manufactured housing dwelling units may be placed in an R-2 or R-2(AH) zone subject to additional requirements as hereinafter set forth.
  - a. Dwellings shall be multi-sectional in R-2 Districts and may be single section or multi-section in R-2(AH) Districts.
  - b. Dwellings shall be oriented in a manner so as to be consistent with the prevalent orientation in the immediate area.
  - c. Roofs on manufactured housing units placed in an R-2 or R-2(AH) zoning district shall be sloped with shingles, standing seam metal roofs, or other roofing material approved by the Mayor. (Ord. No. 456, Sec. 1.)
  - d. Units shall be set up and anchored in accordance with regulations set forth by the Arkansas Manufactured Home Commission.



- e. Units shall have a continuous underpinning with a material approved by the city.
- f. The manufactured home will be the principal structure on the lot.

2. Day Care Centers

C. Uses Permitted for Review of the Planning Commission

- 1. Buildings associated with farming operations.  
(Ord. No. 331, Art. 3-2.)

14.04.06 Residential Use District (R-3) This is a residential district to provide for medium to high density dwellings and includes a wide variety of housing types. These types may include single family dwellings, two family dwellings, townhouses, apartments and manufactured home parks. Recreational, religious and educational uses normally located to serve residential area are also permitted to provide the basic elements of convenient balance in attractive living areas.

A. Permitted Uses

- 1. One Family Dwellings
- 2. Two Family Dwellings
- 3. Multi-family Dwellings
- 4. Manufactured Home Parks Parks shall have necessary public utilities, community facilities and other public services in order to provide a healthful living environment with the normal amenities associated with residential districts of the city. In addition, all manufactured home parks located in the planning area boundary of the city of Hazen shall conform to the following design standards:
  - a. The park shall be located on a well-drained site properly graded to insure rapid drainage or freedom from stagnant pools of water.
  - b. Manufactured home spaces shall be provided consisting of a minimum of 5,000 square feet for each space which shall be at least 50 feet wide and clearly defined.
  - c. The minimum front yard setback shall be 20 feet to the front lot line of the manufactured home park. Additionally, each manufactured home unit shall be set back at least 20 feet from all internal drives and access routes through the manufactured home park.

- d. The park shall be designed to accommodate a minimum of five manufactured homes.
- e. Manufactured homes shall be so harbored on each space that there shall be at least a 20 foot clearance between the manufactured homes.
- f. (Repealed Ord. No. 493).
- g. Internal streets and drives shall be designed for safe and convenient access to all manufactured home spaces. All such internal drives shall be privately owned, built, and maintained. such roadways shall be at least 20 feet in width and shall be constructed with a bituminous or concrete surface.
- h. Each manufactured home space shall be provided with two off-street parking spaces each 9' x 20' in dimension.
- i. Manufactured home parks must set aside open space as required by the Health Department of the state of Arkansas.  
(Ord. No. 331, Art. 3-3.)

Manufactured housing dwelling units may be placed in an R-3 zone subject to the additional requirements as hereinafter set forth.

- a. Dwellings may be single-section or multi-section.
- b. Dwellings shall be oriented in a manner so as to be consistent with the prevalent orientation in the immediate area.
- c. Roofs on manufactured housing units placed in an R-3 zoning district shall be sloped with shingles, standing seam metal roofs, or other roofing material approved by the Mayor. Asphalt-based rolled roofing will be allowed. (Ord. No. 456, Sec. 2.)
- d. Units shall be set up and anchored in accordance with regulations set forth by the Arkansas Manufactured Home Commission.
- e. Units shall have a continuous underpinning with a material approved by the city.
- f. The manufactured home will be the principal structure on the lot.  
(Ord. No. 374, Sec. 2.)

14.04.07 Manufactured Home Use District (R-4) This district is intended to provide districts specifically designed for manufactured homes. The district will be similar to other residential districts in all aspects except that maximum lot sizes may be reduced.

A. Permitted Uses

1. One manufactured home per lot
2. Public utilities such as water storage, power substations, and sewer lift stations.
3. Accessory structures and uses pertinent to the principal structure and use.

B. Permitted Uses upon Review of the Planning Commission

1. Churches (Ord. No. 331, Art. 3-4.)

14.04.08 Central Business Use District (C-1)

A. General Description The Central Business District is the area of town commonly referred to as “Downtown.” It differs from other commercial districts in that there are no off-street parking requirements and no front or side setback requirements. Common wall construction must meet the requirements of the city’s fire code and be approved by the Hazen Fire Chief.

B. Permitted Uses Property and buildings in the C-1 Central Business District shall be used for the following types of businesses:

1. Retail establishments providing goods and services such as grocery, drug, hardware, variety stores, and similar uses in hotels, motor hotels, and restaurants.
2. Office and bank building and uses.
3. Processing and manufacturing that by reason of operation do not constitute a nuisance to adjacent uses in respect to noise, odor, dust, vibration, etc.
4. Wholesaling and warehousing that by reason of operation do not constitute a nuisance to adjacent uses in respect to noise, odor, dust, vibration, etc.
5. Bulk storage of non-combustible material.
6. Automotive service, repair, and short-term and long-term impound/storage lots as defined in 8.12.04 and salvage yards. (Ord. No. 400, Sec. 7.)

7. Public and institutional uses and buildings.
  8. Multi-family dwellings including townhouses and apartments.  
(Ord. No. 422, Sec. 1.)
- C. Height When the maximum height of a structure exceeds three stories, it shall be approved by the Board of Zoning Adjustment.
- D. Rear Yard Minimum – 20 feet from property line or center of alley, where one exists.
- E. Loading and Unloading Loading and unloading facilities shall be provided so as not to block any public way.
- F. Fire Limits Land in the Central Business District shall be included within the fire limits of the city of Hazen, Arkansas. (Ord. No. 331, Art. 3-5.)

#### 14.04.09 General Commercial Use District (C-2)

- A. General Description This district is designed to accommodate establishments offering accommodations, supplies, or services, and for certain specialized uses such as retail outlets, extensive commercial amusements, and service establishments which may serve the entire community, but are not suitable for location in the Central Business District.
- B. Permitted Uses Property and buildings in the C-2 Commercial District shall be used for the following types of businesses:
1. Any use permitted in the C-1 District.
  2. Amusement enterprises.
  3. New and used automobile sales and services, new and used machinery sales and services, and public garages.
  4. Advertising signs or structures.
  5. Ambulance service, office or garage.
  6. Automobile service stations.
  7. Bakery.
  8. Boat sales.
  9. Bowling alley.
  10. Bus terminal.
  11. Clothing store.
  12. Department store.
  13. Drive-in theater or restaurant.
  14. Electric transmission station.
  15. Feed and fuel store.
  16. Food store.
  17. Frozen food locker.
  18. Furniture repair and upholstery.
  19. Funeral parlor.

20. Garden stores.
21. Golf course, miniature or practice range.
22. heating and plumbing sales and service.
23. Veterinary hospital.
24. Interior decorating store.
25. Ice plant.
26. Key shop.
27. Kennel.
28. Laundry.
29. Motel.
30. Music, radio, and television shop and repair.
31. Novelty shop.
32. Offices
33. Pet shop.
34. Printing shop or plant.
35. Public uses.
36. Recreation center.
37. Research laboratories.
38. Roller skating rink.
39. Sign painting shop.
40. Sporting goods store.
41. Theater.
42. Wholesale distributing center
43. Buildings, structures, and accessory uses customarily incidental to any of the above uses, provided that there shall be no manufacturing of products other than such as are customarily incidental to retail establishments.
44. Any other store or shop for retail trade or for rendering personal, professional, or business service which does not produce more noise, odor, dust, vibration, or traffic than those uses listed above.
45. The bulk storage of liquefied petroleum gases.

- C. Area Regulations There shall be a minimum distance of 25 feet from all street property lines, except that islands for gasoline and diesel fuel pumps when situated on a state or federal highway, may be set to within fifteen feet from street property lines, as provided for and in conformance with Arkansas state law.
- D. Height Regulations Any structure that is designed to have a maximum of height of greater than three stories of 35 feet shall be approved by the Board of Zoning Adjustment.
- E. Off-street Parking See Chapter 4. In all cases the forwardmost 25 feet of the front yard shall be maintained as unobstructed open space, and shall not be used for parking unless property control is provided through curb lines, entrances and

exits; and in no case will parking be permitted in a manner so as to result in automobiles backing into any street or otherwise interfering with moving traffic.

- F. Loading and unloading Loading and unloading facilities shall be provided so as to prevent obstruction of any public way.
- G. Screening Requirements Where property zoned C-2 abuts a residential district, a planting screen or other visual barrier to be approved by the Board of Zoning Adjustment shall be constructed by the property owner or potential users of the property prior to the use of such property for other than residential purposes in a manner that it provides a continual visual buffer between the two districts a minimum of eight feet in height; except that such buffer shall not be placed within 15 feet of the paved surface of a street or highway.
- H. Structure Coverage No requirement except as may be necessary to provide off-street parking. (Ord. No. 331, Art. 3-6.)

14.04.10 Industrial Use District (I-1) The Industrial District is intended to provide for industrial uses and other uses not otherwise provided for in the districts established by this ordinance. The intensity of uses permitted in this district makes it most desirable that they be located downwind and separated from residential and commercial uses.

- A. Permitted Uses Property and buildings in an Industrial District shall be used only for the following purposes:
  - 1. The manufacturing, compounding, processing, packaging, or assembling of such products as prohibited in the commercial use districts when it is found that the specific location and the safeguards provided will so reduce the noise, safety, odor, or vibration so as not to be detrimental or dangerous to the health, safety, or general welfare or persons lawfully occupying adjacent properties or the citizens of Hazen.
  - 2. Storage of bulk materials is permitted when adequate safeguards are provided to reduce the danger of fire or explosion so as not to be dangerous to the health, safety, or general welfare of persons lawfully occupying adjacent properties or the citizens of Hazen.
  - 3. Long-term impound/storage lots as defined in 8.12.04 and salvage yards. (Ord. No. 400, Sec. 8.)
- B. Limitations
  - 1. Every use shall be so operated that it does not emit an obnoxious or dangerous amount of noise, vibration, heat, glare, radiation, or fumes beyond any boundary line of the lot on which the use is located.

2. No highly flammable or explosive liquids, solids, or gases, except Liquefied Petroleum Gas, shall be stored in bulk above ground. Tanks or drums of fuel directly connecting with energy devices, heating devices, or appliances located on the same lot as tanks or drums of fuel are excluded from this provision.
  3. All outdoor storage facilities for fuel, raw materials, and products shall be enclosed by a solid fence or wall adequate to conceal such facilities, fuel, raw materials, and products from adjacent properties; provided, however, that such fence or wall need not exceed 10 feet in height.
  4. No materials or waste shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes.
  5. All materials or waste which might cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents or insects shall be stored outdoors only in closed containers.
- E. On-lot Loading and Unloading Facilities Each structure or use shall provide on-lot loading and unloading facilities which will allow such activities to be carried on without blocking a street, alley, or public way. (Ord. No. 331, Art. 3-7.)

14.04.11 Lot, yard and height regulations No lot or yard shall be established or reduced in dimension or area in any district that does not meet the minimum requirements set forth in the following table. No building or structure shall be erected or enlarged that will cause the maximum lot coverage or maximum height regulations to be exceeded for such district as set forth in the following table.

Table One: Lot, Yard and Height Regulations (See Ord. No. 331, Sec. 3-8.)

14.04.12 Zoning of annexed property

- A. Territory annexed to the city of Hazen after adoption of this ordinance shall be given zone designations within 120 days after the effective date of annexation in accordance with the amendment procedures of this ordinance.
- B. Before official zone designation is made after annexation, all requests for Notice of Zoning Compliance shall be referred to the City Planning Commission or a committee thereof. The Planning Commission or its designated committee may recommend issuance of the notice if said use conforms to the land use plan. (Ord. No. 331, Art. 4-1.)

14.04.13 Temporary non-conforming use permits Upon application to the Board of Adjustment, permits may be issued for temporary uses such as: the sale of produce in season; bazaars and carnivals; and offices, signs or other uses necessary for the sale or construction of property or buildings. Permits so issued shall be subject to such limitations as the Board of Adjustment may impose to protect the character of the district or districts affected. (Ord. No. 331, Art. 4-2.)

14.04.14 Completion of existing construction

- A. Nothing herein contained shall require any change in the plans, construction, or designated use of a building actually under construction at the time of the adoption of this ordinance.
- B. Nothing herein contained shall require any change in plans, construction, or designated use of a building for which a building permit has been issued within 30 days prior to the adoption of this ordinance, provided construction is started on said building within 120 days after adoption of this ordinance. (Ord. No. 331, Art. 4-3.)

14.04.15 Application of regulation to the use of more restrictive districts

- A. Whenever the specific district regulations pertaining to one district permit the uses of a more restrictive district, such uses shall be subject to conditions set forth in the regulations of the more restrictive district unless otherwise specified.
- B. It is intended that these regulations be interpreted as not permitting a dwelling unit to be located on the same lot with or within a structure used or intended to be used primarily for non-residential purposes. (Ord. No. 331, Art. 4-4.)

14.04.16 Relief from requirements for lot area or width in residential zone On any lot separately owned in a residential zone at the time of passage of this ordinance and retained in continuous separate ownership, a single-family structure may be erected even though the lot be of less width and/or area than required by the regulations of the residential zone in which the lot is located, provided all other requirements are met. Any lot existing and provided for rental of manufactured homes or mobile homes, in which the lot does not meet the minimum design standards for manufactured home parks contained in Art. 3-3 shall not be re-occupied as they become vacant. (Ord. No. 331, Art. 4-5.)

14.04.17 Areas not to be diminished The lot or yard areas required by this ordinance for a particular building or use at the time of passage of this ordinance or later constructed or established shall not be diminished and shall not be included as a part of the required lot, open space, or yard area of any other building or use. If the lot, open space, or yard areas required by this ordinance for a particular building or use are diminished below requirements, the continued existence of such building or use shall be deemed a violation and punished as provided in this ordinance. (Ord. No. 331, Art. 4-6.)



14.04.18 Group housing projects In the case of a housing project consisting of a group of two or more buildings to be constructed on a plot of ground of at least two acres not subdivided into the customary streets and lots, and which will not be so subdivided, where the existing or contemplated street and lot layout make it impracticable to apply the requirements of this ordinance to individual buildings in such housing project, the application of such requirements to such housing projects may be changed by the Board of Adjustment, in a manner that will be in harmony with the character of the neighborhood, will insure a density of land use no higher than the standard of open space at least as high as required by this ordinance in the district in which the proposed project is to be located. In no case shall a use or building height or density of population be permitted which is less than the requirement of the district in which the housing project is to be located. (Ord. No. 331, Art. 4-7.)

14.04.19 Off-street automobile and vehicle parking and loading

- A. General intent and application It is the intent of these requirements that adequate parking and loading facilities be provided off the street easement for each use of land within the city of Hazen. The requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.
- B. Location The off-street parking lot shall be located within 200 feet, exclusive of street and alley widths, of the principal use, and shall have direct access to a street or alley.
- C. Joint parking facilities Whenever two or more uses are located together in a common building, shopping center, or other integrated building complex, the parking requirements may be complied with by providing a permanent parking facility, cooperatively established and operated, which contains the requisite number of spaces for each use. The total number of spaces provided shall not be less than the sum of the individual requirements.
- D. Size of off-Street parking space The size of a parking space for one vehicle shall consist of a rectangular area having dimensions of not less than 9' x 20' plus adequate area for ingress and egress.
- E. Amount of off-street parking and loading required Off-street parking and loading facilities shall be provided in all districts in accordance with the following schedule:
  - 1. **Dwelling, single-family, or duplex:** 2 parking spaces for each separate dwelling unit within the structure.
  - 2. **Dwelling, multiple-family:** The number of spaces provided shall not be less than one and one-half times the number of units in the dwelling.

3. **Boarding or rooming houses or hotel:** One parking space for each 2 guests provided overnight accommodations.
4. **Hospitals:** One space for each 4 patient beds, exclusive of bassinets, plus one space for each 3 employees including nurses, plus adequate area for the parking of emergency vehicles.
5. **Medical or dental clinics or offices:** 6 spaces per doctor plus one space for each 2 employees.
6. **Sanatoriums, convalescent or nursing homes:** One space for each 6 patient beds plus one space for each staff or visiting doctor plus one space for each 2 employees including nurses.
7. **Community center, theater, auditorium, church sanctuary:** One parking space for each 3 seats, based on maximum seating capacity.
8. **Convention hall, lodge, club, library, museum, place of amusement or recreation:** One parking space for each 50 square feet of floor area used for assembly or recreation in the building.
9. **Office building:** One parking space for each 300 square feet of gross floor area in the building, exclusive of the area used for storage, utilities, and building services.
10. **Commercial establishments not otherwise classified:** One parking space for each 150 square feet of floor space used for retail trade in the building and including all areas used by the public.
11. **Industrial establishments:** Adequate area to park all employees and customers' vehicles at all times and adequate space for loading, unloading, and storing all vehicles used incidental to or as a part of the primary operation of the establishment.

For all uses not covered in 1 through 11 above, the Planning Commission shall make a determination of the parking demand to be created by the proposed use, and the amount of parking thus determined shall be the off-street parking requirement for the permitted use.

- F. Paved surface Required All parking spaces shall be paved with a sealed surface pavement and maintained in such a manner that no dust will result from the continued use. (Ord. No. 331, Art. 4-8.)

14.04.20 Signs All signs hereafter erected on any lot in any district, except official, traffic and street signs, shall conform to the provisions of this article, unless otherwise provided. Other signs that are excluded are: property identification signs, real estate signs, political signs, and construction signs. (Ord. No. 331, Art. 4-9.)

See: Art. 8-4, SIGN PERMIT; also Art. 5-1 B OUTDOOR ADVERTISING SIGNS & STRUCTURES.

**Section I. General Restrictions** Unless otherwise provided in this ordinance, the following regulations shall apply to signs in all districts:

- A. Portable non-flashing signs, whether lighted or unlighted, may be placed on a 90 day non-renewable temporary permit in any commercial or industrial zone, upon permit issued by the City Clerk upon a fee of \$5.00, on showing that such sign observe minimum 10 foot setback from any curb or edge of pavement, but in any event not closer than the property line, upon the express condition that any such sign remaining after 90 days comply with the Zoning Ordinance of the city of Hazen, any signs non-conforming after said date to be subject to removal by the city.
- B. No sign shall be erected as to prevent free ingress and egress from any door, window, or fire escape, and no sign of any kind shall be attached to a standpipe or fire escape.
- C. No sign shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision; or at any location where, by reason of position it may interfere with or obstruct the view of traffic sign lines or traffic control devices. If located within direct line of vision of a traffic control device, no flashing or intermittent red, green or amber illumination shall be used.
- D. Any sign affixed flat against the wall of a building and not more than 15 inches in thickness shall not be deemed a projecting sign. Projecting signs may extend not more than 48 inches beyond the building line, or over public property, in no event closer than two feet to the curb line, and shall be at least 10 feet above the finished grade of the sidewalk. Wall signs shall not extend more than 15 inches over public property; however, lighting devices may extend not more than six feet over public property provided the lowest part of such device is at least 15 feet above the finished grade.
- E. Business and advertising signs are required to observe the same setback, side-yard and height limitations as provided for other buildings or structures in the zoned district, provided that where drive-in service or parking facilities are provided, one business sign not exceeding 45 square feet in area may be erected in any required set-back area if it is not located nearer to the street or highway right-of-way line more than one-half the required setback.
- F. The illumination of any sign within 50 feet of and facing a residential zone lot line shall be diffused or indirect and designated to prevent direct rays of light from shining into adjoining residential districts; and in no event shall flashing or intermittent illumination be permitted where the sign faces directly into and is nearer than 300 feet to dwellings in a residential district.
- G. Directional or informational signs of a public or quasi-public nature not exceeding 6 square feet in area may be permitted in any district on approval of the City Inspector. Any illumination shall be non-flashing, uncolored and confined to the

face of the sign. No advertising matter whatsoever shall be permitted on signs of this type.

- H. Temporary signs indicating an event of public interest such as a state or local fair, local or general election, cattle or horse show, etc., may be erected on a 30 day non-renewable permit in any zone on approval of the City Inspector.
- I. Whenever a sign becomes structurally unsafe or endangers the safety of a building or premises, or endangers the public safety, the City Inspector shall give written notice to the owner of the sign or the owner of the premises on which the sign is located that such sign be made safe or removed within 10 days.
- J. Any business or outdoor advertising sign legally existing prior to the adoption of this ordinance and which does not conform to these provisions shall not be altered, or changed in over-all dimensions, except to conform to the provisions of this ordinance. If damaged to an extent in excess of one-half of its current replacement value, it shall not be rebuilt, provided that nothing contained herein shall be construed to prevent normal maintenance and repairs repainting or posting of such signs or structures.
- K. To provide reasonable flexibility in these regulations, the Board of Zoning Adjustment may approve an application for a business sign or advertising structure which may not conform with the provisions of the district in which it is to be located, where the location, sign, or addition would not be inconsistent with the character of the area or neighborhood in which such sign or structure is to be located.

**Section II. Signs in “R” Residential Districts** In Residential Districts no sign shall be permitted except the following:

- A. A sign, not exceeding two square feet in area giving the name and/or address only of the land of buildings on which displayed, or the owner or owners or lessee thereof.
- B. A sign pertaining to the lease or sale of a building or property, provided such sign shall not exceed 12 square feet in surface area and is not illuminated.
- C. Temporary signs, for one year, advertising a new subdivision of 5 lots or more, provided such signs do not exceed 60 square feet in surface area, are no more than 15 feet nor less than 2 feet above ground, advertise only the development in which they are located, and are erected only at dedicated street entrances.
- D. One unilluminated sign identifying an engineer, architect or contractor engaged in the construction of a building, provided such sign shall not exceed 12 square feet

in surface area, is no more than 15 feet or less than 2 feet above ground and is removed within 30 days following occupancy of the building.

- E. One identification sign, not to exceed 30 square feet in area, for the following uses: church, school, hospital, library, farm, park, clinic, or similar uses. Such sign shall be solely for the purpose of displaying the name of the institution and its activities or services. It may be illuminated but not flashing.
- F. Directional signs not to exceed 2 square feet in surface area for the following uses: church, school, hospital, library, sanitarium, clinic or similar use provided each shall be limited to one such sign per major thoroughfare approach. No sign shall be permitted on minor residential streets.
- G. One name plate sign for a dwelling group of 4 or more units not exceeding 5 square feet in surface area. Such signs may indicate the names and addresses of the buildings or it may be a directory for occupants.

**Section III. Signs in Commercial District** In this district signs are permitted subject to the following regulations:

- A. All signs permitted in the “R” Districts.
- B. The total surface area of a business sign or signs on a lot shall not exceed 150 square feet for each 100 feet of lot frontage.
- C. Advertising sign structures shall be limited to not more than one structure for a lot of 50 foot frontage or less, and to one additional structure for each 50 feet of additional lot frontage. Such structure may contain not more than 2 signs per facing not exceeding 55 feet length. No advertising sign may be erected within 50 feet of an adjoining Residential District if designed to face into such a district.
- D. Coordinated Shopping Center. Each coordinated shopping center may have one incidental or freestanding identification sign for each street frontage, set back at least 20 feet from the front property line and announcing only the name of the shopping center and the hours of business. (Ord. No. 331, Art. 4-9.)

**14.04.21 Non-conforming building or structure** A non-conforming building or structure existing at the time of adoption of this ordinance may be continued, maintained, and repaired, except as otherwise provided in this section.

- A. **Alteration or Enlargement of Buildings and Structures** A non-conforming building or structure shall not be added to or enlarged in any manner unless said building or structure, including additions and enlargements, is made to conform to all of the regulations of the district in which it is located or unless approved by the Planning Commission. If a building or structure is conforming as to use, but non-

conforming as to yards or height, or off-street parking space, said building or structure may be enlarged or added to provided that the enlargement or addition complies with yard and height and off-street parking requirements of the district in which said building or structure is located. No non-conforming building or structure shall be moved in whole or in part to another location on the lot unless every portion of said building or structure is made to conform to all of the regulations of the district in which it is located or unless approved by the Planning Commission.

- B. Outdoor Advertising Signs and Structures Any advertising sign, billboard, commercial advertising structure, or statuary, which is lawfully existing and maintained at the time this ordinance became effective, which does not conform to the provisions hereof, shall not be structurally altered. All such non-conforming advertising signs, billboards, commercial advertising structures, and statuarys, and their supporting members, shall be completely removed from the premises not later than three years from the effective date of this ordinance.
- C. Building Vacancy A building or structure or portion thereof, which is non-conforming as to use, which is or hereafter becomes vacant and remains unoccupied for a continuous period of one year shall not thereafter be occupied except by a use which conforms to the use regulations of the district in which it is located.

When a building becomes vacant, it may be used again for any use allowed in the zone in which it is located. The Planning Commission shall review the proposed use before the building is occupied in order to determine that the use is allowable in the zone.

- D. Change in Use A non-conforming use of a conforming building or structure shall not be expanded or extended into any other portion of such conforming building or structure, or changed except to a conforming use. If such a non-conforming use, or portion thereof, is discontinued or changed to a conforming use, any future use of such buildings, structure, or portion thereof, shall be in conformity with regulations of the district in which such building or structure is located. A vacant or partially vacant non-conforming building or structure may be occupied by a use for which the building or structure was designed or intended if occupied within a period of one year after the effective date of this ordinance. Otherwise, it shall be used in conformity with the regulations of the district in which it is located.

The use of a non-conforming building or structure may be changed to a use of the same or a more restrictive district's classification; but where the use of non-conforming buildings or structures is changed to a use of more restrictive district's classification, it thereafter shall not be changed to a use of a less restricted district's classifications. (Ord. No. 331, Art. 5-1.)

14.04.22 Non-conforming uses of land

- A. A non-conforming use of land where the aggregate value of all permanent buildings or structures is less than \$1,000.00, existing at the time of the adoption of this ordinance, may be continued for a period of not more than three years therefrom, provided that:
1. Said non-conforming use may not be extended or expanded, nor shall it occupy more area than was in use on the effective date of this ordinance.
  2. If said non-conforming use or any portion thereof is discontinued for a period of six months, or changed, any future use of such land, or change in use, shall be in conformity with the provisions of the district in which said land is located.
- B. Lots of record that are platted and existing at the time of the adoption of this ordinance shall be deemed to be in compliance with all size and area restrictions of the zone in which they are located. (Ord. No. 331, Art. 5-2.)

14.04.23 Conditional uses Several uses not normally permitted in a given zone may be permitted upon review and approval of the Planning Commission. Such uses have been specified where applicable. The petitioner must submit plot plans showing the proposed layout of such use, its effect on adjacent property, and the nature of activity contemplated. Proof shall also be provided at least seven days prior to the Planning Commission meeting that each property owner within 200 feet of the property has been notified of the pending use. Signed receipts of letters will be acceptable proof of notification. The commission must approve the use by a majority vote with a quorum present.

- A. Certain uses are considered Conditional Uses in all residential zoning districts:
1. Child Care facilities of all types administered by the Department of Human Services
  2. Church complexes involving multiple buildings
- (Ord. No. 501, Sec. 1)

Allowing conditional uses in a given zone is necessary in providing services that are essential to the community. Therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage. (Ord. No. 501, Sec. 2)

14.04.24 Board of Zoning Adjustment**Organization**

- A. A Board of Zoning Adjustment, hereinafter referred to as the Board, is hereby established to consist of three members to be nominated by the Planning Commission and confirmed by the City Council. One member of the first Board shall be for one year, one for two years, one for three years, and thereafter, all members shall be appointed for terms of three years each. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant in the same manner as the original appointments.
- B. Upon appointment and annually thereafter, the Board shall meet, organize, and elect its own chairman who shall serve for one year or until his successor duly qualifies. The chairman may appoint a secretary who is not a member of the Board and who shall hold office until relieved by the Board and who shall receive such compensation from the city of Hazen as may be affixed from time to time by the City Council. (Ord. No. 331, Art. 6-1.)

**Meetings**

- A. Meetings of the Board shall be held at such time and at such place within the city of Hazen as the Board may designate and may meet at any time on call of the chairman.
- B. The board shall keep minutes of its proceedings which shall contain as a minimum:
1. Time, date, and place of meeting.
  2. Names of members present.
  3. Citation, by number, and description of appeal or application.
  4. Pertinent facts of the case.
  5. Names of persons appearing and their interest in the case.
  6. Record of vote by name.
  7. Authority for decision (cite ordinance or statute) and reason for conditions imposed.

The minutes of the meeting shall be filed by the secretary of the Board in the offices of the City Clerk and shall be public record.

- C. Any member of the Board who fails to be in attendance at two consecutive scheduled meetings shall have his appointment declared vacated, and a new member shall be selected as provided in Art. 6-1A. (Ord. No. 331, Art. 6-2.)



**Appeals from Decision of Enforcement Officer** The Board shall hear appeals from an administrative decision of the enforcement official, who shall be designated by the City Council, concerning interpretation of the zoning ordinance and shall decide whether such interpretation was in error or not. (Ord. No. 331, Art. 6-3.)

**Variance**

- A. The Board shall hear requests for variance from the literal provisions of the zoning ordinance in instances where strict compliance to the provisions of the ordinance would cause undue hardship due to the circumstances unique to the individual property under consideration.
- B. The Board may grant variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the zoning ordinance.
- C. The Board shall not permit as a variance any use in a zone that is not permitted under this ordinance.

- D. The Board may impose conditions in the granting of the variance to insure compliance and to protect adjacent property. (Ord. No. 331, Art. 6-4.)

**Other Functions of the Board** The Board may hear applications and take such action as permitted on matters specifically referred to it under this ordinance. (Ord. No. 331, Art. 6-5.)

**Appeals from Decisions of the Board** Appeal from the decision of the Board shall be to a court of record within 30 days from the decision of the Board. (Ord. No. 331, Art. 6-6.)

### **Notices and Fees**

- A. Whenever an appeal or application for a variance is made to the Board, the Board shall cause to have published at the expense of the appellant or applicant a notice of the time and place of the public hearing upon such appeal or application, which notice shall be published at least once not less than seven days preceding the date of such hearing in an official paper or a paper of general circulation in Hazen, said notice to designate the particular location with which the appeal or application is concerned, and a brief statement as to what the appeal or application consists of. As an alternative, the Board may allow the applicant to circulate the same information by personal notification to the property owners within 200 feet of the property for which the variance is requested and present proof to the Board that such information was circulated. The Board shall also give or cause to be given such additional notice of such hearing to interested persons and organizations as it shall deem feasible and practicable.
- B. The appellant or applicant shall be required to pay to the City Clerk, a filing fee of \$25.00 to cover such other costs as may be incurred in connection with such appeal or application. (Ord. No. 331, Art. 6-7.)

**14.04.25 Amendments** The City Council may suggest that the Planning Commission amend the text of this ordinance or the Planning Commission itself may desire to initiate an amendment. Should the Planning Commission, after study, request a change in the text, it shall conduct a public hearing on the proposed amendment. Following the public hearing, such recommendations shall be submitted to the City Council for adoption. (Ord. No. 331, Art. 71-.)

### **14.04.26 Change in classification**

- A. A petition giving the legal description of the property involved and the zoning classification requested for the property, shall be submitted to the Planning Commission by the property owner or his legally designated agent. The petition shall also include a statement and diagram explaining why the proposed changes will not conflict with surrounding land uses. (Ord. No. 447, Sec. 1.)

- B. Upon receipt of the petition for an amendment, the Planning Commission, in accordance with Act 186 of the 1957 General Assembly as subsequently amended, shall proceed as follows:
1. The Planning Commission shall hold a public hearing on a proposed amendment. Notice of the public hearing shall be published in a newspaper of general circulation in the city, at least one time fifteen days prior to the hearing.
  2. Following the public hearing, the proposed amendment may be approved as presented or in modified form by a majority vote of the Planning Commission and recommended for adoption by the City Council, with reasons for such recommendation stated in writing.
  3. If the Planning Commission disapproves a proposed amendment, the reasons for such disapproval shall be given in writing to the petitioner within 30 days from the date of the hearing.
  4. The City Council, by majority vote, may by ordinance adopt the recommended amendment submitted by the Planning Commission or may return the proposed amendment to the Planning Commission for further study and recommendation.  
  
If the City Council does not concur with the recommendation of the Planning Commission, either as first submitted or as submitted after re-study, the City Council may, by a majority vote, amend this ordinance by granting the request for amendment in full or in modified form.
  5. Following disapproval of a proposed amendment by the Planning Commission, the petitioner may appeal such disapproval to the City Council, provided that the petitioner state specifically in writing to the City Clerk why he considers the Planning Commission's findings and decision are in error. Such appeal shall be filed with the City Clerk within 15 days of the date the petitioner receives reasons for disapproval from the Planning Commission.
- C. No application for a zoning amendment will be considered by the Planning Commission within 12 months from date of final disapproval of a proposed amendment unless the Commission finds that a substantial reason exists for waiving this limitation.

- D. Before any action shall be taken as provided in this section, any person or persons proposing a change in the zoning regulations or district boundaries shall deposit with the City Clerk the sum of \$50.00 to cover the approximate cost of this procedure, and under no condition shall said sum or any part thereof be refunded for failure of said change to be adopted by the City Council. (Ord. No. 331, Art. 7-2.)

14.04.27 Enforcement Officer; building permit The provisions of this part of the ordinance shall be administered by an Enforcement Official designated by the city of Hazen. (Ord. No. 331, Art. 8-1.)

14.04.28 Notice of zoning compliance A Notice of Zoning Compliance will be issued when the application has been approved by the Enforcement Official as meeting requirements of this part of the ordinance. Such Notice of Zoning Compliance must be obtained prior to any alterations to property that would be affected by any provision of this ordinance. A Notice of Zoning Compliance will be required for any property to have water, sewer, or 911 service provided. All property in use at the time of the adoption of this ordinance shall be deemed to be in zoning compliance and no action will be required on the part of either the property owner or property user. Thereafter, new construction, additions, or alterations shall require a Notice of Zoning Compliance. Applications for such notice shall be submitted to the Enforcement Official on forms provided by the city of Hazen.

The Enforcement Official shall have the authority to grant compliance or may, at his discretion, refer applications to the Planning Commission for review and approval. (Ord. No. 331, Art. 8-2.)

14.04.29 Penalty Any person, firm, or corporation who shall violate any of the provisions of this ordinance or who shall fail to comply with any provisions hereof within the corporate limits of the city shall be guilty of a misdemeanor, and upon conviction shall be subject to a fine not to exceed \$200.00. Each day that such violation continues shall constitute a separate offense and shall be punishable accordingly. (Ord. No. 331, Art. 8-3.)

14.04.30 Fees

Building Permit – Residential	\$35.00
Building Permit – Commercial	\$50.00
Building Permit – Industrial	\$50.00
Sign Permit – Under \$5,000 value	\$15.00
Sign Permit - \$5,000 or more	\$35.00

(Ord. No. 331, Art. 8-4.)

## **CHAPTER 14.12**

### **FLOOD DAMAGE PREVENTION ORDINANCE**

#### **Sections:**

14.12.01 Code adopted

14.12.01 Code adopted There is hereby adopted by reference a Flood Damage Prevention Regulatory Code for Hazen, Arkansas, such Flood Damage Prevention Regulatory Code having been designed by the legislature of the State of Arkansas and set forth in Arkansas Statutes Sections 21-1901 through 21-1904 (Act 629 of 1969). A copy of the referenced regulatory code shall be filed in the office of the City Clerk and shall be available for inspection and copying by any person during normal office hours. The code shall include the following articles:

- ARTICLE 1. Statutory authorization, findings of fact, purpose and methods
- ARTICLE 2. Definitions
- ARTICLE 3. General provisions
- ARTICLE 4. Administration
- ARTICLE 5. Provisions for flood hazard reduction  
(Ord. No. 226)

## **CHAPTER 14.16**

### **ANNEXING, VACATING AND REZONING**

#### **Sections:**

14.16.01 Division of city  
14.16.02 Annexing  
14.16.03 Vacating  
14.15.04 Rezoning

#### **14.16.01 Division of city**

- A. The following territory shall be known as residential zone, and only single or multiple family dwellings shall be built within the following residential zone:

Beginning at the corner of Jackson and Livermore streets proceed south along Livermore Street to the south corporate city limits, thence west along said south corporate city boundary to the SW corner of the city of Hazen, thence north along

the west corporate city boundary line to Jackson Street, thence last along said Jackson Street to the point of beginning at the corner of Jackson and Livermore Streets. (Ord. No. 215, Sec. 1.)

- B. No person shall construct any building in said residential zone without first applying to the City Recorder and securing a building permit for such construction. (Ord. No. 215, Sec. 2.)
- C. This residential zone has been a part of the city of Hazen for more than 50 years. (Ord. No. 215, Sec. 3.)

#### 14.16.02 Annexing

Ord. No. 143	SE 1/4 NE 1/4 in Sec 19, T2N, T5W, Southern District
Ord. No. 250	Part of SW 1/4 of SW 1/4 of Sec 5, T2N, R5W, Southern District
Ord. No. 252	Intersection of Sec 6, T2N, R5W, S Line of Right-of-way of I-40
Ord. No. 275	Recognizes dedicated streets in Hazen
Ord. No. 280	Part of S 1/2 of SW 1/4, Sec 20, T2N, R5W, Southern District
Ord. No. 334	I-40 right-of-way to limits of Hazen, Southern District
Ord. No. 481	Part of NE 1/4, Sec. 7, Twp 2N, Range 5W

#### 14.16.03 Vacating

Ord. No. 148	Livermore St., Lot 7 ,Block 68, Hudspeth's Addition
Ord. No. 224	Alley of Block 28, North to South
Ord. No. 261	Alley of block 22, East to West Boundaries
Ord. No. 299	N/S Alley of Block 44 of Hurt's Addition
Ord. No. 321	Alley Between S. Livermore St. and S. Prairie St. in Block 96
Ord. No. 342	Alley in N. 1/2 of Block 90, Hudspeth's Addition
Ord. No. 452	Parts of North Leslie St., N. Charles St. & N. Orlicek St.
Ord. No. 503	Portion of E. Cleveland St. lying btw N. Grove St & N. Woodlawn Ave.

#### 14.16.04 Rezoning

Ord. No. 295	From R-1 to C	NE 1/4 of SE 1/4 of Sec 19, T2N
Ord. No. 322	To R	Descriptions by reference
Ord. No. 331	From R-1 to R-2AH	Lot 1, Block 51 of Hudspeth Addition
Ord. No. 350	From R-1 & R-2 to R-3	Change in Yopp Addition
Ord. No. 351	From R-1 to R-2	Property south of Jackson St.
Ord. No. 356	From R-1 to R-2AH	NE 1/4 of Sec. 20, Twp 2 N, Range 5 West
Ord. No. 362	From R-1 to R-3	Lots 1,2,3,4,9,10,11 & 12 of Block 27
Ord. No. 375	From R-1 to R-2AH	SW 1/4 of Sec. 5, Twp 2 N, Range 5 West
Ord. No. 380	From R-1 to R-2AH	SW 1/4 of Sec. 5, Twp 2 N, Range 5 West

Ord. No. 390	From R-1 to C-2	NW ½ of Sec. 10, Twp 2 N, Range 5 West
Ord. No. 407	From C-2 to R-3	NW ¼ of Sec. 19, Twp 2 N, Range 5 West
Ord. No. 448	From R-1 to R-3	Lot 1 & S ½ of Lot 2, Block 95, Shock's Addition
Ord. No. 465	From R-1 to C-2	NE ¼ of Sec. 19, Twp 2 N, Range 5 West
Ord. No. 467	From R-1 to R-3	Lots 5, 6, 7, and 8, Block 27 Sec. 19, Twp 2 N, Range 5 West
Ord. No. 382	From R-1 to C-2	Two acre block South of U.S. Hwy 70
Ord. No. 385	From R-1 to R2-AH	Lot 1, Block 51 Hudspeth Add.
Ord. No. 482	Annex. to C-2	Part of NE¼, Sec. 7, Twp 2N, Range 5W
Ord. No. 488	From R-2 to R-3	Lot A Sims First Addition