

ORDINANCE NO. 2004-07

AN ORDINANCE AMENDING THE ZONING CODE, DECLARING AN
EMERGENCY AND OTHER PURPOSES

BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY
OF HORSESHOE BEND, ARKANSAS:

THAT WHEREAS, the City of Horseshoe Bend, Arkansas, has approved the
development of certain land which needs to be rezoned, and

WHEREAS, the Zoning Committee has reviewed the changes contained herein,
which are needed by the City for the orderly administration of zoning.

Section 1. IT IS HEREBY ORDAINED that the existing Zoning Code is
amended to reflect the following changes:

- a. Chapter 4, Paragraph 1.A.35 is amended to add the following:

(60) Woodland Greens I Addition

- b. Chapter 4, Paragraph 1.S-1 is amended to add the following language:

LESS AND EXCEPT that 7.49 acres known as Woodland Greens I Addition
as shown on the recorded plat in the Office of the County Clerk of Izard
County, Arkansas.

- c. Chapter 5, Paragraph 1.C. is amended to add the following:

33. R-1-A1 Included is the following Addition:

(60) Woodland Greens 1

Each dwelling unit in Woodland Greens I Addition shall
have a minimum of 1250 sq. feet of floor space including
carport or garage, with at least 950 sq feet of this space
heated and on the first floor level.

Each dwelling unit must have at least one and one-half
1-1/2) bathrooms.

No building shall be located within 25 feet of the front
property line or within 20 feet of the rear property line.

No building shall be located on the property nearer to the side lot line than 10 feet or 10% of the average width of the lot, whichever is greater, and in no event shall it be located nearer than 25 feet to any side line adjoining a public street or road.

Section 2. EMERGENCY CLAUSE. That since development is about to start on the property described herein, this Ordinance being necessary for the immediate preservation of the public peace, health, and safety. An emergency is declared to exist and this ordinance shall be in full effect and force immediately after its passage.

Passed and approved this 17 day of May, 2004.

Approved: _____

Bob Spear, Mayor

Attest:

Sally Pohl
Sally Pohl, Recorder/Treasurer

ORDINANCE NO. 2004-12

AN ORDINANCE AMENDING THE ZONING CODE, DECLARING AN
EMERGENCY AND OTHER PURPOSES

BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY
OF HORSESHOE BEND, ARKANSAS:

THAT WHEREAS, the City of Horseshoe Bend, Arkansas, has previously
approved the particulars of the Woodland Greens I Addition and now deems it necessary
to make changes thereto for the orderly administration of zoning.

Section 1. IT IS HEREBY ORDAINED that the existing Zoning Code is
amended to reflect the following changes:

Chapter 5, Paragraph 1.C. is amended as follows:

33. R -1-A1 – (60) Woodland Greens 1 – the building front setback line is
changed from 25 feet to 45 feet.

Section 2. **EMERGENCY CLAUSE.** That since development is about to start
on the property described herein, this Ordinance being necessary for the
immediate preservation of the public peace, health, and safety. An emergency is
declared to exist and this ordinance shall be in full effect and force immediately
after its passage.

Passed and approved this 18 day of October, 2004.

Approved: _____

Bob Spear, Mayor

Attest:

Sally Pohl
Sally Pohl, Recorder/Treasurer