

ORDINANCE NO. 19-795

AN ORDINANCE AMENDING APPENDIX B OF THE CITY OF GENTRY MUNICIPAL CODE REGARDING PERMISSIBLE USES BY ZONING DISTRICT TABLE; DECLARING AND EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, it has come to the attention of the City of Gentry that there is a need to amend Appendix B of the City of Gentry Municipal Code with respect to Permitted Used by Zoning District Table, by replacing the current Zoning District Table with the table hereinafter set forth:

Section 1: Uses

Permitted Uses

Residential Zoning Districts

	A-1	R-E	R-1	R-2	R-3	R-4	R-O	SP
Single-family	x	x	x	x	x	x	sp	PA*
Single-family mfg. home					sp	x		PA
Single-family zero lot line				sp	x	x	sp	PA
Single-family attached				x	x	x	sp	PA
Townhouses					x	x	sp	PA
Duplexes				x	x	x	sp	PA
Multi-family dwellings					x	x	sp	PA
Manufactured Home subdivisions						x		PA
Mobile or Manufactured Home parks						x		PA
Rooming/boardinghouse					x	x		PA
Church, places of worship	sp	sp	sp	x	x	x	x	PA
Child Care Center				sp	sp	sp		PA
Club or lodge, private				sp	sp	sp		PA
Community building			sp	sp	sp	sp	x	PA
Hospital health center					sp	sp		PA

Nursing/Assisted Living or similar facility	x				sp	sp	sp	PA
Park	x	x	x	x	x	x	x	PA
School, nursery, day care for children				sp	sp	sp	x	PA
School, public or parochial	x			sp	x	sp	x	PA
Antique shop						sp		PA
Field crops/gardens	x	x	x	x	x	x	x	PA
Accessory uses as defined in Art. X that are accessory to permitted uses in the district	x	x	x	x	x	x	x	PA
Emergency Facilities	x	x	x	x	x	x	x	PA
Mobile Food Vendor	sp	sp	sp	sp	sp	sp	sp	PA
Farmers' Market ¹ ¹ As defined by the Arkansas Dept. Of Health and Arkansas Agriculture Dept.	x							PA

Permitted Uses

Commercial and Industrial Districts

	R-O	C-1	C-2	I	SP
Aircraft Landing Strip	sp	sp	sp	sp	PA
Automotive Body Shop			x		PA
Automotive Car Wash		x	x	x	PA
Automotive Retail Sales (*For such sales in a C-1 zone, there shall be no vehicle auction sales, no vehicle painting and no vehicle motor or body repair)		x*	x		PA
Automotive Service Station (painting, motor or body repair NOT allowed)		sp	x	x	PA
Banking	sp	x	x		PA
Barber or Beauty Shop	sp	x	x		PA

Bulk storage, goods and materials (All exterior storage of goods and materials must be within the confines of the structure or enclosed entirely by sight-proof fence at least 6 feet in height, unless adjacent to rail siding facilities.)	sp	x	x	x	PA
Child Care Center	sp	x	sp		PA
Clinic, Dental, Medical, Osteopathic, Pharmacy, Hospital or similar licensed health care provider	sp	x	x	x	PA
Club or Lodge	sp	x	x		PA
Dry Cleaners or Laundry		x	x		PA
Eating Establishment		x	x	x	PA
Emergency Facilities	x	x	x	x	PA
Farmers' Market* *As defined by the Arkansas Dept. Of Health and Arkansas Agriculture Dept.		x	x	x	PA
Fresh produce sales		x	x	x	PA
Florist shop or greenhouse		sp	x	x	PA
Funeral home, mortuary, crematorium		sp	x		PA
Hotel or motel			x		PA
Mobile Food Vendor	sp	x	x	x	PA
Metal Recycling/Auto Salvage				sp	PA
Park	x	x	x	x	PA
Professional Offices	x	x	x	x	PA
Public Building/Facilities	sp	x	x	x	PA
Retail Establishment	sp	sp	x	x	PA
School, nursery or daycare facility	sp	x	sp	sp	PA

Single Family Home	sp	sp	sp	sp	PA
Studio, musical or photographic	x	x	x		PA
Processing Plant				sp	PA
Theater, indoor		sp	x		PA
Warehouse/inside storage		sp	sp	x	PA
Wholesale establishment		sp	x	x	PA
Recreational Facility	sp	sp	sp	sp	PA
Nursing Home/ Assisted Living or similar licensed care facility	sp	x	x		PA

Single Family zero lot line	SP	SP	SP	SP	PA
Single Family attached	SP	SP	SP	SP	PA
Townhouses	SP	SP	SP	SP	PA
Duplexes	SP	SP	SP	SP	PA
Multifamily Dwellings	SP	SP	SP	SP	PA

***PA – denotes that the proposed zoning requires prior Planning Commission and/or City Council Approval**

Section 2: That Appendix B of the City of Gentry's Municipal Code and Ordinance No. 308 are hereby amended accordingly to reflect the zoning district table as set forth herein.

Section 3: Emergency. The lands described herein are part of certain comprehensive changes to the City Zoning Code. An emergency exists in that the zoning changes herein should be implemented immediately in order to be consistent with other zoning within the City. This Ordinance, accordingly being necessary for the preservation of the health, safety and welfare of the citizens of Gentry, Arkansas, shall be in effect immediately upon its passage, approval and

publication.

PASSED AND APPROVED THIS 7th day of January, 2019.

ATTEST:

Kevin D. Johnston, Mayor

Tonya Carney, Director of Finance