

**ORDINANCE NO. 04-2016
CITY OF DIAMOND CITY, BOONE COUNTY, ARKANSAS**

**AN AMENDMENT TO THE DIAMOND CITY ZONING ORDINANCE 9-03 TO
ESTABLISH A RESIDENTIAL ACREAGE ZONE KNOWN AS R-3 AS DEVELOPED AND
APPROVED BY THE CITY OF THE DIAMOND CITY PLANNING AND ZONING
COMMISSION
AND PRESENTED TO CITY COUNCIL OF THE CITY OF DIAMOND CITY**

WHEREAS, there have been questions as to what regulations should be in place to preserve the natural beauty of the acreage along the shoreline surrounding the City of Diamond City and not within any subdivision, but within the City Limits to encourage proper develop of the City; and

WHEREAS, it is necessary that the provisions of this ordinance be administered to ensure orderly growth and development, preserve the character of the City, conserve the values of property and encourage the most appropriate use of land throughout the City; and

WHEREAS, an ordinance must supplement and implement the policies contained in the Master Plan of the City of Diamond City; and

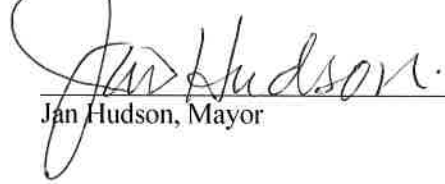
WHEREAS, the current Zoning Ordinance in Diamond City, Arkansas wishes to create an amendment for a third zoning to allow for residential use of acreage not subdivided or within any subdivision borders;

NOW THEREFORE BE IT ENACTED by the City of Diamond City to amend the Code for Residential Purposes as recommended by the Planning and Zoning Board to set regulations for a Residential Acreage Zone (R-3) to promote development within the City Limits;

- Section 1.** The City Council of the City of Diamond City, Arkansas, hereby ordains that the Zoning Ordinance be amended to include in Chapter III, Use Zones, Section 1., to add Residential R-3. R-3 will follow regulations as listed under Residential R-1, Section A. Permitted Uses numbers 1-4; and C. Area Requirements number 1a.
- Section 2.** All water and sewage disposal shall be connected to the City water and sewer systems.
- Section 3.** All residences must have electricity.
- Section 4.** All residences must not exceed 35 feet in height.
- Section 5.** All residences must fit aesthetically into the area of the lake shore natural scenery with minimum 1500 square feet of living space, excluding carports and garages.
- Section 6.** No farm animals shall be raised or kept on the property.
- Section 7.** Should at any time the area be included in a subdivision, the rules for the subdivision zone will be followed.
- Section 8.** The minimum size to be considered acreage not within a subdivision is a 5 acre parcel.
- Section 9.** Severability: The provisions of this ordinance are severable. If any section, sentence, clause or phrase of this ordinance is for any reason held to be invalid by a court of competent jurisdiction, the decision shall not affect the remaining portions of this ordinance.


PASSED and APPROVED this 28th day of APRIL, 2016.

APPROVED:



Jan Hudson, Mayor

ATTEST:



Steven Floyd, Deputy Clerk