

TITLE 13

PLANNING

Chapters:

- 13.04 Planning Commission
- 13.08 Master Street Plan
- 13.12 Land Use Plan
- 13.16 Board of Adjustment

CHAPTER 13.04

PLANNING COMMISSION

Sections:

- 13.04.01 Created
- 13.04.02 Membership, term
- 13.04.03 Powers and duties
- 13.04.04 Secretary

13.04.01 Created. There is hereby created a City Planning Commission pursuant to the provisions of Act 186 of 1957 (A.C.A. 14-56-402, 404,410,411-415, 422,424.), which is hereby incorporated herein by reference as though set out word for word. Such commission shall consist of not less than five (5) members of whom at least two-thirds (2/3) shall hold no other municipal office or appointment except membership on the Board of Adjustment or on a joint planning agency; such members shall serve without compensation.

13.04.02 Membership, term. Members of said commission shall be elected by the City Council as such members shall be qualified electors of the city; each member shall hold office for a term of three (3) years. During the month of January of each year the City Council shall elect three (3) members who shall take office on the first day of February.

13.04.03 Powers and duties. The Planning Commission shall have all the powers and duties authorized and conferred by Act. 186 of 1957. (A.C.A. 14-56-402 et seq.)

13.04.04 Secretary. The Planning Commission shall select a Secretary who shall perform such duties as specified by said Commission, and who shall receive such compensation as set by the City Council.

CHAPTER 13.08

MASTER STREET PLAN

Sections:

- 13.08.01 Adopted
- 13.08.02 Map
- 13.08.03 Amendments

13.08.01 Adopted. The Master Street Plan approved and certified by the City Planning commission on August 18, 1958 is hereby approved and adopted.

13.08.02 Map. A Master Street Plan Map having been filed in the office of the City Clerk, showing in detail the said Master Street Plan, is hereby adopted and approved as an integral part of said Master Street Plan.

13.08.03 Amendments. It shall be mandatory that any proposal to amend said Master Street Plan, including the opening or closing of any streets and/or alleys and/or easements shall be submitted to the Planning Commission for their recommendation prior to submission to the City Council.

CHAPTER 13.12

LAND USE PLAN

Sections:

- 13.12.01 Adopted
- 13.12.02 Planning area established
- 13.12.03 Land use classifications
- 13.12.04 Liberal construction of Section 13.12.03
- 13.12.05 Zoning ordinance adopted

13.12.01 Adopted. There is hereby approved and adopted a map designated A Land Use and Planning Area Map for the City of Stuttgart@, which is on file in the office of the City Clerk, and which is referred to hereinafter as the A Map@.

13.12.02 Planning area established. The Planning Area outlined on the map reflects the officially established Planning Area of the City.

13.12.03 Land use classifications. The following classifications for present and future land use in and around the City, as shown on the map, are hereby established.

- A. Residential Area - Primarily residential, no manufacturing or business establishment permitted.
- B. Business Area - Residences and businesses of a selling or professional nature permitted - heavy manufacturing prohibited.
- C. Commercial and Industrial Area - Includes all uses permitted in (A.) and (B.) and other uses not otherwise restricted.
- D. Restricted Commercial and Industrial Areas - uses permitted in (C.) chemicals, dust, or materials dangerous or offensive to the general public and activities producing offensive odors prohibited.
- E. Public Property - Areas owned or proposed to be owned by the public.

13.12.04 Liberal construction of Section 13.12.03. The areas and classifications in Section 13.12.03 are general in nature and the provisions of such section shall be construed liberally in favor of the land owner.

13.12.05 Zoning ordinance adopted. Title 14 is included herein, as if printed in full to this title.

CHAPTER 13.16

BOARD OF ADJUSTMENT

Sections:

13.16.01 Amendment

13.16.01 Amendment Paragraph A. **ORGANIZATION.** Of Section 28-121 dealing with the Board of Adjustment is hereby amended to read in its entirety as follows:

A. ORGANIZATION

1. The Board of Adjustment shall consist of the members of the Stuttgart Planning Commission as a whole. (Ord. No. 1621, Sec. 1.)