

TITLE 14

ZONING

Chapters:

- 14.04 Zoning Ordinance Adopted By Reference
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CHAPTER 14.04

ZONING ORDINANCE ADOPTED BY REFERENCE

Sections:

- 14.04.01 Zoning ordinance adopted by reference

14.04.01 Zoning ordinance adopted by reference. The City hereby approves and adopted by reference, Revised Zoning Regulations, dated August, 1967, and subsequent amendments, after public hearing duly held thereon following notice of such hearing as required by law, said regulations consisting of the text and zoning district map, of which regulations not less than three (3) copies have been and now are filed in the office of the City Clerk and from the date on which the regulations shall take effect, the provisions thereof shall be controlling within the limits of the city.

The sum of Nine Thousand Eight Hundred Eighty-Five Dollars (\$9,885.00) is hereby appropriated from the unobligated 1998 General fund for the city of Stuttgart for revised city zoning map project proposed by Carter-Burgess Inc. The Mayor of the city of Stuttgart and other appropriate city officials are hereby authorized to execute such documents as may be necessary and appropriate to complete the payment for the above described project fees.(Ord. No. 1594)

CHAPTER 14.05

MOBILE HOME PLACEMENT

Sections:

- 14.05.01 Prohibited
- 14.05.02 Exceptions
- 14.05.03 Identification of exempt lots
- 14.05.04 Emergency exemptions
- 14.05.05 Minimum requirements
- 14.05.06 Penalty for violation

- 14.05.07 Development standards
- 14.05.08 Approval procedure
- 14.05.09 Penalty for violation
- 14.05.10 One per lot

14.05.01 Prohibited. From and after the passage of this ordinance, no mobile home shall be set up or otherwise placed in any area zoned A-1, B-1A or B-2. Ord. No. 1196, Sec. 1)

14.05.02 Exceptions. Any lot located in an area zoned R-1, R-1A or R-2 which has been developed for placement of a mobile home (i.e., sewer lines and electrical hook-ups in place) prior to the date of passage of this ordinance shall be excluded from the provisions of Section 14.05.01 above, PROVIDED HOWEVER, that in the event that any such lot should become vacant (i.e., not occupied by a mobile home) for a period of one (1) year, such lot shall no longer be excepted from the provisions of Section 14.05.01 above unless, prior to the expiration of such one (1) year period, the owner of such lot shall have applied for and the City Council shall have approved an extension of the exemption for an additional one (1) year period. The granting or denial of such extension shall be within the sound discretion of the City Council. (Ord. No. 1196, Sec. 2)

14.05.03 Identification of exempt lots. All lots falling within the exemption set out in Section 14.05.02 above shall be identified and listed by the City Building Inspector. A complete listing of all exempt lots in Zones R-1, R-1A and R-2 shall be provided to and maintained by the City Clerk. (Ord. No. 1196, Sec. 3)

14.05.04 Emergency exemptions. Upon a showing of the existence of an emergency, the City Council may authorize the granting of a temporary permit to allow the placement of a mobile home in an area otherwise prohibited. (Ord. No. 1196, Sec. 4)

14.05.05 Minimum requirements. All mobile homes placed within the city limits shall be firmly anchored and blocked and must, within sixty (60) days of set-up, be skirted or underpinned with wheels covered. All mobile homes which have been placed within the city limits prior to the date of passage of this ordinance shall, within sixty (60) days of the passage of this ordinance, be brought into compliance with the minimum requirements stated herein. (Ord. No. 1196, Sec. 5)

14.05.06 Penalty for violation. The owner and/or any person residing in any mobile home which is found to be in violation of this ordinance shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine of not less than Twenty-Five (\$25.00) Dollars nor more than Two Hundred Fifty (\$250.00) Dollars. Prior to the filing of a charge for violation of this ordinance, the owner or occupant shall be given written notice to remedy the non-compliance within twenty (20) days. After issuance of a citation for violation of this ordinance, each additional ten (10) days of non-compliance shall constitute a separate offense. (Ord. No. 1196, Sec. 6)

14.05.07 Development standards. Mobile home parks shall be developed to provide a desirable residential environment appropriate to the needs and desires of the occupants. Mobile home spaces should be harmoniously and efficiently organized in relation to topography, existing trees and shrubs and other natural features. A stylized uniform pattern in lining up units should be avoided. The mobile home park shall conform to the following standards:

- A. Each mobile home space shall contain not less than four thousand (4,000) square feet minimum area. Spaces may be irregular in shape, but each mobile home space shall be not less than forty (40) feet in width and adequate shape to provide off-street parking for two (2) automobiles. Accessory buildings shall be controlled by Section 28-113 of the City Zoning regulations.
- B. The minimum front yard setback shall be twenty (20) feet to the front line of the mobile home park. Additionally, each mobile home unit shall have a six (6) foot side lot requirement from the internal line, a ten (10) foot rear line requirement.
- C. The minimum distance between mobile homes shall be twelve (12) feet and under no circumstances shall there be more than eight (8) mobile home spaces developed in any one (1) acre of the mobile home park.
- D. Mobile home parks may be required to provide recreational areas.
- E. Internal streets and drives shall be designed for safe and convenient access to all mobile home spaces. All such internal drive s shall be privately owned, built and maintained. Such roadways shall be at least thirty (30) feet in width and shall be constructed with a bituminous or concrete surface with curbs and gutters.
- F. No building or structure erected or stationed in the mobile home park shall have a height greater than one (1) story or fifteen (15) feet with approval procedure the same as private dwellings. Each mobile home must be anchored and blocked. After sixty (60) days parking, all mobile homes must be skirted with wheels covered.
- G. The Planning Commission and the City Council may require that additional parking spaces be furnished for each mobile home space which shall be on the same site or located in grouped parking bays specifically designed for this purpose close to the site served.

H. Mobile home. A detached single family dwelling unit with all the following characteristics: (1) designed for full-time occupancy and containing sleeping accommodations, flush toilet, tub or shower bath, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems; (2) designed to be transported after fabrication on its own wheels, or on flatbed or other trailers of detachable wheels, or by other means; (3) arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on and connection to foundation supports, connection to utilities and the like. Anchorage must comply with design load requirements of the building code of the City of Stuttgart.

I. A distinction shall be made between one-owner mobile home park and a mobile home subdivision. A subdivision will require special approval by the Planning Commission and the City Council. (Ord. No. 1204, Sec. 1)

14.05.08 Approval procedure. All licenses and permits as required by the City of Stuttgart in this or other applicable ordinances shall be fully complied with before the park is open to tenants. The owner or developer shall submit a Letter of Intent and the preliminary plans for development of the mobile home park to the Planning Commission for review and approval prior to preparation of a final plat to insure conformity with plans and regulations. The preliminary plans submitted shall include an approval by the Water and Sewer Commission, the Power & Light Company, the Gas Company, and any other utilities or city governmental departments that may become involved in the final development of the site. The mobile home park owner and developer shall submit evidence indicating that he is responsible for the complete cost of the development including site preparation, mobile home spaces, installation of all utilities, driveways, parking areas, park facilities and recreational facilities. After review of the Letter of Intent, preliminary plans and other information submitted by the developer, the Planning Commission may approve these plans if it finds that all appropriate regulations have been complied with. After approval by the Planning Commission, the developer shall cause to be prepared a final plat of the proposed mobile home park lot. This plat shall be prepared by a Registered Professional Engineer in accordance with the Land Subdivision and Development Code of the City of Stuttgart. A building permit for construction of the park cannot be issued until a final plat has been approved for the mobile home park site. (Ord. No. 1204, Sec. 2)

14.05.09 Penalty for violation. In the event that subsequent to the approval of a mobile home park, such park is found to be in noncompliance with the standards set forth herein, the owner and/or developer shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine of not less than Twenty-Five dollars (\$25.00) nor more than Two hundred Fifty dollars (\$250.00). Prior to the filing of a charge for violation of this ordinance, the owner and/or developer shall be given written notice to remedy the non-compliance within twenty (20) days. After issuance of a citation for violation of this ordinance, each additional ten (10) days of non-compliance shall constitute a separate offense. (Ord. No. 1204, Sec. 3)

14.05.10 One per lot. No more than one (1) mobile home may be situated upon any lot of record within the City of Stuttgart, Arkansas. (Ord. No. 1324, Sec. I.)

Chapter 14.08

AIRPORT ZONING

Sections:

14.08.01	Short title
14.08.02	Definitions
14.08.03	Airport zones
14.08.04	Airport zone height limitations
14.08.05	Use restriction
14.08.06	Non-conforming uses
14.08.07	Permits
14.08.08	Enforcement
14.08.09	Board of Adjustment
14.08.10	Appeals
14.08.11	Judicial review
14.08.12	Penalties
14.08.13	Conflicting regulations

14.08.01 Short title. This ordinance shall be known and may be cited as Stuttgart Municipal Airport Height Zoning Ordinance. (Ord. No. 1200, Sec. I)

14.08.02 Definitions. As used in this ordinance, unless the context otherwise requires:

1. AIRPORT - Stuttgart Municipal Airport.
2. AIRPORT ELEVATION - Two Hundred Twenty-Four (224) feet above mean sea level.
3. AIRPORT MANAGER - The person responsible for the day-to-day operations and management of Stuttgart Municipal Airport.
4. APPROACH SURFACE - A surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Section IV of this ordinance. In plan, the perimeter of the approach surface coincides with the perimeter of the approach zone.
5. APPROACH, TRANSITIONAL, HORIZONTAL AND CONICAL ZONES - These zones are set forth in Section III of this ordinance.

6. BOARD OF ADJUSTMENT - A board consisting of three (3) members appointed by the City Council of the City of Stuttgart.
7. CONICAL SURFACE - A surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty to one (20 to 1), for a horizontal distance of four thousand (4,000) feet.
8. HAZARD TO AIR NAVIGATION - An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
9. HEIGHT - for the purpose of determining the height limits in all zones set forth in this ordinance and shown on the zoning map, the datum shall be mean sea level elevation.
10. HORIZONTAL SURFACE - A horizontal plane one hundred fifty (150) feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.
11. LARGER THAN UTILITY RUNWAY (Runway 18-36) - A runway that is constructed for and intended to be used by propeller driven aircraft of greater than twelve thousand five hundred (12,500) pounds maximum gross weight and jet powered aircraft.
12. NONCONFORMING USE - Any pre-existing structure, object of natural growth, or use of land which is inconsistent with the provisions of this ordinance or an amendment thereto.
13. NONPRECISION INSTRUMENT RUNWAY (Runway 36) - A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in nonprecision instrument approach procedure has been approved or planned.
14. OBSTRUCTION - Any structure, growth, or other object, including a mobile object, which exceeds a limiting height set forth in Section IV of this ordinance.
15. PERSON - An individual, firm, partnership, corporation, company, association, joint stock association, or government entity includes a trustee, a receiver, an assignee or a similar representative.
16. PRECISION INSTRUMENT RUNWAY (Runway 18) - A runway having an existing instrument approach procedure utilizing an Instrument Landing System (ILS), a Precision Approach Radar (PAR) System, or a Microwave Landing System (MLS). It also means a runway for which a precision approach system is planned and is so indicated on an approved airport layout plan or any other planning document.

17. PRIMARY SURFACE - A surface longitudinally centered on a runway, extending two hundred (200) feet beyond each end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.

18. RUNWAY - A defined area on an airport prepared for landing and takeoff of aircraft along its length.

19. STRUCTURE - An object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines.

20. TRANSITIONAL SURFACES - These surfaces extend outward at ninety (90) degree angles to the runway centerline and the runway centerline extended, at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces. Transitional surfaces for those portions of the precision approach surfaces, which project through and beyond the limits of the conical surface extend a distance of five thousand (5,000) feet measured horizontally from the edge of the approach surface and at ninety (90) degree angles to the extended runway centerline.

21. TREE - Any object of natural growth.

22. UTILITY RUNWAY (Runway 9-27) - A runway that is constructed for and intended to be used by propeller driven aircraft of twelve thousand five hundred (12,500) pounds maximum gross weight and less.

23. VISUAL RUNWAY (Runways 9 and 27) - A runway intended solely for the operation of aircraft using visual approach procedures. (Ord. No. 1200, Sec. II)

14.08.03 Airport zones. In order to carry out the provisions of this ordinance, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to Stuttgart Municipal airport. Such zones are shown on the "Stuttgart Municipal Airport Height Zoning Map" consisting of one sheet, prepared by Grimes & Johnson, Inc. Consulting Engineers, dated January, 1986, which is attached to this ordinance and made a part hereof. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

A. VISUAL APPROACH (Associated with Runways 9 and 27) - The inner edge of this approach zone coincides with the width of the primary surface and is two hundred fifty (250) feet wide. The approach zone expands outward uniformly to a width of one

thousand two hundred fifty (1,250) feet at a horizontal distance of five thousand (5,000) feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

B. NONPRECISION INSTRUMENT APPROACH ZONE (associated with Runway 36) - The inner edge of this approach zone coincides with the width of the primary surface and is one thousand (1,000) feet wide. The approach zone expands outward uniformly to a width of three thousand five hundred (3,500) feet at a horizontal distance of ten thousand (10,000) feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

C. PRECISION INSTRUMENT APPROACH ZONE (associated with Runway 18) - The inner edge of this approach zone coincides with the width of the primary surface and is one thousand (1,000) feet wide. The approach zone expands outward uniformly to a width of sixteen thousand (16,000) feet at a horizontal distance of fifty thousand (50,000) feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

D. TRANSITIONAL ZONES - The transitional zones are the areas beneath the transitional surfaces.

E. HORIZONTAL ZONE - The horizontal zone is established by swinging arcs of five thousand (5,000) feet radii for Runway 9 and 27 and ten thousand (10,000) feet radii for Runways 18 and 36, from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

F. CONICAL ZONE - The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of four thousand (4,000) feet. (Ord. No. 1200, Sec. III)

14.08.04 Airport zone height limitations. Except as otherwise provided in this ordinance, no structure shall be erected, altered, or maintained and no tree shall be allowed to grow in any zone created by this ordinance to a height in excess of the applicable height herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

A. VISUAL APPROACH ZONES - (Runways 9 and 27) - Slope twenty (20) feet outward for each foot upward, beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of five thousand (5,000) feet along the extended runway centerline.

B. NONPRECISION INSTRUMENT APPROACH ZONE (Runway 36) - Slopes

thirty-four (34) feet outward for each foot upward, beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of ten thousand (10,000) feet along the extended runway centerline.

C. PRECISION INSTRUMENT APPROACH ZONE (Runway 18) - Slopes fifty (50) feet outward for each foot upward, beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of ten thousand (10,000) feet along the extended runway centerline; thence slopes upward forty (40) feet horizontally for each foot vertically to an additional horizontal distance of forty thousand (40,000) feet along the extended runway centerline.

D. TRANSITIONAL ZONES - Slope seven (7) feet outward for each foot upward, beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of three hundred seventy-four (374) feet above mean sea level. In addition to the foregoing, there are established height limits sloping seven (7) feet outward for each foot upward, beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface. Where the precision instrument approach zone projects beyond the conical zone, there are established height limits sloping seven (7) feet outward for each foot upward, beginning at the sides of and at the same elevation as the approach surface and extending a horizontal distance of five thousand (5,000) feet measured at ninety (90) degree angles to the extended runway centerline.

E. HORIZONTAL ZONE - Established at one hundred fifty (150) feet above the airport elevation, i.e., at a height of three hundred seventy-four (374) feet above mean sea level.

F. CONICAL ZONE - Slopes twenty (20) feet outward for each foot upward, beginning at the periphery of the horizontal zone and at one hundred fifty (150) feet above the airport elevation and extending to a height of three hundred fifty (350) feet above the airport elevation.

G. EXCEPTED HEIGHT LIMITATIONS - Nothing in this ordinance shall be construed as prohibiting the construction or maintenance of any structure, or growth of any tree to a height up to fifty (50) feet above the surface of the land. (Ord. No. 1200, Sec. IV)

14.08.05 Use restriction. Notwithstanding any other provisions of this ordinance, no use may be made of land or water within any zone established by this ordinance in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, takeoff

or maneuvering of aircraft intending to use the airport. (Ord. No. 1200, Sec. V)

14.08.06 Nonconforming uses.

A. REGULATIONS NOT RETROACTIVE - The regulations prescribed in this ordinance shall not be construed to require the removal, lowering or other change or alteration of any structure or tree not conforming to the regulations prior to the effective date of this ordinance, or otherwise interfere with the continuance of a nonconforming use.

Nothing contained herein shall require any change in the construction, alteration or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this ordinance, and is diligently prosecuted.

B. MARKING AND LIGHTING - Notwithstanding the preceding provision of this section, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation and maintenance thereon of such markers and lights as shall be deemed necessary by the Airport Manager to indicate to the I operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated and maintained at the expense of the airport. (Ord. No. 1200, Sec. VI)

14.08.07 Permits.

A. FUTURE USES - Except as specifically provided in a, b, and c hereunder, no material change shall be made in the use of land, no structure shall be erected or otherwise established and no tree shall be planted in any zone hereby created unless a permit therefore shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use, structure or tree would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provisions of this ordinance shall be granted unless a variance has been approved in accordance with Section 14.08.07 (D.).

1. In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any tree or structure less than seventy-five (75) feet of vertical height above the ground, except when, because of terrain, land contour, or topographic features, such tree or structure would extend above the height limits prescribed for such zones.

2. In areas lying within the limits of the approach zones but at a horizontal distance of not less than four thousand two hundred (4,200) feet from the end of the associated runway, no permit shall be required for any tree or structure less than seventy-five (75) feet of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach zones.

3. In the areas lying within the limits of the transition zones beyond the perimeter of the horizontal zone, no permit shall be required for any tree or structure less than seventy-five (75) feet of vertical height above the ground, except when such tree or structure, because of terrain, land contour, or topographic features, would extend above the height limit prescribed for such transition zones.

Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction or alteration of any structure or growth of any tree in excess of any of the height limits established by this ordinance except as set forth in Section 14.08.04 (G).

B. **EXISTING USES** - No permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use, structure or tree to become a greater hazard to air navigation than it was on the effective date of this ordinance or any amendments thereto or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.

C. **NONCONFORMING USES ABANDONED OR DESTROYED** - Whenever the Airport Manager determines that a nonconforming tree or structure has been abandoned or more than fifty (50%) percent torn down, physically deteriorated, or decayed,, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations.

D. **VARIANCES** - Any person desiring to erect or increase the height of any structures or permit the growth of any tree or use property, not in accordance with the regulations prescribed in this ordinance, may apply to the Board of Adjustment for a variance from such regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and relief granted, will not be contrary to the public interest, will not create a hazard to air navigation, will do substantial justice and will be in accordance with the spirit of this ordinance. Additionally, no application for variance to the requirements of this ordinance may be

considered by the Board of Adjustment unless a copy of the application has been furnished to the Airport Manager for advice as to the aeronautical effects of the variance. If the Airport Manager does not respond to the application within fifteen (15) days after receipt, the Board of Adjustment may act on its own to grant or deny said application.

E. **OBSTRUCTION MARKING AND LIGHTING** - Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this ordinance and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to install, operate, and maintain, at the owner's expense, such markings and lights as may be necessary. If deemed proper by the Board of Adjustment, this condition may be modified to require the owner to permit the airport, at its own expense, to install, operate and maintain the necessary markings and lights. (Ord. No. 1200, Sec. VII)

14.08.08 Enforcement. It shall be the duty of the Mayor to administer and enforce the regulations prescribed herein. Applications for permits and variances shall be made to the Mayor upon a form published for that purpose. Applications required by this ordinance to be submitted to the Mayor shall be promptly considered and granted or denied. Application for action by the Board of Adjustment shall be forthwith transmitted by the Mayor. (Ord. No. 1200, Sec. VIII)

14.08.09 Board of Adjustment.

A. There is hereby created a Board of Adjustment to have and exercise the following powers: (1) to hear and decide appeals from any order, requirement, decision, or determination made by the Mayor in the enforcement of this ordinance; (2) to hear and decide special exceptions to the terms of this ordinance upon which such Board of Adjustment under such regulations may be required to pass; and (3) to hear and decide specific variances.

B. The Board of Adjustment shall consist of three (3) members appointed by the City Council and each shall serve for a term of three (3) years until a successor is duly appointed and qualified. Of the members first appointed, one shall be appointed for a term of one (1) year, one for a term of two (2) years and one for a term of three (3) years. Members shall be removable by the appointing authority for cause, upon written charges, after a public hearing.

C. The Board of Adjustment shall adopt rules for its governance and in harmony with the provisions of this ordinance. Meetings of the Board of Adjustment shall be held at the call of the Chairperson and at such other times as the Board of Adjustment may determine. The Chairperson or, in the absence of the Chairperson, the Acting Chairperson may administer oaths and compel the attendance of witnesses. All hearing of the Board of Adjustment shall be public. The Board of Adjustment shall keep minutes of its proceedings, showing the vote of each member upon each question; or if absent or failing

to vote, indicate such fact, and shall keep records of its examinations and other official actions, all of which shall immediately be filed in the office of the City Clerk and on due cause shown.

D. The Board of Adjustment shall make written findings of facts and conclusions of law, giving the facts upon which it acted and its legal conclusions from such facts in reversing, affirming or modifying any order, requirement, decision, or determination which comes before it under the provisions of this ordinance.

E. The concurring vote of a majority of the members of the Board of Adjustment shall be sufficient to reverse any order, requirement, decision or determination of the Mayor or decide in favor of the applicant on any matter upon which it is required to pass under this ordinance or to effect variation to this ordinance. (Ord. No. 1200, Sec. IX)

14.08.10 Appeals.

A. Any person aggrieved, or any taxpayer affected, by any decision of the Mayor, made in the administration of the ordinance, may appeal to the Board of Adjustment.

B. All appeals hereunder must be taken within a reasonable time as provided by the rules of the Board of Adjustment by filing with the Mayor a notice of appeal specifying the grounds thereof. The Mayor shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.

C. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Mayor certifies to the Board of Adjustment, after the notice of appeal has been filed with it, that by reason of the facts stated in the certificate a stay would, in the opinion of the Mayor, cause imminent peril to life or property. In such case, proceedings shall not be stayed except by order of the Board of Adjustment or notice to the Mayor
and on due cause shown.

D. The Board of Adjustment shall fix a reasonable time for hearing appeals, give public notice and due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney.

E. The Board of Adjustment may, in conformity with the provisions of this ordinance, reverse or affirm, in whole or in part, or modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as may be appropriate under the circumstances. (Ord. No. 1200, Sec. X)

14.08.11 Judicial review. Any person aggrieved, or any taxpayer affected, by any decision of the Board of Adjustment, may appeal to the Circuit Court of the county within which

the structure or object of natural growth in question is located. Appeals from the Circuit Court to the Supreme Court of Arkansas shall be in accordance with the statutes governing such appeals now in force and effect. (Ord. No. 1200, Sec. XI)

14.08.12 Penalties Each violation of this ordinance or of any regulation, order or ruling promulgated hereunder shall constitute a misdemeanor and be punishable by a fine of not more than Five Hundred Dollars (\$500.00) or imprisonment for not more than one hundred eighty (180) days or both and each day a violation continues to exist shall constitute a separate offense. (Ord. No. 1200, Sec. XII)

14.08.13 Conflicting regulations Where there exists a conflict between any of the regulations or limitations prescribed in this ordinance and any other regulation applicable to the same area whether the conflict be with respect to the height of structures or trees and the use of land or any other matter, the more stringent limitation or requirement shall govern and prevail. (Ord. No. 1200, Sec. XIII)

CHAPTER 14.12

FLOOD DAMAGE PREVENTION

Sections:

- 14.12.01 Adopted by reference
- 14.12.02 Abrogation and greater restrictions
- 14.12.03 Interpretation
- 14.12.04 Warning and disclaimer of liability
- 14.12.05 Compliance
- 14.12.06 Penalty for non-compliance

14.12.01 Adopted by reference There is hereby adopted by reference a Flood Damage Prevention Code for the city of Stuttgart, Arkansas, dated March 2, 2009. The code shall include the following articles:

- ARTICLE I. Definitions
- ARTICLE II. Administration
- ARTICLE III Provisions for flood hazard reduction

A copy of the referenced 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. (Ord. No. 1822, Sec. 6)

14.12.02 Abrogation and greater restrictions This ordinance does not repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Whenever there is a conflict of overlap between this ordinance and another ordinance, easement, covenant, or deed restriction, the instrument with the more stringent restrictions applies. (Ord. No. 1822, Sec. 7.)

14.12.03 Interpretation In the interpretation and application of this ordinance, all provisions must:

- A. Be considered as minimum requirements;
- B. Be liberally construed in favor of the governing body; and
- C. Be deemed to neither limit nor repeal any other powers granted under state statutes. (Ord. No. 1822, Sec. 8.)

14.12.04 Warning and disclaimer of liability The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes. Documented scientific and engineering data form the basis for these requirements. On rare occasions, flooding events greater than those considered for this ordinance will occur. In addition, flood heights may increase over time due to man-made or natural causes. This ordinance does not imply that land outside Special Flood Hazard Areas will be free from flooding, nor that strict adherence to this ordinance protects uses permitted within Special Flood Hazard Areas from all flood damages. This ordinance specifically does not create liability on the part of the community, nor any official or employee of the community, for any flood damages that result while strictly following this ordinance, or from any lawful administrative decision made under the provisions of this ordinance. (Ord. No. 1822, Sec. 9.)

14.12.05 Compliance Constructing, locating, substantially altering or changing the use of any structure or land after the effective date of this ordinance requires full compliance with the provisions of this ordinance and all other applicable regulations. (Ord. No. 1822, Sec. 10.)

14.12.06 Penalty for non-compliance Flood hazards are reduced by compliance with the provisions of this code. Accordingly, enforcement of this ordinance discourages non-compliance and is a recognized mechanism for flood hazard reduction.

- A. The Floodplain Administrator must enforce the provisions of this ordinance and is authorized to
 - 1. Issue cease and desist orders on non-compliant floodplain development projects;

2. Issue citations for non-compliance;
 3. Request that FEMA file a 1316 Action (Denial of Flood Insurance) against non-compliant properties; and
 4. Take any other lawful action necessary to prevent or remedy any instance of non-compliance with the provisions of this ordinance.
- B. It is a misdemeanor to violate or fail to comply with any provision of this ordinance.
- C. Any person found, in a court of competent jurisdiction, guilty of violating this ordinance is subject to fines of not more than Five Hundred Dollars (\$500.00) per day for each violation. In addition, the defendant is subject to payment of all associated court costs and costs involved in the case. (Ord. No. 1822, Sec. 11.)

CHAPTER 14.16

FIRE DISTRICT

Sections:

- 14.16.01 Limits of Fire District
- 14.16.02 Fire District Building Regulations

14.16.01 Limits of Fire District. The limits of the Fire District in the City of Stuttgart, Arkansas, are hereby established as follows:

Fire District - B-1 Zone

P.O. B. Center line of East 1st and C. L. of S. College Street thence West to R. 0. W. line of St. Louis Southwestern RR thence S.W. along said R. 0. W. line to the N. S. alley of Blk. #7, Harpers Addition. Thence S. to C. L. of W. 2nd Street, thence West to St. Louis Southwestern R. 0. W., thence S. W. along St. Louis Southwestern R. 0. W. to C. L. of West 3rd Street, thence East to C. L. of South Maple Street, thence South to C. L. of W. 6th Street, thence East to Center Line of alley of Blk #5, Union Addition, thence South along Center Line of alley of Blk #5 and Blk 112, Union Addition to Center Line of West 9th Street, thence East to Center Line of S. Main Street, thence North to Center Line of 7th Street, thence East to Center Line of alley of Blk #19, Union Addition, thence North through Blk #19 to Center Line of 6th Street, thence East to West R. 0. W. Line of College Street, thence North to South Boundary of Lot #34 Blk 18, Union Addition, thence West to Center Line of alley of said Blk 18, thence North to the Center Line of the East/West 12 ft. alley of Blk 18, thence East to Center Line of College Street, thence North to the Center Line of East 4th Street, thence East along the Center Line of East 4th Street to Center Line of alley of Blk #2, thence North along Center Line of said alley to Center Line of East 2nd Street including lot #6 of Blk 2, thence West along Center Line of East 2nd Street to Center Line of S. College Street, thence North along Center Line of S. College Street to Point of Beginning. This incorporates all of the B-1 Zoning, designated on the official zoning map for the City of Stuttgart, Arkansas, dated August 23, 1988. (Ord. No. 723, Sec. 1, as amended by Ord. No. 1471, Sec. I)

14.16.02 Fire District Building Regulations. It shall be permissible to construct frame or similar non-fireproof buildings for residential purposes, as a private garage, or for storage purposes, within such fire limits without obtaining the permission of the City Council and the Chief of the Fire Department, provided that any out-building such as a private garage or a storage building shall be located at least fifteen (15) feet from the nearest structure. Within the fire limits herein established, any other type of building which is intended to be or designed to be used for business or commercial purposes shall be built only with the permission of the City Council and

the Chief of the Fire Department. An applicant for such permit shall submit a plot plan and a list of materials to be used in such construction, and shall not begin such construction until the application for a building permit therefore has been approved by the City Council and by the Chief of the Fire Department. It shall be the duty of the Chief of the Fire Department to advise the City Council whether such plans comply with the requirements of applicable ordinances, and whether such materials to be used are of a non-combustible type as required by said ordinances. If such Chief of the Fire Department finds that such application does not so comply, he shall refuse to approve such application and the Council shall also refuse to issue such permit. (Ord. No. 723, Sec. 2)

CHAPTER 14.20

WIRELESS COMMUNICATION TOWERS

Sections:

14.20.01	Statement of purpose
14.20.02	Definitions
14.20.03	Location and application
14.20.04	Development standards
14.20.05	Collocation
14.20.06	Special conditions
14.20.07	Abandonment
14.20.08	Environmental Impact
14.20.09	Review
14.20.10	Compliance with federal law

14.20.01 Statement of purpose The purposes of these regulations are described as follows:

- A. To establish a system of administering requests for the location of commercial wireless communication towers in accordance with provisions of the Federal Telecommunications Act of 1996.
- B. To minimize the number of new towers needed by encouraging the use of existing towers and existing public and private structures.

C. To preserve the stability of land values of properties near and adjacent to proposed commercial tower locations.

D. To protect the public health, safety, and welfare through the use of good engineering and urban design principles. (Ord. No. 1632, Sec. 1.)

14.20.02 Definitions

Antenna Array means one or more rods, panels, discs or similar devices used for the transmission or reception of radio frequency signals, which may include an omni-directional antenna (rod), a directional antenna (panel) and a parabolic antenna (disc). The Antenna Array does not include the Support Structure defined below.

Attached Wireless Communications Facility (Attached WCF) means an Antenna Array that is attached to an existing building or structure which shall include, but not be limited to, utility poles, signs, water towers, with any accompanying poles or device which attaches the Antenna Array to the existing building or structure and associated connection cables, and any Equipment Facility which may be located wither inside or outside the Attachment Structure.

Collocation or site sharing means use of a common WCF or common site by two or more wireless license holders or by one wireless license holder for more than one type of communications technology or placement of a WCF on a structure owned or operated by a utility or other public entity.

Derrick Tower means a structure constructed of lattice steel and which is entirely self-supporting.

Equipment Facility means any structure used to contain ancillary equipment for a WCF.

FAA means the Federal Aviation Administration.

FCC means the Federal Communication Commission.

FTA means the Federal Telecommunications Act of 1996.

Guy-wired tower is a structure constructed of lattice steel and which is supported by guy-wires extending at angles from the structure to ground anchors.

Height. When referring to a WCF, height shall mean the distance measured from ground level to the highest point on the WCF, including the Antenna Array.

Monopole tower is a supporting structure composed of a solid pole without any guy-wired support.

Provider refers to an entity providing wireless communication services through one or more antenna arrays located on a wireless communications tower.

Setback means the required distance from the WCF to the property lines of the parcel on which the WCF is located.

Stealth technology means systems, components and materials used in the construction of the WCF, which are designed to mask or conceal the WCF to make it compatible with the surrounding property.

Support structure means a structure designed and constructed specifically to support an Antenna Array, and may include a monopole, guy-wire support tower, or derrick tower. Any device used to fasten an Attached WCF to an existing building or structure shall be excluded from the definition of and regulations applicable to Support Structures.

Tower Use Permit (TUP) means a permit issued by the city specifically for the location, construction and use of a WCF subject to an approved site plan and special conditions determined by the Planning commission and City Council to be appropriate under the provisions of this article.

Wireless communications means any personal wireless service as defined in the Telecommunications Act of 1996, which includes FCC-licensed commercial wireless communications services including cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, and similar services that currently exist or that may in the future be developed.

Wireless Communication Facility (WCF) means any unstaffed facility for the transmission or reception of wireless telecommunications services, usually consisting of an Antenna Array, connection cables, an Equipment Facility, and a Support Structure to achieve the necessary elevation. (Ord. No. 1632, Sec. 2.)

14.20.03 Location and application

- A. Tower Use Permit (TUP) for the following may be processed and approved, with necessary information and agreements, after administrative review by the Code Enforcement Officer, City Engineer, City Attorney and City Planner:

An attached Wireless Communications Facility (Attached WCF) to be attached to an existing monopole, tower, or structure.

WCF to be located in I-1 (Restricted Industrial) and I-2 (Heavy Industrial) zoning districts.

WCF to be located in parks or other public areas upon approval by the City Council and property owner(s)

This ordinance shall not govern any tower, or the installation of any antenna that is owned and operated solely by a federally licensed amateur radio station operator.

- B. The staff may seek additional input in its review such as analysis by structural, electrical, mechanical or geo-technical engineers. If the city staff does not approve a TUP for any of the above, the applicant may elect to apply for a Conditional Use Permit under the conditions set forth in Chapter SCI, Section III..
- C. The following applications are subject to acquisition of a Conditional Use Permit under the conditions set forth in Chapter XVI, Section III.

WCF to be located in any residential use zoning district.
WCF to be located in any commercial use zoning district.

- D. All TUP applications for new tower construction will be considered only after the applicant has demonstrated to the satisfaction of the City Engineer and City Planner that:
 - 1. No existing towers or structures are located within the geographic area that would meet applicant's engineering requirements.
 - 2. Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
 - 3. Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.

4. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
 5. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.
 6. The applicant represents a provider with immediate plans to locate an antenna array. Applications for speculative structures will not be processed.
- E. All applications shall include, in addition to the other requirements specified in Chapter XVI, Section III, if applicable, a scaled site plan, a scaled elevation view and other supporting drawings. The applicant shall also submit calculations and other documentation showing the location and dimensions of the WCF and all improvements associated therewith, including information concerning specifications, antenna locations, equipment storage facilities, landscaping, parking, access, fencing, and if relevant as determined by staff, topography, adjacent uses, and existing vegetation. (Ord. No. 1632, Sec. 3.)

14.20.04 Development standards

A. Height

1. An attached WCF shall not add more than 20 feet in height to the existing building or structure to which it is attached.
2. WCF with support structures shall have a maximum height of 200 feet in industrial zones, 150 feet in commercial zones, and 100 feet in residential and Urban Transitional Zones.
3. The applicant shall assume all responsibility for ensuring compliance with all local, state and federal codes regarding airport runway protection.

B. Setbacks

1. Attached WCF: Antenna Arrays for Attached WCF are exempt from the setback provisions of the zone in which they are located. An Attached WCF Antenna Array may extend up to 30 inches horizontally beyond the

edge of the Attached Structure so long as the Antenna Array does not encroach upon an adjoining parcel.

2. WCF with support structures shall meet the setback requirements for principal structures of the underlying zone in which they are located, except for residential zoning districts.
3. WCF with support structures abutting residential property on any side shall be set back from any adjoining property line a distance at least 50 percent of the height of the tower measured from the base of the tower to the property line of the residential lot. Guy-wired anchors shall meet the setback ordinance requirements of the specific district in which the WCF is located.

C. Landscaping and aesthetics

1. Existing mature tree growth and natural landform on the site shall be preserved to the extent feasible; provided, however, that vegetation that causes interference with the antenna or inhibits access to the equipment storage may be trimmed. Any trees in excess of six (6) inches in diameter to be cut must be indicated on the site plan.
2. WCF shall be designed so as to be compatible with the existing structures and surroundings to the extent feasible. Such requirements shall not interfere with normal functioning of the WCF and may include the use of compatible or neutral colors, or stealth technology.

D. Lighting

1. WCF shall not be artificially illuminated, directly or indirectly, except as may be required by state or federal law or for security of the equipment building. It shall be the owner's responsibility to meet FAA lighting requirements, if necessary.
2. WCF shall not display any signage or message of a commercial nature except for an inconspicuous message containing provider identification and emergency telephone numbers.

3. Security Fencing: WCF with support structures shall be enclosed by a security fence not less than six (6) feet. (Ord. No. 1632, Sec. 4.)

14.20.05 Collocation

- A. All WCF with supporting structures shall be designed to accommodate additional operators where technically feasible and visually desirable.
- B. The height of supporting structures may be increased by fifty feet for each additional provider to a maximum of 100 additional feet. (Ord. No. 1632, Sec. 5.)

14.20.06 Special conditions

- A. Support structures for wireless communication facilities shall be of the monopole type construction in all zones except I-1, I-2, and C-1.
- B. Structures in I-1 and I-2 zones may be of derrick tower or guy-wired supported tower construction.
- C. Structures located in the C-1 zone shall use Stealth Technology with a design to be approved by the Planning Commission and the City Council. (Ord. No. 1632, Sec. 6.)

14.20.07 Abandonment Agreements accompanying a request for new supporting structures or attached WCF shall include the following to be executed with the city of Stuttgart:

- A. Any Wireless Communication Facility (WCF) whose use is discontinued shall be removed by the owner, and shall be reported to the city of Stuttgart immediately. All discontinued facilities shall be removed within six months and the site restored to its original condition, all at the owner's expense.
- B. Any discontinued WCF not removed within six months may be removed by the city at the owner's expense. (Ord. No. 1632, Sec. 7.)

14.20.08 Environmental impact

- A. Assessments of environmental impact are required by federal law to be prepared by personal wireless service carriers when one or more of the following environmental impacts occur:

1. WCF are located in officially designated wilderness or wildlife areas.
2. WCF threaten endangered species or critical habitats.
3. WCF affect historic sites or structures
4. WCF are to be located in flood plains.
5. WCF will significantly change a surface area involving wetlands, deforestation, or water diversions.

- B. Since these assessments are already required by federal law, these provisions are incorporated into this ordinance and certification of compliance with the national Environmental Policy Act (NEPA) (43 U.S.C. Section 4321) must be provided before any permits will be issued. (Ord. No. 1632, Sec. 8.)

14.20.09 Review The city of Stuttgart shall complete final action upon any TUP within 90 days of the filing of the application unless a request for extension is filed by the applicant. Any decision to deny a request will be made in writing and will be supported by substantial evidence contained in a written record. (Ord. No. 1632, Sec. 9.)

14.20.10 Compliance with federal law Upon a showing that strict application of this or any other ordinance or land use regulation of the city would prohibit or have the effect of prohibiting personal wireless service as defined by federal law, a variance of such ordinance or regulation shall be granted to the extent necessary to prevent the prohibition. (Ord. No. 1632, Sec. 10.)

CHAPTER 14.24

UNIFIED DEVELOPMENT CODE

Sections:

14.24.01	Published
14.24.02	Code adopted by reference
14.24.03	Amendments

14.24.01 Published Pursuant to the provisions of A.C.A. 14-55-207 notice of the filing of three (3) copies of the Stuttgart Unified Development Code for the city of Stuttgart, Arkansas, dated May 2008, was published in the manner and time prescribed by law. (Ord. No. 1817, Sec. 1.)

14.24.02 Code adopted by reference The Unified Development Code for the city of Stuttgart, Arkansas, dated May 2008, is hereby adopted by reference. The City Clerk shall maintain for public review and inspection three (3) copies of the Code. (Ord. No. 1817, Sec. 2.)

14.24.03 Amendments

Section 116.4.F.1 1. The size of the signs shall be 18 inches by 24 inches and be made of corrugated white plastic material with like-weight stakes. (Ord. No. 1720, Sec. 1.)

Section 208.7. Automobile and motorcycle sales without service or repair is a permitted use within the Central Business District. (Ord. No. 1944, Sec. 1.)

Section 208.8. Highway Oriented Business (B-2) of the Unified Development Code to strike the language "or two (2) stories" from the Height Regulations (Maximum) so that it reads as follows: "Height Regulations (Maximum): forty (40) feet in height." (Ord. No. 1931, Sec. 1.)

Article 1, General Provisions; Section 115. Definitions of the Unified Development Code to replace the definitions of Manufactured Home and Modular Home so that they read as follows :

Manufactured Home: A detached dwelling unit factory built in the United States to the HUD Title 6 construction standards which took effect June 15, 1976 (or in accordance with federal standards as defined in A.C.A. §20-25-102) bearing a Red HUD Certification Label or its successor label on the outside of the dwelling. Other identifying factors of a manufactured home include a HUD Data Plate affixed inside the dwelling on or near the main electrical breaker box, or other readily visible location and/or a permanent chassis. Any factory built dwelling containing the HUD Certification Label or its successor label on the outside of the dwelling can only be classified as a manufactured home.

Modular Home: A factory assembled or prefabricated detached dwelling unit built and conforming to local and state codes for the City of Stuttgart, Arkansas, other than the manufactured home construction standards as set forth in the Manufactured Home definition herein, consisting of two or more modules designed for permanent attachment to make one dwelling. Other identifying factors of a modular home include a removable chassis frame. (Ord. No. 1943, Sec. 1.)

CHAPTER 14.28

ANNEXATION, VACATING AND RE-ZONING ADOPTED BY

REFERENCE

Sections:

- | | |
|----------|--------------------------|
| 14.28.01 | Annexations by reference |
| 14.28.02 | Vacating by reference |
| 14.28.03 | Re-zoning by reference |

14.28.01 Annexations by reference

Ord. No. 1503	SE ¼, Section 34, Township 2 South, Range 5 West
Ord. No. 1509	Plat of Park Avenue Subdivision
Ord. No. 1514	SE ¼ SW ¼ of Section 21, Township 2 South, Range 5 West
Ord. No. 1515	Part of SE ¼, Section 34, Township 2 South, Range 5 West
Ord. No. 1523	SE ¼, Section 34, Township 2 South, Range 5 West
Ord. No. 1536	NE Corner of SE ¼, Section 34, Township 2 South, Range 5 West Consolidate and dissolve Lots 1,2,3,4,5 and 6 of Block 30, Oaklawn Addition
Ord. No. 1540	NW ¼ of Section 3 Township 2 South, Range 5 West
Ord. No. 1541	S 2 N 2 SW ¼ NW ¼ Section 34, Township 2 South, Range 5
Ord. No. 1556	Utility easement of NE ¼ of NW ¼ of S 5, Twp 3 S. Range 5
Ord. No. 1568	Lot 4,5 & 6, Block 33, Improvement Company's Addition
Ord. No. 1634	Revised final Plat of Berndale Subdivision
Ord. No. 1638	Replatted area known as Marks Tract A, Lowe Addition
Ord. No. 1641	NE ¼ of Sec. 27, Twp 27, S., Range 5 West
Ord. No. 1647	Gunnell Subdivision of Lot 4 and Lot 5
Ord. No. 1654	Lots 13 & 14, Block 2, as Lot A
Ord. No. 1655	Lots 13 & 14, Block 13 into Tract A
Ord. No. 1656	Lots 26, W ½ of Lot 25, Quad-S Addition
Ord. No. 1659	Lots 1,2,3,4 & 5, Block D into New Tract A
Ord. No. 1660	Lots 2 & 3, Country Club Estates, Sec. 34, Twp 2 S, Range 5 West
Ord. No. 1661	Lots of 3A and 3D, south Main Subdivision
Ord. No. 1662	Lot 10 & 11, Block 7, Harris & Kirchoff's Re-subdivision
Ord. No. 1664	Lots 1,2 & 3, Pintail Addition
Ord. No. 1665	Lots 20, 21 & 22, Country Club Estates, Sec. 34, Twp 2 S., Range 5 West
Ord. No. 1666	Part of SW ¼, Sec. 32, Twp 2 S, Range 5 West
Ord. No. 1667	Lots 1 & 2 of S ½, Block 31, Oaklawn Addition
Ord. No. 1668	W ½ of Block 10, Buerkle Addition
Ord. No. 1676	Part of S ½ of SE ¼ of Sec. 20, Twp S, Range 5 West
Ord. No. 1686	Part of NW ¼ of Sec. 4, Twp 3 S, Range 5 West
Ord. No. 1699	Part of NW ¼ of Sec. 3, Twp 3 S, Range 5 West
Ord. No. 1708	Part of SW ¼ of Sec. 16, Twp 2 S, Range 5 West
Ord. No. 1712	Part of SW ¼ of Sec. 34, Twp 2 S, Range 5 West
Ord. No. 1716	Part of N ½ of Sec. 27, Twp 2 S, Range 5 West
Ord. No. 1719	Part of SW ¼ of Sec. 34, Twp 1 S, Range 5 West
Ord. No. 1742	part of N ½ of Twp 2 S, Range 5 West
Ord. No. 1743	S ½ of Block 14 of Cherry Oak Subdivision
Ord. No. 1748	Part of S ½ of Sec. 22, Twp 2 S, Range 5 West
Ord. No. 1792	Part of E ½ of Sec. 17, Twp 2 S, Range 5 West
Ord. No. 1896	NW ¼ SE ¼, part of the NE ¼ SE ¼, Twp. 3 S., Range 5 West

14.28.02 Vacating by reference

Ord. No. 1481	Strip 5 feet wide along south line of Lot 7, Southhaven Addition
Ord. No. 1484	Lincoln St. from E Line of Grand Ave. to terminus at E Line Grand Ave. from S of Lincoln St. to N right-of-way North/South alley running through Block 6 North/South alley running through Block 9
Ord. No. 1501	E 2 of E. 17 th St. North of Block 89
Ord. No. 1524	North/South alley in Block 1, Jelden Addition
Ord. No. 1640	EW alley between Lots 1,2,3,4,5 and 6, Todd-Subdivision

14.28.03 Re-zoning by reference

Ord. No. 1512	From R-3 to I-2	East Half of Lot 11, Block 2 Anderson's Addition
Ord. No. 1517	From B-3 to B-2	SW ¼ NW ¼ Section 34
	From B-3 to B-2	SW ¼ NW ¼ Section 34 along West line
Ord. No. 1566	From R-2 to R-3	Lots 1-4, and 7-12, Block E, Miller's Addition
Ord. No. 1580	to I-2	NW corner of NE ¼, Sec 21, Twp 2 S, Range 5 W
Ord. No. 1581	From I-1 to B-2	Part of NE ¼, Sec 4, Twp 3 S, Range 5 W.
Ord. No. 1586	From R-2 to B-3	2001 S. Buerkle
Ord. No. 1588	From I-2 to B-2	Part of SW ¼ of Sec 21, Twp 2 S., Range 5 W
Ord. No. 1611		Part of S 2 of Sec 22, Twp 2 S., Range 5 West
Ord. No. 1642	From I-2 to I-1	Part of NW ¼ of Sec 33, Twp 2, S., Range 5 W.
Ord. No. 1673	From R-2 to B-2	Part of NE ¼ of Sec. 20, Twp 2 S, Range 5 West
Ord. No. 1674	From R-2 to B-2	S ½ of NE ¼ of Sec. 20 Twp 2 S, Range 5 West
Ord. No. 1675	From R-2 to B-3	Lot 6, Block A, Country Club Addition
Ord. No. 1689	From R-2 to B-2	Lot 7, etc. in Block 33, Imp. Comp. Addition
Ord. No. 1722	From R-2 to B-3	Lots 1 & 2 of Harpers Second Addition
Ord. No. 1724	From R-2 to B-2	Lots 1,2,3,4,21,22,23 & 24, Crescent Hill Addition
Ord. No. 1735	From R-2 to F-1	S ½ of Block 14 of Cherry Oak Subdivision
Ord. No. 1786	From R-2 to B-2	Part of NW ¼ of Sec. 27, Twp 2, S, Range 5 West
Ord. No. 1791	From R-2 to I-2	Lot 5 and N/2 of Block 28, Improvement Company
Ord. No. 1831	From R-1 to A	Phases II and III of Grand Haven Addition
Ord. No. 1853	From R-2 to B-2	N ½ of Lots 1, 2, 3, & 4, Block 6, Oaklawn Add.
Ord. No. 1903	CU From B-2 to I-2	The one-half block North of Motel Stuttgart
Ord. No. 1935	CU From B-2 to R-3	Part of Sec. 16, Twn 2S, Range 5