

ORDINANCE NO. 2026-11

**AN ORDINANCE PROVIDING FOR THE ZONING OF PROPERTY
WITHIN THE CITY OF MOUNTAIN HOME, ARKANSAS,
ESTABLISHING TYPES OF USES OF PROPERTY TO BE ALLOWED
IN THE VARIOUS ZONES; ADOPTING A ZONING MAP,
REPEALING ALL ORDINANCES IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES**

WHEREAS, the City of Mountain Home, Arkansas, had previously adopted zoning ordinances in an effort to maintain socially acceptable land use and to establish rules and regulations regarding zoning within the City; and

WHEREAS, changes to the City's existing zoning regulations have been requested and by the Mountain Home Planning Commission; and

WHEREAS, after an extensive review of the proposed updated zoning code in conjunction with the Mountain Home Planning Commission, the Mountain Home Planning and Engineering office, and the Mountain Home Building Inspection office;

**NOW, THEREFORE, BE IT ORDAINED
BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN HOME, ARKANSAS:**

Section 1. Adoption

It is hereby adopted by the City of Mountain Home, Arkansas, for the purpose of establishing rules and regulations regarding zoning within the City of Mountain Home, Arkansas, a zoning code captioned "Zoning Ordinance, Mountain Home, Arkansas 2026." The same is hereby adopted and incorporated fully as if set out at length herein, word for word, and from the date on which this Ordinance shall take effect the provisions thereof shall be controlling in the matters regulated thereby within the corporate limits of the City of Mountain Home, Arkansas.

Section 2. Severability

The provisions of this Ordinance shall be severable; the invalidity, unenforceability, or unconstitutionality of any clause, sections, phrase, sentence or part hereof shall not affect the validity, enforceability or constitutionality of any other clause, phrase, section or part hereof.

Section 3. Ordinances repealed

Ordinance No. 1998-21 and Ordinance No. 2022-13 are hereby repealed in their entirety. All Ordinances or parts of Ordinances in force at the time that this Ordinance takes effect and inconsistent therewith are hereby repealed.

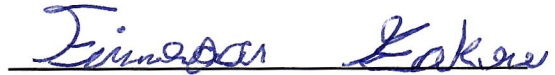
Section 4. Effective date

Following passage and approval, this Ordinance shall be in full force and effect beginning on May 3, 2026.

PASSED AND APPROVED THIS 2ND DAY OF APRIL, 2026.

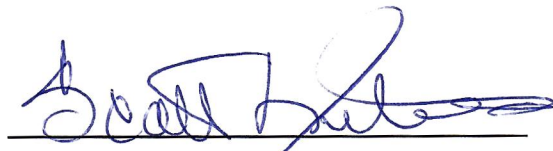


HILLREY ADAMS, MAYOR

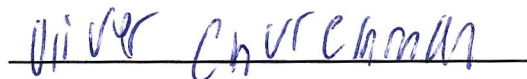


**FINN ESKEW,
STUDENT GOVERNMENT MAYOR**

ATTEST:



SCOTT LILES, CITY CLERK



**OLIVER CHURCHMAN,
STUDENT GOVERNMENT CITY CLERK**



ZONING ORDINANCE

MOUNTAIN HOME, ARKANSAS

2026

Adopted by Ordinance No. 2026-11

Last updated April 2, 2026

PREPARED BY

MOUNTAIN HOME PLANNING COMMISSION

MOUNTAIN HOME PLANNING AND ENGINEERING DEPARTMENT

MOUNTAIN HOME CITY COUNCIL

MOUNTAIN HOME CITY CLERK

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CHAPTER 1

PURPOSE AND AUTHORITY

ARTICLE 1-1 PURPOSE

The zoning regulations and districts as set forth herein have been made in accordance with the “Land Use and Major Street Plan.” This ordinance is proposed to preserve the attractiveness and protect the environment of residential areas and to safeguard business and industrial locations, which are important to the economic welfare of the inhabitants. It has been designed to lessen congestion in the streets, to secure safety for fire panic and other dangers, and to promote the health and general welfare of the citizens of Mountain Home, Arkansas.

ARTICLE 1-2 AUTHORITY

Act 186 enacted by the General Assembly of the State of Arkansas in 1957 provides the City of Mountain Home, under guidance of the Planning Commission, with the authority to adopt, administer, enforce and amend these regulations. These regulations are in effect within the entire city limits of Mountain Home.

ARTICLE 1-3 REQUIREMENTS

The Mountain Home Planning Commission shall have the authority to make such requirements as they deem necessary for the proper development of any property for which rezoning or initial zoning is requested. Said authority is intended to allow the Planning Commission to promote and protect the orderly growth and development of the City of Mountain Home and for the health and safety of its citizens.

CHAPTER 2 DEFINITIONS

ARTICLE 2-1 DEFINITIONS

Words used in the present tense include the future; words in the singular include the plural number, and words in the plural include the singular; the word “shall” is mandatory and not directory.

Certain words and phrases shall, for the purpose of this ordinance, have the following definitions:

Accessory Structure: A subordinate structure located on the same lot with the principal structure. Where an accessory structure is attached to the principal structure in a substantial manner, as by a roof, such accessory structure shall be considered as part of the principal structure.

Accessory Use: A use which is customarily incidental to the principal use, as a garage for the storage of an automobile by occupant of a residence.

Alley: A minor public way not over 20 feet in width.

Area: The amount of land surface in a lot or parcel of land.

Area requirements: The yard, lot area, width of lot, height of structure, and parking requirements as set forth for a specific zone in this ordinance.

Dwelling: A unit intended to be occupied as a housekeeping unit.

Dependent mobile home: A mobile home which does not have a flush toilet and a bath or shower.

Family: One or more persons occupying premises and living as a single, nonprofit housekeeping unit.

Independent mobile home: A mobile home which has a flush toilet and a bath or shower.

Lot: Land occupied or to be occupied by structure of use and its accessory structures and uses, and including such open spaces as are required under this ordinance and having its principal frontage upon a public street or officially approved place.

Mobile Home: Any vehicle of similar portable structure originally having no foundation other than wheels, jacks, or skirting and so designed or constructed as to permit occupancy for dwelling or sleeping purposes.

Mobile home park: Any plot of ground on which two or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.

Mobile home space: A plot of ground within a mobile home park designated for the accommodation of one mobile home.

Nonconforming: Any use of property (land or structure) existing at the time of passage of this Ordinance that does not conform to the regulations prescribed in this ordinance shall be deemed a Nonconforming Use.

Open Space: Any unoccupied space on the lot that is open and unobstructed to the sky and occupied by no structure or portion of structures whatever.

Parking Space: 250 square feet of useable and accessible space.

Places of Public Assembly: A meeting place for more than thirty-five (35) persons to which the public or membership groups are assembled regularly or occasionally, including but not limited to schools, churches, theaters, auditoriums, funeral homes, stadiums, and similar places of assembly. Classrooms within a school or schools without auditoriums or gymnasiums are not, for the purpose of this ordinance considered places of public assembly.

Principal Use: The chief or main recognized use of a structure or land.

Property Line: The line bounding a lot as defined herein.

Story: That portion of a structure included between the upper surface of any floor and the upper surface of the floor next above; also any portion of a structure used for human occupancy between the topmost floor and the roof. A basement shall not be counted as a story unless the height of the surface of the first floor above the average elevation of the finished lot grade at the structure exceeds four (4) feet.

Street: A public way of more than 20 feet established by or maintained under public authority, a private way open for public use, and a private way plotted or laid out for ultimate public use, whether or not constructed.

Structure: Anything constructed or erected with a fixed location on the ground, having a roof supported by columns or by walls and intended for the shelter, housing or enclosing or persons, animals or chattels.

Yard: The horizontal distance from a lot line to a parallel designated line. The distance is measured from the property line to the nearest foundation wall or other vertical wall of the structure; provided the roof or other overhanging projection is less than three (3) feet. Should the overhang be greater than three (3) feet, the yard line shall be

measured to the center of the overhang.

Sign Advertising: A sign which directs attention to a business, commodity or service which is entirely or primarily conducted, sold, or offered elsewhere than upon the lot on which the sign is located.

Sign Business: An accessory sign which directs attention to a profession, business, commodity or service conducted, sold, or offered on the lot on which the sign is located.

Sign Identification: An accessory sign whose content is limited to the name and/or occupation of the occupant of for announcement purposes, such as utilized by churches and other public and quasi-public agencies.

CHAPTER 3 USE ZONES

ARTICLE 3-1-1 RESIDENTIAL R-1

This area is intended for single-family dwellings with suitable lot area.

A. Permitted uses

See Appendix A Permitted Use Table.

B. Area requirements

1. Minimum lot area:

Single-family 7,500 square feet

2. Minimum lot width (at front yard building line):

Single-family 75 feet

3. Front yard setback: Minimum of 30 feet from property line

4. Side yard setback: Minimum of 10 feet from each property line

5. Side yard Street setback: Minimum of 25 feet from property line

6. Rear yard setback: Minimum of 25 feet from property line or center of alley if one exists

7. Accessory buildings setback (Temporary or Permanent): Minimum of 10 feet from the rear and side yard except street: 25 feet from all side street property lines. *No structures of any kind will be allowed on easements.*

C. Coverage

Structures containing non-residential uses shall not cover more than 15 percent of the lot area

D. Height

Maximum height of a structure shall be 3 stories and not exceed 50 feet.

E. Off-street parking

Single-family parking spaces shall be provided on the lot to accommodate two motor vehicles for each family unit.

D. Home offices

A home office is allowable as an accessory use in a dwelling unit, provided

the resident-occupant conducts no business other than that by telephone or mail; no persons are employed by the resident; and where an office is needed for the purpose of sending and receiving mail, telephone calls, maintaining records, and similar functions. It is further the intent to regulate the operation of a home office for convenience so that the average neighbor will be unaware of its existence.

ARTICLE 3-1-2 RESIDENTIAL R-1A

This area is intended for two-family dwellings with suitable ~~feet~~ lot area.

A. Permitted uses

See Appendix A Permitted Use Table.

B. Area requirements

1. Minimum lot area:

Two-family 10,000 square feet

2. Minimum lot width (at front yard building line):

Two-family 75 feet

3. Front yard setback: Minimum of 30 feet from property line

4. Side yard setback: Minimum of 10 feet from each property line

5. Side yard Street setback: Minimum of 25 feet from property line

6. Rear yard setback: Minimum of 25 feet from property line or center of alley if one exists

7. Accessory buildings setback (Temporary or Permanent): Minimum of 10 feet from the rear and side yard except street: 25 feet from all side street property lines. *No structures of any kind will be allowed on easements.*

NOTE: Townhouses that conform to Building Codes adopted by the City of Mountain Home will be permitted to have a zero lot line.

C. Height

Maximum height of a structure shall be 3 stories and not exceed 50 feet.

D. Off-street parking

Parking spaces shall be provided on the lot to accommodate two motor vehicles for each family unit.

ARTICLE 3-1-3 RESIDENTIAL R-2

This area is intended for single-family, two-family, and multi-family dwellings with a suitable lot area not to exceed four units per each detached structure.

A. Permitted uses

See Appendix A Permitted Use Table.

B. Area requirements

1. Minimum lot area:

Single family	7,500 square feet
Two-family	10,000 square feet
Multi-family	10,000 square feet for the first two-family unit plus 2,000 square feet for each additional family unit

2. Minimum lot width (at front yard building line):

Single family	75 feet
Two-family	75 feet
Multi-family	100 feet

3. Front yard setback: Minimum of 30 feet from property line

4. Side yard setback: Minimum of 10 feet from each property line

5. Side yard Street setback: Minimum of 25 feet from property line

6. Rear yard setback: Minimum of 25 feet from property line or center of alley if one exists

7. Accessory buildings setback (Temporary or Permanent): Minimum of 10 feet from the rear and side yard except street: 25 feet from all side street property lines. *No structures of any kind will be allowed on easements.*

C. Coverage

Accessory structures shall not cover more than 15 percent of the lot area.

D. Height

Maximum height of a structure shall be 3 stories and not exceed 50 feet.

E. Off-street parking

1. Single-family and two-family dwellings: parking spaces shall be provided on the lot to accommodate two motor vehicles for each family unit.

2. Multi-family dwelling: Four on-lot parking spaces shall be provided for the

first two families, plus one on-lot parking space for each additional family unit.

3. Places of public assembly shall provide on-lot parking to accommodate one motor vehicle for each six persons based on designated capacity of the structure.

ARTICLE 3-1-4 RESIDENTIAL R-3

This area is intended for single-family, two-family, and multi-family dwellings with a suitable lot area not to exceed eight units per detached structure.

A. Permitted uses

See Appendix A Permitted Use Table.

B. Area requirements

1. Minimum lot area:

Single family	7,500 square feet
Two-family	10,000 square feet
Multi-family	10,000 square feet for the first two-family unit <i>plus 2,000 square feet for each additional family unit</i>

2. Minimum lot width (at front yard building line):

Single family	75 feet
Two-family	75 feet
Multi-family	100 feet

3. Front yard setback: Minimum of 30 feet from property line

4. Side yard setback: Minimum of 10 feet from each property line

5. Side yard Street setback: Minimum of 25 feet from property line

6. Rear yard setback: Minimum of 25 feet from property line or center of alley if one exists

7. Accessory buildings setback (Temporary or Permanent): Minimum of 10 feet from the rear and side yard except street: 25 feet from all side street property lines. *No structures of any kind will be allowed on easements.*

C. Coverage

Accessory structures shall not cover more than 15 percent of the lot area.

D. Height

Maximum height of a structure shall be 3 stories and not exceed 50 feet.

E. Off-street parking

1. Single-family and two-family dwellings: parking spaces shall be provided on the lot to accommodate two motor vehicles for each family unit.

2. Multi-family dwelling: Two on-lot parking spaces shall be provided for each family unit.

3. Places of public assembly shall provide on-lot parking to accommodate one motor vehicle for each six persons based on designated capacity of the structure.

ARTICLE 3-1-5 RESIDENTIAL R-4

This area is intended for all other multi-family units and condominiums designed for residential use. Plans for the development must be submitted and approved upon request for the R-4 zoning. Setbacks, area requirements, height restrictions and parking lot specifications shall be approved by the Planning Commission with the final plat going to the City Council for ultimate approval.

ARTICLE 3-1-6 RESIDENTIAL R-5

This area is intended for single-family dwellings with suitable lot area. No R-5 zoning will be granted on any tract of property less than five (5) acres in size.

A. Permitted uses

See Appendix A Permitted Use Table.

B. Area requirements

1. Lot area:

Minimum 5,000 square feet

Maximum 6,500 square feet

2. Lot width (at front yard building line):

Minimum 50 feet

Maximum 75 feet

3. Front yard setback: Minimum of 25 feet from property line

4. Side yard setback: Zero lot line with 20 feet between all above-ground residential structural improvements

5. Side yard street setback: Minimum of 25 feet from property line

6. Rear yard setback: Minimum of 20 feet from property line or center of alley if one exists

7. Accessory buildings setback (Temporary or Permanent): Minimum of 10 feet from the rear and side yard except street: 25 feet from all side street property lines. *No structures of any kind will be allowed on easements.*

C. Coverage

Accessory structures shall not cover more than 15 percent of the lot area.

D. Height

Maximum height of a structure shall be 2 stories and not exceed 50 feet.

E. Off-street parking

Single-family parking places shall be provided on the lot to accommodate two motor vehicles for each family unit.

ARTICLE 3-2 CENTRAL BUSINESS DISTRICT COMMERCIAL C-1

The Central Business District represents the downtown area of intensive commercial use, including the Baker District.

A. Definition of C1 boundaries

The Central Business District for the City is hereby defined as that area west of College Street, east of Hickory Street, south of 1st Street and north of 10th Street.

B. Hours of operation

Businesses residing in C1 zoning may operate 24 hours a day.

C. Permitted uses

See Appendix A Permitted Use Table.

D. Building landscaping, façade requirements and permits

All commercially zoned buildings shall be reviewed and approved by the Planning and Engineering Department and/or Planning Commission for compliance with Building Landscaping and Façade Requirements before a building permit can be issued. *(See Development Regulations for Landscaping Requirements)*

All commercially zoned buildings must maintain a façade covering 100 percent of the entryway side (front-side) that is visible from the street or not. Also, any side and rear walls which are 50 percent visible from the street shall have the same façade covering as the front entry.

E. Types of facades

Exterior façade material can include stone, cultured stone, brick, brick veneer, glass, architectural precast (panels or detailing) stucco, Dryvit, wood, concrete siding, decorative concrete block or metal siding.

If vinyl siding, concrete blocks (painted or natural) or metal siding are desired, it shall be reviewed and approved or denied by the Planning and Engineering Department, with appeals and further review to be conducted before the Planning Commission.

For any exterior façade material to be considered, the Planning and Engineering Department will need the manufacturer name, profile name, and a sample shall be submitted.

If the Planning and Engineering Department determines that a proposed façade does not blend with other facades around the area of construction, the approval of the Planning Commission will be required.

F. Retrofitting or remodeling projects

Any remodeling of a commercial building shall require a commercial building permit.

G. Occupancy permits

Occupancy permits, including temporary permits, would not be issued without completion of the current drainage, façade and landscape requirements.

H. Building maintenance

No observable paint peel, material deterioration, mold or rusted metal should be allowed. All visible sides of a commercial building should remain free of weeds and vines at all times.

I. Trash receptacles and enclosures

Any area where trash or recyclables are stored outside a building must be screened; construction shall be out of one of the materials listed above under “Types of façade.” All lift dumpsters shall be required to have a trash enclosure built to eliminate receptacle visibility from a public street.

J. Triggering façade requirements

For the purposes of this Ordinance, a building permit shall be required when:

1. The roof line is to be changed.

2. The square footage of the enclosed portion of the improvements is to be increased or decreased.
3. Making a new entrance or moving an existing entrance.
4. Making interior alterations, when the reasonable value of such alterations is estimated by the Building Inspector to exceed 50 percent of the existing county appraised value of the altered structure.

The Building Inspector may, at his/her discretion, refer this question to the Planning Commission for a decision. If the owner is unhappy with the Building Inspector's decision, then the owner may appeal the Building Inspector's decision to the Planning Commission.

K. Area requirements

1. Rear yard setback: A minimum of 15 feet from property line or center of alley where one exists.
2. Side yard setback: Where two commercial use properties join each other, zero side yard setback may be used when conforming with the Building Code adopted by the City.
3. A minimum setback of 15 feet for sidewalks from curb line along any street frontage.
4. Canopies, awnings, etc. must be a minimum of 8 feet above sidewalk or ground with a minimum setback of 8 feet from curb line.
5. Buildings extending over sidewalks must have a 10-foot minimum clearance above walkways with an 8-foot setback from curb line.
6. Pedestrian tunnels over public thoroughfares to be engineered by registered engineers and have a 200-pound live load as minimum standards. All funnels to be completely enclosed with structural supports to be 18 feet above street levels. Entrances and exits cannot obstruct sidewalk area.

L. Height

Maximum height of a structure shall be eight stories and not to exceed ninety-six (96) feet. *Buildings over 40 feet must meet Building Code requirements for type of construction*

M. Loading and unloading

Loading and unloading facilities shall be provided so as not to block any public right-of-way.

ARTICLE 3-3-1 RETAIL SERVICE C-2

The C-2 retail service district is intended for those businesses which cater to the

highway traffic and can be open 24 hours. It includes businesses such as service stations, ~~drive-in~~ restaurants, motels, supermarkets and similar businesses, as well as the manufacture and storage of such products as will not be detrimental to the health, safety and general welfare of the public.

Upon adoption of this Ordinance, the City shall cease rezoning any property as Commercial C-2; instead, applicants desiring a Commercial classification shall request to be zoned into either C-2A, C-2B, C2-C, C-3 or C-4, depending on anticipated land use (see those individual entries for more information).

New construction on a Commercial C-2 property, or a change in use of a previously developed Commercial C-2 property, shall necessitate a rezoning from Commercial C-2 to either C-2A, C-2B, C2-C, C-3 or C-4, depending on anticipated land use (see those individual entries for more information).

A. Permitted uses

See Appendix A Permitted Use Table.

B. Hours of operation

Businesses residing in C2 zoning may operate 24 hours a day.

C. Building landscaping, façade requirements and permits

All commercially zoned buildings shall be reviewed and approved by the Planning and Engineering Department and/or Planning Commission for compliance with Building Landscaping and Façade Requirements before a building permit can be issued. *(See Development Regulations for Landscaping Requirements)*

All commercially zoned buildings must maintain a façade covering 100 percent of the entryway side (front-side) that is visible from the street or not. Also, any side and rear walls which are 50 percent visible from the street shall have the same façade covering as the front entry.

D. Types of facades

Exterior façade material can include stone, cultured stone, brick, brick veneer, glass, architectural precast (panels or detailing) stucco, Dryvit, wood, concrete siding, decorative concrete block or metal siding.

If vinyl siding, concrete blocks (painted or natural) or metal siding are desired, it shall be reviewed and approved or denied by the Planning and Engineering Department, with appeals and further review to be conducted before the Planning Commission.

For any exterior façade material to be considered, the Planning and Engineering Department will need the manufacturer name, profile name, and a sample shall be submitted.

If the Planning and Engineering Department determines that a proposed façade does not blend with other facades around the area of construction, the approval of the Planning Commission will be required.

E. Retrofitting or remodeling projects

Any remodeling of a commercial building shall require a commercial building permit.

F. Occupancy permits

Occupancy permits, including temporary permits, would not be issued without completion of the current drainage, façade and landscape requirements.

G. Building maintenance

No observable paint peel, material deterioration, mold or rusted metal should be allowed. All visible sides of a commercial building should remain free of weeds and vines at all times.

H. Trash receptacles and enclosures

Any area where trash or recyclables are stored outside a building must be screened; construction shall be out of one of the materials listed above under “Types of façade.” All lift dumpsters shall be required to have a trash enclosure built to eliminate receptacle visibility from a public street.

I. Triggering façade requirements

For the purposes of this Ordinance, a building permit shall be required when:

1. The roof line is to be changed.
2. The square footage of the enclosed portion of the improvements is to be increased or decreased.
3. Making a new entrance or moving an existing entrance.
4. Making interior alterations, when the reasonable value of such alterations is estimated by the Building Inspector to exceed 50 percent of the existing county appraised value of the altered structure.

The Building Inspector may, at his/her discretion, refer this question to the Planning Commission for a decision. If the owner is unhappy with the Building Inspector's decision, then the owner may appeal the Building Inspector's decision to

the Planning Commission.

J. Area requirements

1. Front yard setback: A minimum of 30 feet from street property lines.
2. Rear yard setback: A minimum of 20 feet from property line or center of alley where one exists.
3. Side yard setback: When the commercial use district abuts residential use, a 10-foot side yard setback shall be required. When two commercial use properties join each other, zero side yard setback may be used when conforming with the Building Code adopted by the City.
4. Lot coverage: No structure shall cover more than one-half of the lot area.
5. Side yard street setback: A minimum of 25 feet from property line.

L. Height

Maximum height of a structure shall be eight stories and not to exceed ninety-six (96) feet. *Buildings over 40 feet must meet Building Code requirements for type of construction.*

L. Off-street loading and unloading

Loading and unloading facilities shall be provided so as not to block any public right-of-way.

M. Off-street parking

1. Parking facilities shall be provided for employees.
2. Provisions shall be for one parking space for each 300 square feet of retail or waiting room floor area.
3. Motels and tourist courts shall provide one parking space for each sleeping unit.

ARTICLE 3-3-2 COMMERCIAL NEIGHBORHOOD DISTRICT C-2A

The retail service use in this district is intended for businesses that operate between the hours of 6 a.m. and 10 p.m. It includes such businesses as funeral homes, restaurants, and many retail outlets.

A. Permitted uses

See Appendix A Permitted Use Table.

B. Hours of operation

Businesses residing in C-2A zoning shall not open for service before 6 a.m., nor remain open for service beyond 10 p.m.

C. Building landscaping, façade requirements and permits

All commercially zoned buildings shall be reviewed and approved by the Planning and Engineering Department and/or Planning Commission for compliance with Building Landscaping and Façade Requirements before a building permit can be issued. *(See Development Regulations for Landscaping Requirements)*

All commercially zoned buildings must maintain a façade covering 100 percent of the entryway side (front-side) that is visible from the street or not. Also, any side and rear walls which are 50 percent visible from the street shall have the same façade covering as the front entry.

D. Types of facades

Exterior façade material can include stone, cultured stone, brick, brick veneer, glass, architectural precast (panels or detailing) stucco, Dryvit, wood, concrete siding, decorative concrete block or metal siding.

If vinyl siding, concrete blocks (painted or natural) or metal siding are desired, it shall be reviewed and approved or denied by the Planning and Engineering Department, with appeals and further review to be conducted before the Planning Commission.

For any exterior façade material to be considered, the Planning and Engineering Department will need the manufacturer name, profile name, and a sample shall be submitted.

If the Planning and Engineering Department determines that a proposed façade does not blend with other facades around the area of construction, the approval of the Planning Commission will be required.

E. Retrofitting or remodeling projects

Any remodeling of a commercial building shall require a commercial building permit.

F. Occupancy permits

Occupancy permits, including temporary permits, would not be issued without completion of the current drainage, façade and landscape requirements.

G. Building maintenance

No observable paint peel, material deterioration, mold or rusted metal should be allowed. All visible sides of a commercial building should remain free of weeds and vines at all times.

H. Trash receptacles and enclosures

Any area where trash or recyclables are stored outside a building must be screened; construction shall be out of one of the materials listed above under “Types of façade.” All lift dumpsters shall be required to have a trash enclosure built to eliminate receptacle visibility from a public street.

I. Triggering façade requirements

For the purposes of this Ordinance, a building permit shall be required when:

1. The roof line is to be changed.
2. The square footage of the enclosed portion of the improvements is to be increased or decreased.
3. Making a new entrance or moving an existing entrance.
4. Making interior alterations, when the reasonable value of such alterations is estimated by the Building Inspector to exceed 50 percent of the existing county appraised value of the altered structure.

The Building Inspector may, at his/her discretion, refer this question to the Planning Commission for a decision. If the owner is unhappy with the Building Inspector's decision, then the owner may appeal the Building Inspector's decision to the Planning Commission.

J. Prohibited uses

Liquor stores, service stations, convenience stores, car lots, mini storages, motels or hotels.

K. Area requirements

1. Front yard setback: A minimum of 30 feet from street property lines.
2. Rear yard setback: A minimum of 20 feet from property line or center of alley where one exists.
3. Side yard setback: When the commercial use district abuts residential use, a 10-foot side yard setback shall be required. When two commercial use properties join each other, zero side yard setback may be used when conforming with the Building Code adopted by the City.
4. Lot coverage: No structure shall cover more than one-half of the lot area.
5. Side yard street setback: A minimum of 25 feet from property line.

L. Height

Maximum height of a structure shall be 4 stories and not exceed sixty (60) feet. *Buildings over 40 feet must meet Building Code requirements for type of construction.*

M. Off-street loading and unloading

Loading and unloading facilities shall be provided so as not to block any public right-of-way.

N. Off-street parking

1. Parking facilities shall be provided for employees.
2. Provisions shall be for one parking space for each 300 square feet of retail or waiting room floor area.

ARTICLE 3-3-3 MODERATE RETAIL SERVICE COMMERCIAL C-2B

The C-2B retail service district is one of the successors to the C-2 zoning district. It is intended for those businesses that can be open from 6 a.m. until midnight and generate a moderate amount of traffic. It includes businesses such as restaurants, supermarkets and similar businesses, as well as the manufacture and storage of such products as will not be detrimental to the health, safety and general welfare of the public.

A. Permitted uses

See Appendix A Permitted Use Table.

B. Hours of operation

Businesses residing in C-2B zoning shall not open for service before 6 a.m., nor remain open for service beyond 12:00 a.m. (midnight).

C. Building landscaping, façade requirements and permits

All commercially zoned buildings shall be reviewed and approved by the Planning and Engineering Department and/or Planning Commission for compliance with Building Landscaping and Façade Requirements before a building permit can be issued. *(See Development Regulations for Landscaping Requirements)*

All commercially zoned buildings must maintain a façade covering 100 percent of the entryway side (front-side) that is visible from the street or not. Also, any side and rear walls which are 50 percent visible from the street shall have the same façade covering as the front entry.

D. Types of facades

Exterior façade material can include stone, cultured stone, brick, brick veneer, glass, architectural precast (panels or detailing) stucco, Dryvit, wood, concrete siding, decorative concrete block or metal siding.

If vinyl siding, concrete blocks (painted or natural) or metal siding are desired, it shall be reviewed and approved or denied by the Planning and Engineering

Department, with appeals and further review to be conducted before the Planning Commission.

For any exterior façade material to be considered, the Planning and Engineering Department will need the manufacturer name, profile name, and a sample shall be submitted.

If the Planning and Engineering Department determines that a proposed façade does not blend with other facades around the area of construction, the approval of the Planning Commission will be required.

E. Retrofitting or remodeling projects

Any remodeling of a commercial building shall require a commercial building permit.

F. Occupancy permits

Occupancy permits, including temporary permits, would not be issued without completion of the current drainage, façade and landscape requirements.

G. Building maintenance

No observable paint peel, material deterioration, mold or rusted metal should be allowed. All visible sides of a commercial building should remain free of weeds and vines at all times.

H. Trash receptacles and enclosures

Any area where trash or recyclables are stored outside a building must be screened; construction shall be out of one of the materials listed above under “Types of façade.” All lift dumpsters shall be required to have a trash enclosure built to eliminate receptacle visibility from a public street.

I. Triggering façade requirements

For the purposes of this Ordinance, a building permit shall be required when:

1. The roof line is to be changed.
2. The square footage of the enclosed portion of the improvements is to be increased or decreased.
3. Making a new entrance or moving an existing entrance.
4. Making interior alterations, when the reasonable value of such alterations is estimated by the Building Inspector to exceed 50 percent of the existing county appraised value of the altered structure.

The Building Inspector may, at his/her discretion, refer this question to the

Planning Commission for a decision. If the owner is unhappy with the Building Inspector's decision, then the owner may appeal the Building Inspector's decision to the Planning Commission.

J. Prohibited uses

Service stations, convenience stores, car lots, mini storages, motels or hotels.

K. Area requirements

6. Front yard setback: A minimum of 30 feet from street property lines.
7. Rear yard setback: A minimum of 20 feet from property line or center of alley where one exists.
8. Side yard setback: When the commercial use district abuts residential use, a 10-foot side yard setback shall be required. When two commercial use properties join each other, zero side yard setback may be used when conforming with the Building Code adopted by the City.
9. Lot coverage: No structure shall cover more than one-half of the lot area.
10. Side yard street setback: A minimum of 25 feet from property line.

L. Height

Maximum height of a structure shall be 4 stories and not exceed sixty (60) feet. *Buildings over 40 feet must meet Building Code requirements for type of construction.*

M. Off-street loading and unloading

Loading and unloading facilities shall be provided so as not to block any public right-of-way.

N. Off-street parking

1. Parking facilities shall be provided for employees.
2. Provisions shall be for one parking space for each 300 square feet of retail or waiting room floor area.

ARTICLE 3-3-4 HEAVY 24-HOUR RETAIL SERVICE COMMERCIAL C-2C

The C-2C retail service district is one of the successors to the C-2 zoning district. It is intended for those businesses that cater to highway traffic, can be open 24 hours and would generate a heavy amount of traffic. It includes businesses such as restaurants, motels, supermarkets and similar businesses, as well as the manufacture and storage of such products as will not be detrimental to the health, safety and general welfare of the public.

A. Permitted uses

See Appendix A Permitted Use Table.

B. Hours of operation

Businesses residing in C-2C zoning may operate 24 hours a day.

C. Building landscaping, façade requirements and permits

All commercially zoned buildings shall be reviewed and approved by the Planning and Engineering Department and/or Planning Commission for compliance with Building Landscaping and Façade Requirements before a building permit can be issued. *(See Development Regulations for Landscaping Requirements)*

All commercially zoned buildings must maintain a façade covering 100 percent of the entryway side (front-side) that is visible from the street or not. Also, any side and rear walls which are 50 percent visible from the street shall have the same façade covering as the front entry.

D. Types of facades

Exterior façade material can include stone, cultured stone, brick, brick veneer, glass, architectural precast (panels or detailing) stucco, Dryvit, wood, concrete siding, decorative concrete block or metal siding.

If vinyl siding, concrete blocks (painted or natural) or metal siding are desired, it shall be reviewed and approved or denied by the Planning and Engineering Department, with appeals and further review to be conducted before the Planning Commission.

For any exterior façade material to be considered, the Planning and Engineering Department will need the manufacturer name, profile name, and a sample shall be submitted.

If the Planning and Engineering Department determines that a proposed façade does not blend with other facades around the area of construction, the approval of the Planning Commission will be required.

E. Retrofitting or remodeling projects

Any remodeling of a commercial building shall require a commercial building permit.

F. Occupancy permits

Occupancy permits, including temporary permits, would not be issued without completion of the current drainage, façade and landscape requirements.

G. Building maintenance

No observable paint peel, material deterioration, mold or rusted metal should be allowed. All visible sides of a commercial building should remain free of weeds and vines at all times.

H. Trash receptacles and enclosures

Any area where trash or recyclables are stored outside a building must be screened; construction shall be out of one of the materials listed above under “Types of façade.” All lift dumpsters shall be required to have a trash enclosure built to eliminate receptacle visibility from a public street.

I. Triggering façade requirements

For the purposes of this Ordinance, a building permit shall be required when:

1. The roof line is to be changed.
2. The square footage of the enclosed portion of the improvements is to be increased or decreased.
3. Making a new entrance or moving an existing entrance.
4. Making interior alterations, when the reasonable value of such alterations is estimated by the Building Inspector to exceed 50 percent of the existing county appraised value of the altered structure.

The Building Inspector may, at his/her discretion, refer this question to the Planning Commission for a decision. If the owner is unhappy with the Building Inspector's decision, then the owner may appeal the Building Inspector's decision to the Planning Commission.

J. Prohibited uses

Liquor stores, convenience stores, car lots, mini storages, motels or hotels.

K. Area requirements

1. Front yard setback: A minimum of 30 feet from street property lines.
2. Rear yard setback: A minimum of 20 feet from property line or center of alley where one exists.
3. Side yard setback: When the commercial use district abuts residential use, a 10-foot side yard setback shall be required. When two commercial use properties join each other, zero side yard setback may be used when conforming with the Building Code adopted by the City.
4. Lot coverage: No structure shall cover more than one-half of the lot area.
5. Side yard street setback: A minimum of 25 feet from property line.

L. Height

Maximum height of a structure shall be 4 stories and not exceed sixty (60) feet. *Buildings over 40 feet must meet Building Code requirements for type of construction.*

M. Off-street loading and unloading

Loading and unloading facilities shall be provided so as not to block any public right-of-way.

N. Off-street parking

1. Parking facilities shall be provided for employees.
2. Provisions shall be for one parking space for each 300 square feet of retail or waiting room floor area.

ARTICLE 3-4 QUIET DAILY COMMERCIAL SERVICE COMMERCIAL C-3

The C-3 zoning district is used for businesses that keep traditional “sunup to sundown” hours between 6 a.m. and 6 p.m. and will not generate a considerable amount of traffic or noise. It includes businesses such as retail or personal service businesses, professional businesses, office buildings, gift shops, and some retail shops.

A. Permitted uses

See Appendix A Permitted Use Table.

B. Hours of operation

Businesses residing in C-3 zoning shall not open for service before 6 a.m., nor remain open for service beyond 6 p.m.

C. Building landscaping, façade requirements and permits

All commercially zoned buildings shall be reviewed and approved by the Planning and Engineering Department and/or Planning Commission for compliance with Building Landscaping and Façade Requirements before a building permit can be issued. *(See Development Regulations for Landscaping Requirements)*

All commercially zoned buildings must maintain a façade covering 100 percent of the entryway side (front-side) that is visible from the street or not. Also, any side and rear walls which are 50 percent visible from the street shall have the same façade covering as the front entry.

D. Types of facades

Exterior façade material can include stone, cultured stone, brick, brick veneer, glass, architectural precast (panels or detailing) stucco, Dryvit, wood, concrete siding, decorative concrete block or metal siding.

If vinyl siding, concrete blocks (painted or natural) or metal siding are desired, it shall be reviewed and approved or denied by the Planning and Engineering Department, with appeals and further review to be conducted before the Planning Commission.

For any exterior façade material to be considered, the Planning and Engineering Department will need the manufacturer name, profile name, and a sample shall be submitted.

If the Planning and Engineering Department determines that a proposed façade does not blend with other facades around the area of construction, the approval of the Planning Commission will be required.

E. Retrofitting or remodeling projects

Any remodeling of a commercial building shall require a commercial building permit.

F. Occupancy permits

Occupancy permits, including temporary permits, would not be issued without completion of the current drainage, façade and landscape requirements.

G. Building maintenance

No observable paint peel, material deterioration, mold or rusted metal should be allowed. All visible sides of a commercial building should remain free of weeds and vines at all times.

H. Trash receptacles and enclosures

Any area where trash or recyclables are stored outside a building must be screened; construction shall be out of one of the materials listed above under “Types of façade.” All lift dumpsters shall be required to have a trash enclosure built to eliminate receptacle visibility from a public street.

I. Triggering façade requirements

For the purposes of this Ordinance, a building permit shall be required when:

1. The roof line is to be changed.
2. The square footage of the enclosed portion of the improvements is to be increased or decreased.
3. Making a new entrance or moving an existing entrance.
4. Making interior alterations, when the reasonable value of such alterations

is estimated by the Building Inspector to exceed 50 percent of the existing county appraised value of the altered structure.

The Building Inspector may, at his/her discretion, refer this question to the Planning Commission for a decision. If the owner is unhappy with the Building Inspector's decision, then the owner may appeal the Building Inspector's decision to the Planning Commission.

J. Area requirements

1. Front yard setback: A minimum of 30 feet from street property lines.
2. Rear yard setback: A minimum of 15 feet from property line or center of alley where one exists.
3. Side yard setback: When the commercial use district abuts residential use, a 10-foot side yard setback shall be required. When two commercial use properties join each other, zero side yard setback may be used when conforming with the Building Code adopted by the City.
4. Lot coverage: No structure shall cover more than two-thirds of the lot area.
5. Side yard street setback: A minimum of 25 feet from property line.

K. Height

Maximum height of a structure shall be 4 stories and not exceed sixty (60) feet. *Buildings over 40 feet must meet Building Code requirements for type of construction.*

L. Off-street loading and unloading

Loading and unloading facilities shall be provided so as not to block any public right-of-way.

M. Parking

Provisions shall be made for employees, and one parking space for customers for each 300 square feet of retail, showroom, or waiting room floor area.

ARTICLE 3-5 QUIET 24-HOUR RETAIL SERVICE COMMERCIAL C-4

The C-4 zoning district is used for businesses that may be open on a 24-hour basis but will not generate substantial traffic or noise. These include some retail businesses, some personal service businesses and some professional service businesses.

The operation of a drive-up ATM requires a C-4 zoning due to the potential 24-hour

traffic it could generate.

A. Permitted uses

See Appendix A Permitted Use Table.

B. Hours of operation

Businesses residing in C-4 zoning may operate 24 hours a day.

C. Building landscaping, façade requirements and permits

All commercially zoned buildings shall be reviewed and approved by the Planning and Engineering Department and/or Planning Commission for compliance with Building Landscaping and Façade Requirements before a building permit can be issued. *(See Development Regulations for Landscaping Requirements)*

All commercially zoned buildings must maintain a façade covering 100 percent of the entryway side (front-side) that is visible from the street or not. Also, any side and rear walls which are 50 percent visible from the street shall have the same façade covering as the front entry.

D. Types of facades

Exterior façade material can include stone, cultured stone, brick, brick veneer, glass, architectural precast (panels or detailing) stucco, Dryvit, wood, concrete siding, decorative concrete block or metal siding.

If vinyl siding, concrete blocks (painted or natural) or metal siding are desired, it shall be reviewed and approved or denied by the Planning and Engineering Department, with appeals and further review to be conducted before the Planning Commission.

For any exterior façade material to be considered, the Planning and Engineering Department will need the manufacturer name, profile name, and a sample shall be submitted.

If the Planning and Engineering Department determines that a proposed façade does not blend with other facades around the area of construction, the approval of the Planning Commission will be required.

E. Retrofitting or remodeling projects

Any remodeling of a commercial building that requires a building permit would require compliance with the current façade ordinance.

F. Occupancy permits

Occupancy permits, including temporary permits, would not be issued without

completion of the current façade requirements.

G. Building maintenance

No observable paint peel, material deterioration, mold or rusted metal should be allowed. All visible sides of a commercial building should remain free of weeds and vines at all times.

H. Trash receptacles and enclosures

Any area where trash or recyclables are stored outside a building must be screened; construction shall be out of one of the materials listed above under “Types of façade.” All lift dumpsters shall be required to have a trash enclosure built to eliminate receptacle visibility from a public street.

I. Triggering façade requirements

For the purposes of this Ordinance, a building permit shall be required when:

1. The roof line is to be changed.
2. The square footage of the enclosed portion of the improvements is to be increased or decreased.
3. Making a new entrance or moving an existing entrance.
4. Making interior alterations, when the reasonable value of such alterations is estimated by the Building Inspector to exceed 50 percent of the existing county appraised value of the altered structure.

The Building Inspector may, at his/her discretion, refer this question to the Planning Commission for a decision. If the owner is unhappy with the Building Inspector's decision, then the owner may appeal the Building Inspector's decision to the Planning Commission.

J. Prohibited uses

Car washes, service stations, liquor stores or any other business that caters to highway traffic.

K. Area requirements

1. Front yard setback: A minimum of 30 feet from street property lines.
2. Rear yard setback: A minimum of 20 feet from property line or center of alley where one exists.
3. Side yard setback: When the commercial use district abuts residential use, a 10-

foot side yard setback shall be required. When two commercial use properties join each other, zero side yard setback may be used when conforming with the Building Code adopted by the City.

4. Lot coverage: No structure shall cover more than half of the lot area.
5. Side yard street setback: A minimum of 25 feet from property line.

L. Height

Maximum height of a structure shall be 4 stories and not exceed sixty (60) feet. *Buildings over 40 feet must meet Building Code requirements for type of construction.*

M. Off-street loading and unloading

Loading and unloading facilities shall be provided so as not to block any public right-of-way.

N. Parking

Provisions shall be made for employees, and one parking space for customers for each 300 square feet of retail, showroom, or waiting room floor area.

ARTICLE 3-6 INDUSTRIAL USE INDUSTRIAL I-1

The I-1 zoning is used for warehouses, manufacturing, and public utility structures, among other traditional “industrial” uses.

A. Permitted uses

See Appendix A Permitted Use Table.

B. Hours of operation

Businesses residing in I-1 zoning may operate 24 hours a day.

C. Prohibited uses

No structures shall be constructed or altered for residential use.

D. Area requirements

All structures shall be built at least 30 feet from all property lines.

E. Height

Maximum height of a structure shall be 3 stories and not exceed 50 feet.

The Planning Commission may waive the height requirements when it is demonstrated the equipment and structure to house the operation requires greater height.

F. Off-street loading and unloading

Each structure shall provide off-street loading and unloading facilities, which will not block a street, alley or other public right-of-way.

G. Off-street parking

One on-lot parking space shall be provided for every two (2) employees.

ARTICLE 3-7 RESTRICTIONS ON SINGLE MOBILE HOMES

Single mobile homes are not permitted within the city limits of Mountain Home.

ARTICLE 3-8 MOBILE HOME PARKS MOBILE HOME M-1

The M-1 zoning designation is used for a collection of mobile homes being housed on single property.

A. Location

Mobile home parks may only be located in the M-1 district and shall conform to the requirements of the district.

B. Mobile home park plan

The mobile home park shall conform to the following requirements:

1. The park shall be located on a well-drained site, properly graded to ensure rapid drainage and freedom from stagnant pools of water.
2. Mobile home space shall be provided consisting of a minimum of 2,400 square feet or each space, which shall be at least 40 feet wide and clearly defined. However, mobile home parks in existence of the effective date of this ordinance which provide mobile home spaces having a width or area less than hereinabove prescribed may continue to operate with their existing spaces, but in no event shall any mobile home space be less than 30 feet wide and an area of less than 1,500 square feet.
3. Mobile homes shall be so harbored on each space that there shall be at least 30 foot clearance between mobile homes, provided, however, that with respect to mobile homes parked end-to-end, the end-to-end clearance may be less than 30 feet but shall not be less than 20 feet. No mobile home shall be located closer than 20 feet to any building within the park and 25 feet to any property line bounding the park.
4. All mobile home spaces shall abut a driveway of not less than 20 feet in width,

which shall have unobstructed access to a public street or highway.

5. All driveways and walkways within the park shall be hard surface and illuminated at night.
6. 6. Each park shall provide one or more service buildings to park residents. Such buildings shall include toilets, baths, laundry facilities, and other sanitation facilities as the City may specify.
7. An electrical outlet supplying at least 110 volts shall be provided for each mobile home space.
8. All streets within the park must meet the width and turnaround requirements as stated in the City's subdivision regulations. All streets must accommodate emergency vehicles.

C. Water supply

An adequate supply of potable water for drinking and domestic purposes shall be supplied by pipes to all buildings and mobile home spaces within the park to meet the requirements of the City. Each mobile home shall be provided with a cold-water tap at least 4 inches above the ground. An adequate supply of hot water shall be provided at all times in the service buildings for all bathing, washing, cleaning and laundry needs.

D. Sanitation facilities

Each park accommodation, dependent mobile homes shall be provided with toilets, baths or showers, slop sinks and other sanitation facilities, which shall conform to the following requirements:

1. Toilet facilities for women shall consist of not less than one (1) flush toilet for every ten (10) mobile home spaces, one (1) shower or bathtub for every ten (10) mobile home spaces, and one (1) lavatory for every ten (10) mobile home spaces. Each toilet and lavatory, and each shower and/or bathtub, shall be private compartments.
2. Toilet facilities for men shall consist of not less than one (1) flush toilet for every ten (15) mobile home spaces, one urinal for every fifteen (15) mobile home spaces, one (1) shower or bathtub for every ten (10) mobile home spaces, and one (1) lavatory for every ten (10) mobile home spaces.
3. Service buildings housing toilet facilities shall be permanent structures and shall be located no closer than twenty (20) feet from any mobile home space.
4. Each service building shall contain at least one (1) slop sink for men and one (1) slop sink for women, each located in a separate compartment.

E. Sewage and refuse disposal

Waste from showers, bathtubs, flush toilets, urinals, lavatories, slop sinks and laundries in both service buildings and other buildings within the park shall be discharged into a public sewer system in compliance with applicable codes and ordinances, or into a private sewer and disposal plant of such construction and in such manner as approved by the State Board of Health. The sewer in each mobile home space shall be connected to discharge the mobile home waste into a public system in compliance with codes and ordinances, or into a private sewer and disposal plant of such construction and in such manner as approved by the State Board of Health.

F. Garbage receptacles

Garbage cans with tight-fitting covers shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Garbage cans shall be located not further than 200 feet from any mobile home space. The cans shall be kept in sanitary condition at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to ensure that the garbage cans shall not overflow.

G. Fire protection

Each park shall be equipped at all times with fire extinguishing equipment in good working order, of such type, size and number and so located within the park as to satisfy applicable, reasonable regulations of the Mountain Home Fire Department. No open fires shall be permitted at any place which may endanger life or property. No fires shall be left unattended at any time.

H. Register of occupants

It shall be the duty of each mobile home park owner to keep a register containing a record of all mobile home owners and occupants located within the park. The register shall contain the following information:

1. The name and address of each mobile home occupant.
2. The make, model, year and license number of each mobile home and motor vehicle; and overall size of the mobile home.
3. The state, territory or county issuing such licenses.
4. The date of arrival and departure of each mobile home.
5. Whether each mobile home is a dependent or independent mobile home.
6. Each lot shall be numbered in accordance with the E-911 addressing system.

The park shall keep the register available for inspection at all times by law

enforcement officers, public health officials, building inspectors and other officials whose duties necessitate acquisition of the information contained in the register. The register record for each occupant register shall not be destroyed for a period of three years following the date of departure of the registrant from the park.

I. Supervision

The owner or operator, or a duly authorized attendant or caretaker, shall be in charge at all times keep the mobile home park, its facilities, and its equipment in a clean, orderly and sanitary condition.

ARTICLE 3-9 MANUFACTURED HOME RESIDENTIAL M-1R

The M1-R zoning is established to permit and encourage the development of single-family manufactured home subdivisions, or the placement of manufactured homes on individual lots in a suitable environment.

A. Area requirements

1. Minimum lot area: 7,500 square feet
2. Minimum lot width (at front yard building line): 75 feet
3. Front yard setback: Minimum of 30 feet from property line
4. Side yard setback: Minimum of 10 feet from each property line
5. Side yard Street setback: Minimum of 25 feet from property line
6. Rear yard setback: Minimum of 25 feet from property line or center of alley if one exists.

B. Removal of tongue

All manufactured homes shall have the tongue removed.

C. Additional requirements for all residential zonings:

1. All units shall have a minimum dimension on all sides of 20 feet.
2. All units shall be constructed on a slab or have continuous masonry underpinning.
3. New units constructed shall have siding materials compatible with other units within 200 feet unless specifically approved by the Planning Commission.
4. All units shall have the front door oriented towards the front yard.
5. All units shall have a covered front landing of at least six feet by six feet and oriented toward the front yard.

6. All units shall have single roofs unless specifically approved by the Planning Commission.

ARTICLE 3-10 AGRICULTURAL USE AGRICULTURAL A-1

The regulation of agricultural districts is designed to protect agricultural land until an orderly transition to urban development has been accomplished. This zone will encourage single-family residential usage on large tracts. In addition, due to the low density for development, agricultural uses such as crop and livestock production are allowed.

A. Permitted uses

See Appendix A Permitted Use Table.

B. Area requirements

1. Minimum lot area: 5 acres
2. Front yard setback: A minimum of 30 feet from street property lines.
3. Rear yard setback: A minimum of 25 feet from property line or center of alley where one exists.
4. Side yard setback: Minimum of 10 feet from property line.
5. Side yard street setback: A minimum of 25 feet from property line.
6. Temporary or permanent accessory buildings setback: A minimum of 10 from the rear and side yard, except street: then 25 feet from all property lines. *No structures of any kind will be allowed on easements.*

C. Height

Maximum height of a structure shall be 3 stories and not to exceed fifty (50) feet.

ARTICLE 3-11 COMMERCIAL COMMUNICATION TOWERS

A. Purpose

The purpose of these regulations is described as follows:

1. Minimize the adverse effects and impacts of towers through careful design, siting and screening.
2. Conserve the value of adjacent land and buildings.
3. Avoid potential damage to adjacent properties through engineering and careful siting of tower structures.
4. Maximize use of existing towers in order to reduce and minimize the number of towers needed.

B. Zoning districts approved for tower locations

As defined herein, commercial communication towers are prohibited within any public right-of-way utility easement or residential or transitional zoning district unless granted by Special Use Variance. Such uses are allowed by right within C-1, C-2, C-2A, C-2B, C-2C, C-4, I-1 and A-1 zoning districts subject to applicable zoning restrictions as well as the following restrictions set forth herein:

1. **Ownership:** The proposed location for the tower must be large enough to accommodate the communications tower and support facilities and must include access to a public right-of-way or accessible parking area. Purchase of ownership of a separate parcel may require platting and improvements before construction permits can be issued.
2. **Construction:** In order to minimize visual impacts and possible damage that can result from the presence of such facilities, towers (including attached antennae) are limited to monopole construction and shall not exceed two hundred (200) feet in height. Compliance with all requirements of the Mountain Home Building Code, including a licensed engineer's certification of the tower structure and foundation, must be demonstrated before a building permit will be issued.
3. **Setback:** All commercial towers must meet the minimum setback for the zoning districts in which they are located. Additionally, commercial towers must be set back from any structure a number of feet equal to that distance stated by the tower manufacture's registered structural engineer's determination of the maximum possible fall zone for the tower. The structural engineer shall be licensed in the State of Arkansas.
4. **Appearance:** No lights, signals or illumination shall be permitted on any tower unless required by the Federal Communication Commission (FCC), Federal Aviation Administration (FAA), or other Federal, State, or City agency. No commercial advertising, signage or flags shall be allowed on any tower. This shall not prevent the joint use of legal existing sign structures as a support mechanism for antennae or microwave dishes. Towers and accessory facilities must be colored or painted in muted tones that minimize their visibility, unless otherwise required by the FCC, FAA, or other Federal, State, or City agency.
5. **Site design:** The area containing the monopole, accessory and support structures, and the immediate surrounding area utilized for servicing of the communication tower shall be secured by a minimum eight (8) foot chain-

- link fence. The area within the fence must be either paved or graveled and kept weed free. Other than the street side of the site, any side that faces any residential use shall include opaque fencing or sufficient shrubs to screen the site. Any shrubbery provided will be planted and maintained within the next appropriate growing season. If security lighting is installed, such light should be directed into the site and only triggered by motion detectors.
6. **Co-Location:** To minimize tower proliferation, all reasonable efforts should be made to co-locate facilities on existing or new towers. Antennae may be placed wholly within or upon a building located within the commercial or industrial zoning district, or any publicly owned building, provided any supporting equipment is screened from nearby residential districts. A commercial antenna may be mounted to the exterior of such buildings and integrated into the overall architectural design of the building. Roof-mounted antennae may not extend more than twenty (20) feet above the highest point of the roof structure, provided any supporting equipment is screened from nearby residential districts. A commercial antenna may be attached to any utility structure (such as a water tower or electrical transmission tower) or to a public building owned by a government or public agency, provided that the antennae does not extend more than twenty (20) feet above the height of the structure, provided any supporting equipment is screened from nearby residential districts. At the time a building permit is issued, the Planning Commission or designated representative may notify all existing telecommunication providers of the opportunity for co-location. Notice of a desire to co-locate shall be given within sixty (60) days of the receipt of said notice.
 7. **Traffic and parking:** Vehicular access to the tower site shall be limited to a major street if the site adjoins both a major street and a local street. If the tower site contains on-site personnel, at least one space shall be provided for each two (2) on-site personnel, plus one additional space.
 8. **Application (submittal) requirements:** Prior to commencing development of the tower site, construction plans shall be submitted to the City's Planning Department in accordance with the City's building permit review procedures.
 9. **Exemption:** An antenna and tower for the following uses are exempt from these requirements and are permitted uses in any district if accessory to a permitted use and they comply with the applicable regulations of the district

- in which they are situated: Ham radios, citizen band (CB) radios, and for the receiving and broadcasting of radio or television.
10. **Conflict with FCC or FAA regulations:** In the event there is a direct conflict between these regulations and Federal Communication Commission (FCC) regulations or Federal Aviation Administration (FAA) regulations, or any other Federal or State regulations, which said regulations shall govern.
 11. **Abandoned facilities:** At such time that the tower ceases to be used for communication purposes for a period exceeding twelve (12) consecutive months, the owner shall dismantle and completely remove the tower and all associated equipment from the property and make all reasonable efforts to return the property to its prior condition.
 12. **Variances:** The Planning Commission shall hear requests for variances.
 13. **Permit construction timeline:** Upon approval for a building permit or Special Use Variance, construction must begin within one (1) year or the permit or said permit shall be null and void. An applicant requesting an extension of their permit may submit a revised construction schedule to the City of Mountain Home Planning Commission or its designated representative within the one (1) year period, with said extension not to be unreasonably withheld.

Construction of a commercial communication tower shall not necessitate a property currently zoned as Commercial C-2 to be rezoned to another Commercial zoning designation.

ARTICLE 3-12 PLANNED UNIT DEVELOPMENT (PUD)

The residential Planned Unit Development (PUD) is a district providing means to allow flexibility in the planning and design of residential development. The regulations and guidelines of the PUD are provided in Ordinance No. 379 and are on file in the office of the Mountain Home City Clerk.

CHAPTER 4

ZONING MAP

ARTICLE 4-1 ZONING MAP

The use zones are designated on the map titled “Zoning Map – City of Mountain Home,” dated March 13, 1972, and its subsequent amendments and revisions. Said zoning map is hereby incorporated as part of this Ordinance.

The lines delineating the boundaries of the use zones on the “Zoning Map” are intended to follow city limit lines, center of street rights-of-way, center of main channel of water courses, and existing property lines.

When the street or property layout existing on the ground is at variance with shown on the Zoning Map or with other requirements of this Ordinance, the Planning Commission shall interpret the boundaries.

CHAPTER 5

ANNEXED AREAS

ARTICLE 5-1 ANNEXATION BY PETITION OF LANDOWNERS

For annexation into the City by petition, see A.C.A. § 14-40-601 through § 14-40-609.

ARTICLE 5-2 ANNEXATION FEES

In the case of a petition for annexation, the fee shall be Two Hundred and Fifty Dollars (\$250.00) (*see Ordinance No. 2023-21*).

ARTICLE 5-3 COMPLETION OF EXISTING BUILDINGS

Nothing herein contained shall require any change in the plans, construction or designated use of a building under construction at the time of the adoption of this Ordinance.

Nothing herein contained shall require any change in plans, construction or designated use of a building for which a building permit has been issued within 30 days prior to the adoption of this ordinance, provided construction is started on said building within 120 days after adoption of this Ordinance.

ARTICLE 5-4 LOT AREA

On any lot in a residential use district which is on a plat of record as of August 18, 1975, a one-family structure may be erected even though the lot may be of less area or width than required by the regulation of the residential use area in which the lot is located, provided all other area requirements are met.

ARTICLE 5-5 AREAS NOT TO BE DIMINISHED

The lot or yard areas required by this Ordinance for a particular building or use at the time of passage of this Ordinance, or later constructed or established, shall not be diminished and shall not be included as a part of the required lot, open space, or yard area of any other building or use. If the lot, open space, or yard areas required by this Ordinance for a particular building or use are diminished below requirements, the continued existence of such building or use shall be deemed a violation as provided in this Ordinance.

CHAPTER 6

NON-CONFORMING

ARTICLE 6-1 NON-CONFORMING USE OF LAND

Where at the effective date of adoption or amendment of this Ordinance, lawful use of land exists that is made on longer permissible under the terms of this Ordinance as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance.
2. If any such non-conforming use of land ceases for any reason for a period of more than 30 days, any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located.

ARTICLE 6-2 NON-CONFORMING STRUCTURES

Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. Such structure, upon the approval of the Planning Commission, may be remodeled to maintain the premises in a safe and usable condition.
2. Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.

ARTICLE 6-3 NON-CONFORMING USE OF STRUCTURES

If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of this Ordinance, that would not be allowed in the district under the terms of this Ordinance the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
2. Any non-conforming use may be extended to any portion of a structure arranged

or designed for such non-conforming use at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.

3. If no structural alterations are made, any non-conforming use of a structure, or structure and premises, may be changed to another non-conforming use provided that the Planning Commission shall determine that the proposed use is equally appropriate to the district as the existing non-conforming use.
4. Any non-conforming use, once changed to a conforming use, shall thereafter conform to the regulations for the district in which such structure is located and all new uses shall be conforming uses.
5. When a non-conforming use of a structure, or structure and premises in combination is discontinued or abandoned for six consecutive months, the structure and premises in combination shall not thereafter be used except in conformance with the regulations of the district in which it is located.

CHAPTER 7 AMENDMENTS

ARTICLE 7-1 AMENDMENTS TO TEXT

The City Council may suggest that the Planning Commission amend this Ordinance or Zoning Map, or the Planning Commission itself may desire to initiate an amendment. Should the Planning Commission, after study, request a change in the regulations or zoning map, it shall conduct a public hearing on the proposed amendment. Following the public hearing, such recommendations shall be submitted to the City Council for adoption.

ARTICLE 7-2 REZONINGS

A petition giving a legal description of the property involved and the zoning classification requested for the property, shall be submitted to the Planning Commission by the property owner or his legally designated agent. The petition shall also include a statement and diagram explaining why the proposed changes will not conflict with surrounding land use and shall include street names and numerical address, if available, and a mention of any well-known buildings or other well-known objects nearby.

There shall be conspicuously placed upon the property to be acted upon a sign giving notice of the filing of a petition for rezoning.

1. Said sign shall be placed on the premises at least fifteen (15) days prior to any hearing on the matter and shall remain thereon until the City Council of the City of Mountain Home, Arkansas, has taken final action on the petition.
2. The sign shall be furnished by the City and posted on the property by the owner and removed by the owner. The message shall read as follows:

*This Property being considered for rezoning
For information call
the Building Inspector's office
425-2550*

The Manager of Municipal Affairs is authorized to acquire such signs as he may deem necessary for use in such situation and shall be authorized to make the same available to petitioners.

Upon receipt of the petition for an amendment, the Planning Commission, in accordance with Act 186 of the 1957 General Assembly as subsequently amended, shall proceed as follows:

1. The Planning Commission shall hold a public hearing on a proposed amendment.

Notice of the public hearing shall be published in a newspaper of general circulation in the City, at least one time seven (7) days prior to the hearing. The petitioner shall pay all publication costs directly and obtain his proof of publication from the newspaper for filing with the City.

2. Following the public hearing, the proposed amendment may be approved as presented or in modified form by a majority vote of the Planning Commission and recommended for adoption by the City Council, with reasons for such recommendation stated in writing.
3. If the Planning Commission disapproves a proposed amendment, the reasons for such disapproval shall be given in writing to the petitioner within thirty (30) days from the date of the hearing.
4. The City Council, by majority vote, may by Ordinance adopt the recommended amendment submitted by the Planning Commission or may return the proposed amendment to the Planning Commission for further study and recommendation.

Following disapproval of a proposed amendment by the Planning Commission, the petitioner may appeal such disapproval to the City Council, provided that the petitioner states specifically in writing to the City Clerk why he considers the Planning Commission's findings and decision are in error. Such appeal shall be filed with the City Clerk within fifteen (15) days of the Planning Commission's decision.

If the City Council does not concur with the recommendation of the Planning Commission, either as first submitted or as submitted after a restudy, the City Council may, by majority vote, amend this Ordinance to grant the request for amendment in full or in modified form.

No application for a zoning amendment will be reconsidered by the Planning Commission within twelve (12) month from date of final disapproval by the City Council of the proposed amendment unless the Planning Commission finds that a substantial reason exists for waving this limitation.

ARTICLE 7-3 NOTICES AND FEES

Whenever a petition for a rezoning is made to the Board, the petitioner shall have published a notice of the time and place of the public hearing to consider the rezoning request. The notice shall be published at least once not less than seven (7) days preceding the date of such hearing in an official newspaper of general circulation in Mountain Home. The petitioner shall pay all publication costs directly and obtain his proof of publication from the newspaper for filing with the City.

Said notice should designate the date, time and particular location of the public

hearing along with a brief statement as to what the appeal or variance concerns. The notice shall include street names and numerical addresses thereof, if applicable, and mention any well-known buildings or other landmarks nearby.

The Board shall also give or cause to be given such additional notice of such hearing to interested persons and organizations, as it shall deem feasible and practicable.

Before any action shall be taken as provided in this chapter, any person or persons proposing a change in the zoning regulations or district boundaries shall deposit with the City Clerk or another designated agent a sum to cover the approximate cost of this procedure, and under no condition shall said sum or any part thereof be refunded for failure of said change to be adopted by the City Council.

The sums are as follows:

1. In the case of a petition for a change in zoning, the fee shall be Two Hundred Dollars (\$200.00) (*see Ordinance No. 2023-21*);
2. In the case of a petition for a special use variance, the fee shall be Two Hundred Dollars (\$200.00) (*see Ordinance No. 2023-21*).

CHAPTER 8

BOARD OF ZONING ADJUSTMENT

ARTICLE 8-1 ORGANIZATION OF BOARD OF ZONING ADJUSTMENT

The Mountain Home Planning Commission shall sit as the City of Mountain Home's Board of Zoning Adjustment (*see Ordinance No. 2007-43*).

ARTICLE 8-2 APPEALS OF MUNICIPAL DECISIONS

The Board shall hear appeals regarding administrative decisions regarding zoning, construction/building permits and façade requirements. The Board shall rule whether such interpretation was in error or not. The Board, at its discretion, may also grant a waiver regarding zoning regulations, construction/building permits, or façade requirements.

For unusual or exceptional cases, the City reserves the right to refer any question regarding zoning, building/construction permits or façade requirements to the Board for a decision.

ARTICLE 8-3 VARIANCE

A variance from the terms of this Ordinance may be granted upon appeal if said variance will not be contrary to the public interest there, owing to special conditions or if literal enforcement of the provisions of this Ordinance would result in unnecessary hardship.

A variance from the terms of this Ordinance may be granted through the Board of Adjustment and the Mountain Home City Council. Such a request must be made in writing to the City Clerk or another designated agent and demonstrate the following:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.
2. That literal interpretation of the provisions of this Ordinance would deprive that applicant of rights commonly enjoyed by other properties in the same district.
3. That the special conditions and circumstances do not result from the action of the applicant.

There shall be conspicuously placed upon the property to be acted upon a sign giving notice of the filing of a petition for a variance. Said sign shall be placed on the premises at least fifteen (15) days prior to any hearing on the matter and shall remain thereon until

final decision is made on the petition.

The sign shall be furnished by the City and posted on the property by the owner and removed by the owner. The message shall read as follows:

*This Property being considered for a variance
For information call
the Building Inspector's office
425-2550*

The Manager of Municipal Affairs is authorized to acquire such signs as he may deem necessary for use in such situation and shall be authorized to make the same available to petitioners.

Upon receipt of the petition for an amendment, the Planning Commission shall proceed as follows:

1. The Planning Commission shall hold a public hearing on the proposed variance. Notice of the public hearing shall be published in a newspaper of general circulation in the City, at least one time seven (7) days prior to the hearing. The petitioner shall first file a copy of the legal notice with the City Clerk, pay all publication costs directly and once published obtain a proof of publication from the newspaper for filing with the City.
2. Following the public hearing, the proposed amendment may be approved as presented or in modified form by a majority vote of the Planning Commission and recommended for adoption by the City Council, with reasons for such recommendation stated in writing.
3. If the Planning Commission disapproves a proposed variance, the reasons for such disapproval shall be given in writing to the petitioner within thirty (30) days from the date of the hearing.
4. The City Council, by majority vote, may by Ordinance adopt the recommended variance submitted by the Planning Commission or may return the proposed amendment to the Planning Commission for further study and recommendation.

Following disapproval of a proposed variance by the Planning Commission, the petitioner may appeal such disapproval to the City Council, provided that the petitioner states specifically in writing to the City Clerk why he considers the Planning Commission's findings and decision are in error. Such appeal shall be filed with the City Clerk within fifteen (15) days of the Planning Commission's decision.

If the City Council does not concur with the recommendation of the Planning Commission, either as first submitted or as submitted after a restudy, the City Council may, by majority vote, amend this Ordinance to grant the request for amendment in full or in modified form.

No petition for a variance will be reconsidered by the Planning Commission within twelve (12) month from date of final disapproval by the City Council unless the Planning Commission finds that a substantial reason exists for waving this limitation.

Most variance requests shall stop with a decision by the Planning Commission. However, any variance request that would end up costing the City monetary funds if said variance were to be granted shall be submitted to the City Council for final approval.

Regardless of what type of variance is requested, the City reserves the right to submit any variance request to the City Council for final consideration.

The City's decision to seek the City Council's input on a variance request shall be announced prior to the Planning Commission meeting and their decision.

In granting any variance, the Board of Adjustment or the City Council may prescribe appropriate conditions and safeguards to ensure the protection of the adjacent property owners.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not generally permitted or by special exception permitted in the district involved.

ARTICLE 8-4 NOTICES AND FEES

Whenever an appeal or application for a variance is made to the Board, the petitioner shall have published a notice of the time and place of the public hearing to consider the appeal or variance. The notice shall be published at least once not less than seven (7) days preceding the date of such hearing in an official newspaper of general circulation in Mountain Home. The petitioner shall pay all publication costs directly and obtain his proof of publication from the newspaper for filing with the City.

Said notice should designate the date, time and particular location of the public hearing along with a brief statement as to what the appeal or variance concerns. The notice shall include street names and numerical addresses thereof, if applicable, and mention any well-known buildings or other landmarks nearby.

The Board shall also give or cause to be given such additional notice of such hearing to interested persons and organizations, as it shall deem feasible and practicable.

The appellant or applicant shall be required to pay the City Clerk or another designee a filing fee of Two Hundred and Fifty Dollars (\$250.00) to cover such other costs as may be incurred in connection with such appeal or application (*see Ordinance No. 2023-21*).

CHAPTER 9

ENFORCEMENT

ARTICLE 9-1 ENFORCEMENT OFFICER

The provisions of this Ordinance shall be administered by one or more enforcement officers designated by the Mayor.

ARTICLE 9-2 BUILDING PERMITS

A building permit will be issued only when the application has been approved by the enforcement officer and meeting the requirements of this Ordinance. All applications for building permits shall be accompanied by plan in duplicate, drawn to scale, showing the actual dimensions of the lot upon, the size of the building to be erected and its location on the lot, and such other information as may be necessary to provide for the enforcement of this Ordinance.

ARTICLE 9-3 CERTIFICATE OF OCCUPANCY AND COMPLIANCE

No building hereafter erected or structurally altered shall be used, occupied or changed in use until a certificate of occupancy and compliance shall have been issued by the enforcement officer, stating that the building or proposed use of a building or premise complies with the building laws and the provisions of this Ordinance. A record of all certificates of occupancy and compliance shall be kept by the enforcement officer.

A certificate of occupancy and compliance shall be revoked by the enforcement officer when it is found that the building or land does not conform to the use of conditions, if any, in the certificate. Each day a use continues after revocation of certificate, it shall constitute a separate offense and shall be punished as provided herein.

ARTICLE 9-4 PENALTY FOR VIOLATION

Any person or corporation who shall violate any of the provisions of this Ordinance or fail to comply thereafter or with any of the requirements thereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder, shall be guilty of a misdemeanor and shall be liable to a fine of no less than One Hundred Dollars (\$100.00). Each day such violation is permitted to exist shall constitute a separate offense. The owner or owners of any building or premises or part thereof where anything in violation of this Ordinance shall be placed, or shall exist, and any architect,

builder, contractor, agent, person, or corporation employed in connection therewith and who may have assisted in the commission of any such violations, shall be guilty of a separate offense and upon conviction thereof shall be fined as herein.

CHAPTER 10

SEVERABILITY

ARTICLE 10-1 SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, sentence, or clause of this ordinance shall be held invalid, the invalidity of such section, paragraphs, and sentence or clause shall not affect the validity of the remainder of the said Ordinance.

APPENDIX A
PERMITTED USE TABLE

Permitted Uses:	R-1	R-1A	R-2	R-3	R-4	R-5	C-1	C-2A	C-2B	C-2C	C-3	C-4	I-1	M-1	M-1R	A-1	S
Agriculture																X	
Animal Care or Boarding							X			X						X	
Animal Care or Boarding with outdoor area										X						X	
Auto/vehicle fuel station (no repair)							X			X							
Auto/vehicle repair and or service							X	X									
Auto/vehicle sales/leasing								X				X					
Auto/vehicle Tire Shop							X	X									
Auto/vehicle wash or detailing							X	X									
Bar/nightclub							X		X								
Barber/beauty shop							X				X						
Broadcasting station												X					
Carnival- temporary										X							
Cemetery												X					
Church or place of worship			X	X			X	X			X						
Columbarium												X					
Communications tower												X					
Crypto Mining													S				S
Daycare-adult							X				X						
Daycare- children							X				X						
Daycare- home residential	S	S	S	S	S	S											
Educational institution			X	X			X	X			X						
Educational institution- real estate school							X	X			X						
Event center							X		X								
Food mobile vehicle court								X									
Funeral home								X									
Government facility building or office							X				X						
Hospital										X							
Hotel/motel							X			X		X					
Junk, salvage, wrecking yard													X				

Permitted Uses:	R-1	R-1A	R-2	R-3	R-4	R-5	C-1	C-2A	C-2B	C-2C	C-3	C-4	I-1	M-1	M-1R	A-1	S
Large implement/vehical repair								X					X				
Large implemnet/vehicle sales								X					X				
Manufacture/modular home sales								X					X				
Medical marijuana dispensary or cultivation facility												X					
Microbrewery or microdistillery with or without resturant							X		X								
Mining processing and storage													X				
Monumnets sales								X									
Office- bail bondsman							X				X						
Office- bank with 24HR ATM												X					
Office-bank											X						
Office- contractor with outside storage									X								
Office-contractor without outside storage											X						
Office-professional business											X						
Public utility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Recreational vehicle park										X							
Recreational indoor facility								X									
Recreational- park/ playground	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Recyling center								X					X				
Residential dwelling 1 family	X	X	X	X	X	X	X				X	X					
Residential dwelling 2 family		X	X														
Residential dwelling 3 family			X														
Residential apartments 4 units or more				X	X												
Residential dwelling/s above commercial							X	X	X	X	X	X					
Residential bed and breakfast												X					
Residential boarding house	S	S					S										
Residential condominium			X	X	X												
Residential dwelling 4 family			S	S	S												S
Residential half-way house		S	S	S			S	S	S								S
Residential homeless housing			S	S	S					X		X					S

Permitted Uses:	R-1	R-1A	R-2	R-3	R-4	R-5	C-1	C-2A	C-2B	C-2C	C-3	C-4	I-1	M-1	M-1R	A-1	S
Residential- nursing home and/or assisted living										X		X					
Residential dwelling 1 family Manufactured or Modular															X		
Residential probation parolee housing		S	S	S													
Residential short term rental	S	S	S	S	S	S											S
Retail- convenience store							X			X							
Retail- grocery store							X			X							
Retail- home improvement								X									
Retail-large business (10,000+ sq ft)										X							
Retail-liquor store							X		X								
Retail- Outdoor Market							X	X									
Retail-pawn shop							X	X									
Retail-pharmacy												X					
Retail- rental business							X	X									
Retail restaurant							X		X								
Retail- self serve ice vending machine										X							
Retail -small business							X				X						
Roadside vendor and or food truck								X									
Sexually oriented business								S	S								
Social club							X		X								
Solar energy farm																S	S
Tattoo or piercing parlor							X		X								
Warehouse- dangerous explosive or toxic													S				S
Warehouse- self storage facility (Indoor)												X					
Warehouse- self storage facility (Outdoor)									X				X				
Warehouse- wholesale or distribution										X			X				