

**ORDINANCE NO. 2014-01**

**AN ORDINANCE AMENDING CHAPTER 14.08 ENTITLED ZONING ORDINANCE ADOPTED, NAMELY SECTIONS C-1-D (GENERAL COMMERCIAL), C-2-A (COMMERCIAL HIGHWAY DISTRICT) AND C-2-D-2 (PERMITTED CONDITIONAL USES)**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BULL SHOALS, ARKANSAS THAT THE FOLLOWING AMENDMENTS BE MADE TO THE ZONING CODE TO ENCOURAGE COMMERCIAL BUSINESSES WITHIN THE CITY**

**SECTION 1.** Add to Section C-1-D an item 2. to read “Other proposed business and commercial uses may be reviewed by the Planning commission as conditional uses if deemed not in violation of the spirit of the C-1 zone”.

**SECTION 2.** The General Description of C-2-A shall now read:  
This district is intended for those businesses which provide convenient shopping and services for residents, tourist and nearby towns. Other businesses and commercial uses that contribute to the economic well being of the city may be allowed by conditional use after review by the Planning Commission. The C-2 commercial highway district is located along the primary and secondary thoroughfares of the City. Adequately sized parcels of land shall allow for large setbacks, clear vision, and safe ingress and egress from off street parking lots, with sufficient area for loading and unloading so as not to block traffic. No land shall be used or occupied except as otherwise provided in this ordinance for other uses than one or more of the permitted and special uses.


**SECTION 3.** Add to C-2-D-2 a line eleven (11) which shall read, “Other proposed business and commercial uses may be reviewed by the Planning Commission as conditional uses if deemed not in violation of the spirit of the C-2 zone”.

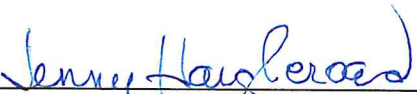
**SEVERABILITY:** If any provisions, clause, sentence, paragraph or section of this Ordinance, or the application thereof shall be held invalid by a court of competent jurisdiction, such invalidity shall not affect the other provision of this Ordinance which can be given affect without the invalid provision or application and to this end the provision of the Ordinance are declared severable.

**Page Two (2) of Ordinance 2014-01**

**This Ordinance shall be in full effect upon passage and posting.**

**Passed and Adopted** by the City Council of the City of Bull Shoals, Arkansas on this 23<sup>rd</sup> day of January, 2014

**APPROVED:**   
Bruce E. Powell – Mayor

**ATTESTED:**   
Jenny Hargleroad – Recorder/Treasurer

**POSTED:** \_\_\_\_\_, 2014 **POSTED BY:** \_\_\_\_\_