

City Council of Cotter, Arkansas

Ordinance #2019-01

**AN ORDINANCE AMENDING THE ZONING REGULATION CHAPTER 14 IN
THE COTTER MUNICIPAL CODE DATED MAY 2018**

WHEREAS, the City of Cotter finds that this Ordinance furthers the public health, safety, and welfare of the City and its residents in that it provides clarity and specificity on a variety of issues pertinent to the City and its residents.

WHEREAS, it was found and determined by the City Planning and Zoning Commission to recommend modifying the following paragraphs in the Zoning Regulations Chapter 14 in the Cotter Municipal Code.

Insert in Cotter Municipal Code in Chapter 14, Section 14.04.02, page 129.3, paragraph 36, under DEFINITIONS:

36. Tiny Houses - A tiny house on wheels (THOW) is house ranging in size from 150 to 400 square feet. A Tiny House on wheels is considered a recreational vehicle as it pertains to zoning.

Insert in Cotter Municipal Code, Chapter 14, Section 1, paragraph B-1, Area Requirements, residential R-1 and R-2, add sub-paragraph 8 to read as follows:

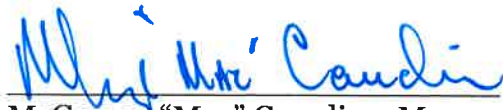
8. Residential structures (single family) shall have a minimum square footage of 750 square feet in R-1 and R-2. See definitions "Floor Area" explaining measurements how square footage is determined.

a. Exceptions: In R-2 zoning, Mobile Home Parks shall have a minimum square footage of 475 square feet for Manufacture / Mobile Homes. And Multiple Family Residence such as Duplexes and Quadplex shall have a minimum square footage of 475 square feet per living unit.

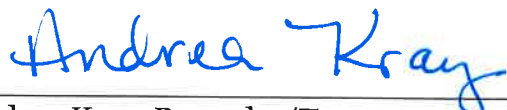
b. Exceptions: Where a subdivision covenant exceeds the minimum requirements, the covenant shall take precedent. (i.e., the Covenants for Rainbow Heights Subdivision requires a minimum of 1,600 square feet)

Now therefore be it ordained, by the City Council of the City of Cotter, Arkansas as follows,

Passed this 28 day of March, 2019


McGeorge "Mac" Caradine, Mayor

ATTEST:


Andrea Kray, Recorder/Treasurer

ORIGINAL