

ORDINANCE NO. 130

AN ORDINANCE AMENDING ORDINANCE NO. 53 ZONING REGULATIONS TO AMEND LAND AREA REQUIREMENTS FOR R-1 LOW DENSITY RESIDENTIAL, R-2 MEDIUM FAMILY RESIDENTIAL AND ESTABLISHING R-3 MULTI-FAMILY DENSITY FAMILY RESIDENTIAL.

WHEREAS, The City of Bethel Heights, Arkansas has previously enacted Ordinance No. 53, NOW THEREFORE, be it ordained and enacted by the Mayor and the City Council of the City of Bethel Heights, Arkansas,

Article 1: From and after the effective date of this ordinance, Ordinance No. 53 shall be amended to change the following: Section 3: (1) c. and Section 3: (2) c.

Section 3: Zoning districts – Character, Permitted Uses and Area Requirements

**(1) R-1 LOW FAMILY DENSITY RESIDENTIAL** Intended to provide for single-family residential development and public buildings and open space.

c. Minimum Area Requirements: (For uses on a municipal sewer system.)

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USES	MINIMUM LAND AREA SQ. FT. **	MINIMUM LAND AREA SQ. FT. PER D.U.	FRONT YARD	REAR YARD	SIDE YARD	SIDE YARD ON STREET	MINIMUM LOT FRONTAGE R-1
R-1							
Single-Family	8,000	8,000	25 ft.	25 ft.	7 ft.	25 ft.	80 ft.

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**(2) R-2 MEDIUM FAMILY DENSITY RESIDENTIAL & R-3 MULTI FAMILY DENSITY RESIDENTIAL** Intended to provide for a variety of residential development and public buildings and open space.

c. Minimum Area Requirements: (For uses on a municipal sewer system.)

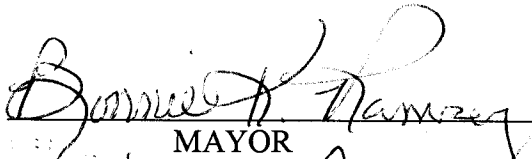
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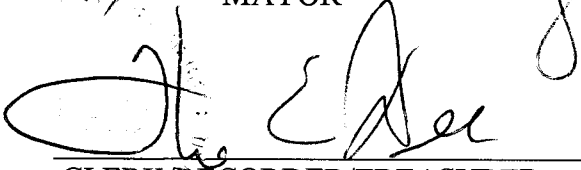
USES	MINIMUM LAND AREA SQ. FT. **	MINIMUM LAND AREA SQ. FT. PER D.U.	FRONT YARD	REAR YARD	SIDE YARD	SIDE YARD ON STREET	MINIMUM LOT FRONTAGE R-2 & R-3
R-2 & R-3							
Single-Family	8,000	8,000	25 ft.	25 ft.	7 ft.	25 ft.	80 ft.
Duplex	12,000	12,000	25 ft.	25 ft.	8 ft.	25 ft.	80 ft.
Multi-Family – Not to exceed 12 units per acre			25 ft.	25 ft.	8 ft.	25 ft.	80 ft.

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Article 2. THEREFORE, That the remainder of Ordinance No. 53 shall remain in full force and effect.

Ordinance No. 130 PASSED AND APPROVED this 23<sup>rd</sup> day of July 2002.

APPROVED:   
MAYOR

ATTEST:   
CLERK/RECORDER/TREASURER