

ORDINANCE NO. 103

AN ORDINANCE TO AMEND BETHEL HEIGHTS SUBDIVISION ORDINANCE NO. 77, FOR THE INCORPORATED TOWN OF BETHEL HEIGHTS, ARKANSAS.

WHEREAS, The Town of Bethel Heights, Arkansas has previously enacted Ordinance No. 77, NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE MAYOR AND THE CITY COUNCIL OF THE INCORPORATED TOWN OF BETHEL HEIGHTS,

ARTICLE 1: From and after the effective date of this ordinance, Ordinance No. 77 shall be amended to change or add the following:

1. GENERAL PROVISIONS

E. Definitions

Lot Split: A lot is a re-division of one lot into no more than three new lots (including the parent lot as one of the lots). Lot splits are further defined as not needing to provide any street dedications or public improvements required by the subdivision regulations when fronting on a public street. However, appropriate rights-of-way dedication will be required.

When a parcel is to be transferred which would create a land-locked parcel, the parcel to be transferred shall include access to a public street. The width of this private drive shall comply with the Bethel Heights Street Standards Ordinance #24, or as amended, with regards to rights-of-way dedication. No more than two private drives will be allowed to access land-locked parcels.

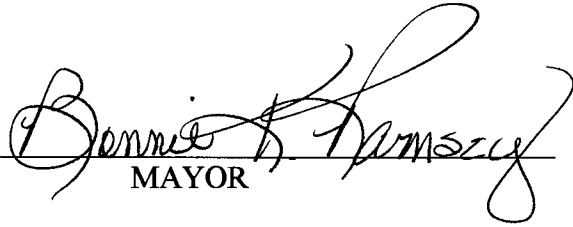
Lot Split, Commercial: On commercially zoned property, a lot may be split no more than one time, producing two (2) lots, with one lot being the parent lot. Appropriate right-of-way will be required on public streets. If a land locked parcel is created, it must have access to a public street.

Lot Split, Correctional: Conveyance of a portion of a lot to adjoining lot(s) where no new lot(s) are created and all lots at the conclusion of the lot split (including the parent lot) meet the zoning ordinance, master street plan, and state law requirements.

ARTICLE 2. THEREFORE, That the remainder of Ordinance No. 77 shall remain in full force and effect.

PASSED AND APPROVED Ordinance No. 103 this 18<sup>th</sup> day of May 1999.

APPROVED:

  
MAYOR

ATTEST:

  
CLERK / RECORDER / TREASURER