

ORDINANCE NO. 104

AN ORDINANCE TO AMEND BETHEL HEIGHTS ZONING ORDINANCE NO 53, FOR THE INCORPORATED TOWN OF BETHEL HEIGHTS, ARKANSAS.

WHEREAS, The Town 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 INCORPORATED TOWN OF BETHEL HEIGHTS,

ARTICLE 1. From and after the effective date of this ordinance, Ordinance No. 53 shall be amended to change or add the following:

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

(5) - INDUSTRIAL

b. Uses by Appeal To the Planning Commission: Subject to (5) h. below, Public Facilities and Salvage Yards, conditioned upon appropriate screening and buffering from neighborhood uses, and any other use the Planning Commission deems appropriate in the Industrial District.

d. Heights Requirements: Lot coverage -- Any structure which exceeds 30 feet in height shall be required to set back one foot for each foot of height in excess of 30 feet.

f. Maximum Lot Size: The maximum lot size for I – Industrial is five acres,

g. Any business or industry that cannot meet the requirements stated in (5) d., e., and f. must appeal to the Board of Adjustments for a variance.

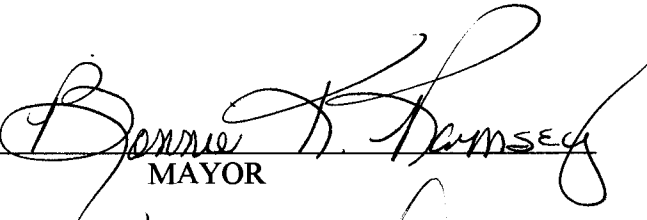
h. Other Requirements: Any business or industry that cannot meet the following stated requirements must appeal to the Planning Commission for a Conditional Use permit.

1. All activities must be carried on within buildings, with no outside storage of raw materials.
2. Shall employ a maximum of thirty people.
3. Shall have a maximum of fifty (50) vehicle trips per peak hour with the exception of lunch hour and shift change.
4. Shall have no discernable odor or vibration beyond the building walls.
5. Shall have no discernable noise beyond the lot lines.
6. A continuous visual buffer, such as landscaping, berms, fencing, walls, etc. shall be located no less than ten feet from the lot lines.
7. No toxic gases or chemicals shall be used or produced.

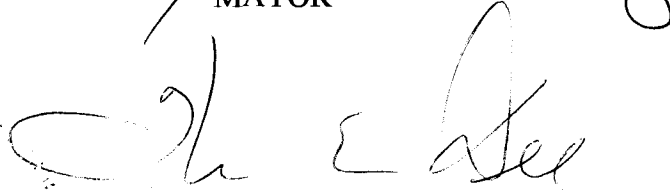
ARTICLE 2: THEREFORE, That the remainder of Ordinance No. 53 shall remain in full force and effect.

PASSED AND APPROVED Ordinance No. 104 this 18th day of
May 1999.

APPROVED:


MAYOR

ATTEST:


CLERK / RECORDER / TREASURER

