

Ordinance 04-2023

AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE ZONING REGULATIONS PERTAINING TO MULIT-FAMILY FOR THE CITY OF HASKELL, ARKANSAS.

WHEREAS, The City Council of the City of Haskell, Arkansas deems it necessary to amend certain portions regarding “Multi-Family residences” for the purpose of clarity.

NOW THEREFORE BE IT ORDAINED, The Zoning Regulations for the City of Haskell, Arkansas are hereby amended as follows, and effective July 1, 2023.

Section 1: Table of Permitted Uses (Page 11) “Appendix A”

- To remove the Conditional Use allowance for Multi-Family in zoning districts for R2.

Section 2: Definitions (Page 30) “Appendix B”

- To amend the definition of Muli-Family in the defintions index to match the definition presented in Section 3.6, Mulit-Family (Appendix C) to be worded as Four to Six unit-town houses in the design of the center core of neighborhoods and in and around the Town Center Mix (TC-Mx).
- To add the definition for Two-Family dwellings to read Two dwelling units with at least one common wall or floor/ceiling assembly, with each unit limited to not more than one (1) family. Each unit shall have both front and rear entry.

Section 3: Add section 3:10 MF-2 Two-Family dwellings.

- The MF-2 district is established to provide suitable areas for medium density residential development. MF-2 district is restricted to single family dwellings and two-family dwellings.

Section 4: Removal of certain portions of Section 7.2.1 and 8.4.1

- To remove the following wording; Any structure used for single family residential purposes and maintained as a non-conforming use may be replaced with a similar structure. As it relates to manufactured homes, “similar” shall mean of the same size and same manufactured year or newer. For illustration purposes, a “single-wide”. The replacement manufactured home must meet the criteria for manufactured/mobile homes listed in Section 8.4.
- Section 8.4.1 The reference to Section 8.6 for conditional use needs to be changed to Section 8.5

Passed this day _____ of March, 2023.

Attest:

Approved:

Jennifer Hill, Clerk/Recorder/Treasurer

Clyde Crookham Jr., Mayor