TITLE 14

ZONING

Chapters:

14.04  Zoning Ordinances Adopted By Reference
14.08  Amendments to Zoning Ordinance
14.12  Flood Damage Prevention Code
14.16  Signs
14.20  Annexing, Vacating, Rezoning and Re-Plating Property

CHAPTER 14.04

ZONING ORDINANCE ADOPTED BY REFERENCE

Sections:

14.04.01  Zoning ordinance adopted by reference

14.04.01  Zoning ordinance adopted by reference From and after the effective date hereof, the attached document described as “Zoning Ordinance, city of Prairie Grove, Arkansas” should be and is hereby adopted by incorporation by reference as incorporated herein. The City Clerk should be and is hereby directed to place three copies of the regulations adopted by incorporation by reference for the purpose of making the same available to the public. (Ord. No. 98-9, Sec. 1-2.)

CHAPTER 14.08

AMENDMENTS TO ZONING ORDINANCE

Sections:

14.08.01  Amendments
14.08.01  Amendments
A. **R-1 Moderate Density Zone Established** There is hereby established a moderate density zoning classification for the purpose of accommodating future growth and development which shall be known as R-1.5 (Moderate Density Residential). (Ord. No. 92-12, Sec. 1.)

B. **Characteristics, attributes and requirements** An R-1.5 Moderate Density Zone shall contain the following characteristics and attributes and meet the requirements set forth hereafter.

**R-1.5 Moderate Density Residential**

1. **Scope:** The Moderate Density Residential District is designed to permit and encourage the development of a variety of single family dwelling types at a higher residential density than provided for in R-1.

2. **Uses Permitted**
   - Unit 1 - City-Wide Uses by Right
   - Unit 5 - Single-Family Dwellings

3. **Uses Permitted By Appeal**
   - Unit 2 - City-Wide Uses by Conditional Use Permit
   - Unit 3 - Cultural and Recreational Facilities

4. **Bulk and Area Regulations**
   - Lot Width Minimum: 80 feet
   - Lot Area Minimum: 8,000 sq. ft.
   - Yard Requirements:
     - Front: 25'
     - Side: 8'
     - Rear: 25'
     - Regular lot/Corner lot: Exterior: 8', Interior: 20'

5. **Building Area** At no time shall the area of dwelling units or building exceed fifty percent (50%) of the area of the lot.
6. **Height Regulations** Any building which exceeds twenty feet (201) in height shall be set back from the building line one (1) foot for each foot of height in excess of twenty (201) feet. (Ord. No. 1992-12, Sec. 2)

C. **Amendatory effect** This section is amendatory only and shall not be construed in such a way as to effect the repeal of any provision of the existing zoning title. (Ord. No. 1992-12, Sec. 3)

**Ord. No. 1992-18**

**Regulation of sales from yards, garages or carports**

A. **Unlawful Conduct** From and after the effective date of this section, it shall be unlawful for any person to conduct a sale from a yard, garage or carport situated in an R-1, R-1.5, R-2 or C-3 zone except as expressly allowed herein. (Ord. No. 1992-18, Sec. 1)

B. **Definitions** For the purposes of interpreting this section, the following definitions have application:

- **Person** Any individual, corporation, trust, unincorporated association or other legal entity.

- **Sale** A single transaction involving the exchange of money or other consideration for used personal property of any kind whatsoever where five (5) or more such items are simultaneously advertised or offered for sale from a yard, garage or carport. (Ord. No. 1992-18, Sec. 2)

C. **Limitations**

1. No person may conduct a sale at any time between the hours of 7:00 p.m. and 8:00 a.m.

2. No sale may be conducted more than three (3) consecutive days. (Ord. No. 2012-12, Sec. 2.)

3. No person may conduct a sale from the same location more often than four (4) times per year. (Ord. No. 1992-18, Sec. 3)

D. **Permitting of sales**

1. No person subject to the regulations of this Section may conduct such a sale without first obtaining a permit from the Prairie Grove Police
Department. The permit must be approved at least three (3) days before
the commencement of the sale.

2. The applicant for a permit shall complete an application provided by the
city in substantially the following form:

Name:
Address:
Address of Sale:
Start Date and Time:
Stop Date and Time:
Location of all signs:
Approved: ☐
Disapproved: ☐

Chief of Police

3. The Chief of Police shall charge a fee of Two Dollars ($2.00) for each
permit and all sums collected shall be deposited in the general fund. (Ord.
No. 92-18, Sec. 4.)

E. Placement of Advertising Signs

1. No advertising sign shall be placed on a public or utility-owned pole and
no such sign shall be placed on a private pole not owned by the applicant.

2. No advertising sign shall be located along a public street in such a manner
as to adversely affect traffic safety.

3. No such advertising sign shall be allowed to remain on any public or
private property for more than twenty-four (24) hours following the last
date of such sale. (Ord. No. 9218, Sec. 5.)

Ord. No. 04-12

4. No such advertising signs shall be made of or attached to a box, cube,
cardboard container, or any other three dimensional object. (Ord. N. 04-
12, Sec. 1.)

F. Penalty clause Any person found guilty of violating any provision of this Section
shall be guilty of a violation and may be fined in an amount not to exceed One
Hundred Dollars ($100.00). (Ord. No. 92-18, Sec. 6.)
Ord. No. 1999-17

From and after the date of passage of this ordinance, the following use shall be allowed in a B-2 Commercial Zone; use by a public or private utility for operation and maintenance purposes. (Ord. No. 99-17, Sec. 1.)

Ord. No. 2001-11

Mobile eating carts, mobile commercial establishment and radio communication towers

A. Added commercial uses From and after the effective date of this ordinance, the following language which indicates that mobile eating carts/trailers/booths, mobile commercial establishments/booths/tents, and radio and communication towers will be allowed in Zones CBD, B-1, and B-2 only by conditional use permit only, and will not be allowed in Zones O-1, and O-2, is hereby added to and made a part of the existing language of Section 4.6 of the Zoning Ordinance. (Ord. No. 01-11, Sec. 1.)

Commercial districts permitted uses

<table>
<thead>
<tr>
<th>Mobile eating carts/trailers/booths</th>
<th>CBD</th>
<th>B-1</th>
<th>B-2</th>
<th>O-1</th>
<th>O-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobile commercial establishments/booths/tents</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Radio and communication towers</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

B. Single-family residences in A-1 zones From and after the effective date of this ordinance, Section 4.4.1 is deleted, and the following lines are substituted therefore:

4.4.1 Minimum lot area (in square feet)  

<table>
<thead>
<tr>
<th>Single-family</th>
<th>A-1</th>
<th>R-1</th>
<th>R-1.5</th>
<th>R-2</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>40,000</td>
<td>10,000</td>
<td>7,500</td>
<td>5,000</td>
<td>N/A</td>
</tr>
<tr>
<td>Two family dwelling</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>6,500</td>
<td>N/A</td>
</tr>
<tr>
<td>Multi-family dwelling</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>1,800</td>
</tr>
</tbody>
</table>

(Ord. No. 01-11, Sec. 2.)

C. Lots not accessible to public sewer From and after the effective date hereof, the following sections shall be added to the zoning ordinance:

1. Requirements for lots not connected or accessible to public sewer A minimum size lot of one (1) acre is required for any lot not connected to or accessible to public sewer. Not accessible shall be defined as any lot containing no boundary line which lies within 300 feet of a sanitary sewer line. Additionally, all lots with private waste disposal systems shall
conform to the sizes and requirements of the Arkansas Department of Health, and must carry permits and approvals from same.

2. **Requirements for lots not connected or accessible to public sewer** A minimum size lot of one (1) acre is required for any lot not connected to or accessible to public sewer. Not accessible shall be defined as any lot containing no boundary line which lies within 300 feet of a sanitary sewer line. Additionally, all lots with private waste disposal systems shall conform to the sizes and requirements of the Arkansas Department of Health, and must carry permits and approvals from same.

3. **Requirements for lots not connected or accessible to public sewer** A minimum size lot of one (1) acre is required for any lot not connected to or accessible to public sewer. Not accessible shall be defined as any lot containing no boundary line which lies within 300 feet of a sanitary sewer line. Additionally, all lots with private waste disposal systems shall conform to the sizes and requirements of the Arkansas Department of Health, and must carry permits and approvals from same. (Ord. No. 01-11, Sec. 3.)

**Ord. No. 03-8**

**Manufactured and mobile homes**

A. From and after the effective date hereof, Section 3.61 is deleted and the following language is substituted therefore:

3.61 **Manufactured home** A dwelling unit constructed in a factory in accordance with the federal standards and meeting the definitions set forth in the federal standards and under 20-25-102. Federal Standards, being, the Federal Manufactured Home construction and Safety Standards, 24 CFR part 3280, promulgated by the U.S. Department of Housing and Urban Development under the authority of 42 U.S.C. 5401 et seq., as it existed on January 1, 1976. (Ord. No. 03-8, Sec. 1.)

B. From and after the effective date hereof, Section 3.63 is deleted and the following language is substituted therefore:

3.63 **Mobile home** A dwelling constructed in a factory before the enactment of the federal standards as defined in 3.61. (Ord. No. 03-8, Sec. 2.)

C. **4-3 Residential District regulations** From and after the effective date hereof, Section 4.3.1(d), (e) and (k) are deleted and the following language is substituted therefore:

159.1
4.3.1 Uses allowed

<table>
<thead>
<tr>
<th></th>
<th>A-1</th>
<th>R-1</th>
<th>R-1.5</th>
<th>R-2</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>d. Manufactured homes</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>e. Mobile homes</td>
<td>C</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>k. Home occupation</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P2/</td>
<td>P</td>
</tr>
</tbody>
</table>

(Ord. No. 03-8, Sec. 3.)

D. From and after the effective date hereof the title of Section 4.4 of the Prairie Grove Municipal Code is amended to read as follows:

4.4 Area/building requirements; residential buildings
(Ord. No. 03-8, Sec. 4.)

E. From and after the effective date hereof Section 4.4.1 (b) and (c)(1) are deleted and the following language is substituted therefore:

4.4.1 Building requirements

<table>
<thead>
<tr>
<th></th>
<th>A-1</th>
<th>R-1</th>
<th>R-1.5</th>
<th>R-2</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>b. Two-family dwelling</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>6500</td>
<td>6500</td>
</tr>
<tr>
<td>c.(1) Multi-family dwelling</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>1800/unit</td>
</tr>
</tbody>
</table>

(Ord. No. 03-8, Sec. 5.)

F. From and after the effective date hereof Section 4.4.6 is deleted and the following language is substituted therefore:

4.4.6 Off-street parking (spaces per dwelling unit)

<table>
<thead>
<tr>
<th></th>
<th>A-1</th>
<th>R-1</th>
<th>R-1.5</th>
<th>R-2</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Single family</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>b. Two family</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>c. Multi family</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>2</td>
</tr>
</tbody>
</table>

(Ord. No. 03-8, Sec. 6.)

G. From and after the effective date hereof, Section 4.4.9 is added to the Prairie Grove Municipal Code:

4.4.9 Minimum standards for residential structures

<table>
<thead>
<tr>
<th></th>
<th>A-1</th>
<th>R-1</th>
<th>R-1.5</th>
<th>R-2</th>
<th>R-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Minimum size, heated space, for single family construction</td>
<td>1100</td>
<td>1100</td>
<td>960</td>
<td>960</td>
<td>960</td>
</tr>
</tbody>
</table>

159.2
b. Minimum size for two-family construction (per dwelling unit) n/a n/a n/a 600 480

c. Minimum size for multi-family construction n/a n/a n/a n/a 480

d. Minimum width; no residential structure in an A-1, R-1, R-1.5, R-2, or R-3 zone shall be less than 24 feet in width, excluding overhangs

e. Minimum roof overhang: 6" in all zones

- g. Minimum foundation requirements: All residential structures shall have a continuous footing and foundation system, excluding access openings and ventilation openings, of concrete block, concrete, masonry stone, or other cementitious product, meeting applicable requirements for building code, in all zones with the exception of areas classified in flood plane. (Ord. No. 03-8, Sec. 7.)

Ord. No. 04-22
Approval of industrial uses and large scale developments by the Planning Commission

From and after the effective date hereof, Section 5.5 of the Prairie Grove Municipal Code is deleted, and the following language is substituted therefore:

5.5 Approval of Industrial Uses and Large Scale Developments by Planning Commission When an application is submitted for a building permit in an industrial district, or for large scale developments defined as commercial, residential, or public projects on one acre or greater, the application shall be referred to the Planning Commission to:

5.5.1 Determine if the use meets the general character of the district in which it is proposed.

5.5.2 Determine if any safeguards are necessary and, if so, to stipulate such safeguards to protect the health, safety, and welfare of the community in general and of abutting property owners in particular.

5.5.3 Recommend approval or disapproval to the City Council of the application. If the application is disapproved, the Planning Commission shall state in writing to the applicant the reason therefore.

5.5.4 Confidentiality of industrial prospects seeking pre-location site layout approvals shall be observed to the maximum extent possible by the law. The Arkansas Industrial Development Commission or other industrial development agents may be recognized as surrogate applicants in cases where disclosure would jeopardize industrial recruitment.
5.5.5 Review engineering studies required for large-scale developments, which include drainage studies conducted by licensed professional engineers and any other infrastructure capacity study deemed necessary by the Planning Commission, City Council, or city staff.

5.5.6 Review parking, traffic, and connecting street evaluations as impacted by the proposed industry or large scale development. (Ord. No. 2004-22, Sec. 1.)

Ord. No. 2012-4
Commercial Accessory Building Ordinance

4.8.1.4 Accessory buildings are allowed when there is a need for additional space outside of the main commercial occupancy for general merchandise storage, storage of materials or products intended to be kept outside, or when additional storage is needed for maintenance equipment or similar equipment or products. Accessory buildings shall be compatible with and harmonize with the general character of the buildings within the district. Truck trailers, metal storage containers, or other types of containers that are not buildings will not be considered accessory structures and will not be considered compatible in commercial zones, except when used as temporary storage during construction, a special event(s), or an emergency situation, but in no case shall the use exceed six (6) months. Accessory structures shall meet the same building setback as other buildings in the zoning class they are located in, and shall be at least 10' from any other existing buildings on the lot. No accessory building shall be constructed in a way to allow runoff, rainfall, seepage, or any other detrimental condition to negatively affect adjoining properties.

Ord. No. 2012-8
Manufactured Homes

15.1 Manufactured homes, no more than ten (10) years old, meeting the provisions set forth in the definitions herein shall be treated as any other housing product subject to the following siting criteria. Units shall be configured to conform to the general or predominant orientation, size, outward appearance, exterior siding materials, and roof pitch consistent with the residential neighborhood characteristics. All manufactured homes shall meet the current requirements of the Arkansas Manufactured Home Commission and the U.S. Department of Housing and Urban Development and all other applicable requirements of this zoning ordinance.

Ord. No. 2013-11

9.4.1 A residential structure, which exists as a non-conforming structure, may be repaired or rebuilt as a residential structure whenever the damage or destruction of the structure is the result of an involuntary catastrophic event. This provision shall not apply whenever the structure is abandoned, or when the damage or destruction is voluntary or willful on the part of the building owner.

159.3.1
CHAPTER 14.12

FLOOD DAMAGE PREVENTION CODE

Sections:

14.12.01 Flood Damage Prevention Code adopted


CHAPTER 14.16

SIGNS

Sections:

14.16.01 Definitions
14.16.02 Visibility requirements
14.16.03 Placement of signs in an A District
14.16.04 Placement of signs in an R District
14.16.05 Placement of signs in a B or M District
14.16.06 Exemptions
14.16.07 Sign permit and plan submittals
14.16.08 Variances or appeals
14.16.01 Definitions

Abandoned signs  A sign which no longer correctly advertises an actual business, lessor, owner, product or activity.

Banner  Any sign printed or displayed upon cloth or other flexible material, with or without frames.

Bulletin board  Any sign erected by a charitable, educational or religious institution or a public body, erected upon the same property as the institution, for purposes of announcing events which are held on the premises.

Display surface area  The net geometric area enclosed by the display surface of the sign including the outer extremities of all letters, characters and declination's "Display surface area" shall not include the structural supports for free standing signs and provide that only one face of a double-faced sign as defined shall be considered in determining the display surface area.

Free standing sign  A sign which is attached to or a part of a completely self-supporting structure. The supporting structure shall be set firmly in or below the ground surface and shall not be attached to any building or any other structure whether portable or stationary.

Illuminated sign  Any sign, which has characters, letters, figures, designs or outline illuminated by electric lights or luminous tubes as a part of the sign proper.

Incidental sign  Signs primarily for identification such as parking signs, informational signs, or instructional signs.

Joint identification sign  A sign which serves as common or collective identification for a group of persons or businesses operating on the same lot, building, structure, shopping center, or office complex. The sign may include one sign identifying the group or individual signs located on one mount.

Mansard roof  Any roof that has an angle greater than 45 degrees and which derives part of its support from the building wall and is attached to a low slope roof and which extends along the length of the building.

Monument sign  A sign mounted to a permanent ground base of masonry, concrete, wood, stone, or similar materials and not affixed to posts as its primary mounting apparatus.

Non-conforming sign  Any sign existing at the effective date of the adoption of this chapter which could not be built to conform to the terms of this chapter.

Portable sign  Signs manufactured for portable or mobile use which are not permanently affixed to the ground, posts, or a building.
Projecting sign Any sign that shall be affixed at an angle or perpendicular to the wall of any building in such a manner to read perpendicular or at an angle to the wall on which it is mounted.

Real estate sign Temporary sign placed upon property for the purpose of advertising to the public the sale or lease of said property.

Sign Every device, frame, letter figure, character, mark, plane, point, design, picture, stroke, stripe, trademark, or reading matter, which is used or intended to be used to attract attention or convey information when the same is placed out of doors in view of the general public. A single sign shall be considered a single display surface or display device containing elements organized, related, or composed to form a unit. Where there is no common element and a sign is displayed randomly, it shall be considered one unit.

Surface mounted sign (wall sign) A sign painted on or affixed directly to the surface of a wall or building and not extending vertically from the building. (Ord. No. 05-32, Sec. 3.)

14.16.02 Visibility requirements At no time shall any sign be placed in such a manner as to constitute a visual impairment or distraction for vehicles either on abutting streets, roads, or highways, or for vehicles entering or exiting the premises where the sign is placed or within parking areas, driveways, or delivery lanes on the premises. (Ord. No. 05-32, Sec. 4.)

14.16.03 Placement of signs in an A District Signs may be placed in an A (agricultural) zone by conditional use only, with the exception of identification signs used to identify farm uses or agricultural sales or services, residential names, or other information critical to the nature of agricultural use of the property. Identification signs shall not exceed 30 square feet in an A zoning classification. (Ord. No. 5-32, Sec. 5.)

14.16.04 Placement of signs in an R District Signs may be placed in an R (residential) District by conditional use only, with the exception of identification signs which identify addresses or names of occupants or legally established home occupations. Identification signs shall not exceed three square feet in an R District. (Ord. No. 5-32, Sec. 6.)

14.16.05 Placement of signs in a B or M District The following requirements shall apply to all signs placed in a B (business) or M (manufacturing) District:

A. Freestanding signs

1. Display area not to exceed 60 square feet, provided that the surface may be increased by four square feet for each foot the sign is set back beyond five feet of said row. The maximum sign surface shall never exceed 150 square feet.
2. Shall set back a minimum of five feet from the street ROW.

3. Shall be set back a minimum of 25 feet from the boundary or any R or A District.

4. Signs may be illuminated but only if the light source points at the sign, or is internal, and does not shine out in the direction of the public.

5. Fluctuating, flashing, beacons or animated illumination is prohibited.

B. **Joint identification signs** Where more than one freestanding business sign is placed on a single mount, where more than one business share occupancy of a building or share parking, an allowance of an additional 15 square feet per occupancy will be allowed but not exceed 45 square feet of total allowable additional square footage for the surface display area.

C. **Projecting signs**

1. Projecting signs shall not be more than ¾ of the distance of the width of the sidewalk in front of a business, or within two feet of a street ROW. No projecting sign shall project more than eight feet from the building.

2. A projecting sign must be located on the vertical surface of the building and no higher than the eve or rafter line and no lower than eight feet from the ground line.

3. Shall not exceed 30 square feet in surface area.

D. **Wall signs** May not project in excess of 18 inches from the surface of the building with the exception of mansard type roofs which can allow at least one edge to be flush so long as the sign is perpendicular to the ground.

1. Wall signs are limited to one identification sign, per business, per street exposure of the building. Up to two additional secondary signs may be used per street exposure as long as the maximum display surface area is not exceeded.

2. The total of all wall signs shall not exceed 200 square feet on any on wall surface or 20% of the total wall surface.

3. Illuminated of flashing sign requirements are the same as those for free standing signs.
E. **Monument signs**

1. Monument signs shall not exceed eight feet in height nor have greater than 60 square feet of surface area.

2. Must be mounted in a manner that will not create hazard for vehicular movement or traffic on or off premises and cannot restrict the line of sight at intersections within parking lots, at entrances to public roads, or for the delivery of goods.

3. Illuminated or flashing sign requirements are the same as for free standing signs.

F. **Portable signs**

1. One portable sign may be allowed for any single commercial occupancy by conditional use approval only.

2. Illuminated or flashing sign requirements are the same as for free standing signs.

G. **Bulletin boards** Bulletin boards can be placed on commercial buildings for informational or community use, but may not be used as a substitution to enhance on premise advertising or identification.

H. **Banners** Banners for advertising community events, special events, or non-profit identification are permitted by approval of the city Planning Office. Special event banners must be taken down within 48 hours of an advertised event and not placed more than 30 days prior to an event. At no time shall commercial banners be allowed on public property or within public right of ways.

I. **Incidental signs** Signs placed for identification purposes above restrooms, phone, fuel pumps, parking signs, directional signs, and other areas are permitted, and shall not cont toward total surface areas of other sign requirements. A signage plan shall be submitted to the Planning Office prior to placement.

J. **Abandoned signs** Abandoned signs shall be removed if they remain after twelve months of non-use in a commercial occupancy. (Ord. No. 05-32, Sec. 7.)

14.16.06 **Exemptions** The following signs and types of signs shall be exempt from the requirements of this ordinance:

A. Professional nameplates (erected flat on building and not exceeding four square feet).
B. Architectural signs that are part of the building design and construction.

C. Building construction signs (only one per building site and not to exceed eight square feet in R and A Districts or 32 square feet in C or I Districts.

D. Real estate signs (one allowed per real estate company listing property, set back from ROW, and not to exceed eight square feet in R and A Districts and 32 square feet in C and I Districts.

E. Subdivision entrance signs (not to exceed 50 square feet and may be placed at the principal entrance to the subdivision and indirectly illuminated and secondary signs not to exceed 10 square feet at other entrances).

F. Traffic signs (may only be placed by or with the approval of the municipal governing authority).

G. Signs advertising for any election must be removed within 72 hours of said election, cannot be placed in public right of ways, may not exceed six square feet in R Districts, and cannot be placed more than 80 days prior to a scheduled election for which it is advertising.

H. Home occupation signs (must be placed flat and not to exceed three square feet).

I. Window signs (painted on or affixed to).

J. Non-profit promotional, special event signage, public information bulletin boards, promotional banners, or seasonal signs placed by the local governmental authority. All signs of this type shall be approved by the City Planning Office prior to placement. (Ord. No. 05-32, Sec. 8.)

14.16.07 Sign permit and plan submittals Prior to construction, erecting, or placing signs, a plan submittal shall be made to the Planning Office to determine a sign's compliance with this ordinance. A Twenty-Five Dollar ($25.00) charge will be paid for a sign permit prior to installing said signs. Residential identification signs and address signs are exempt from the permit requirement. (Ord. No. 05-32, Sec. 9.)

14.16.08 Variances or appeals The Board of Adjustment shall serve in the capacity of the Board of Sign Appeals by the Planning Office. All variances will require the posting of public notice at the site of the proposed sign, at least ten days prior to the public hearing. A Twenty-Five Dollars ($25.00) fee is required for a request for variance under this ordinance. (Ord. No. 05-32, Sec. 10.)

159.9
CHAPTER 14.20

ANNEXING, VACATING, REZONING AND RE-PLATING PROPERTY

Sections:
14.20.01 Annexing property
14.20.02 Vacating property
14.20.03 Rezoning property
14.20.04 Re-plating property

14.20.01 Annexing property

Ord. No. 99-14 All of Sec 17, Twp 15 N, Range 31 West
Ord. No. 00-7 Part of NW 1/4 of Sec 17, Two 15 N, Range 31 West
Ord. No. 03-12 Part of NW ¼ of Sec. 17, Twp 15 N, Range 31 West
Ord. No. 03-30 Part of E ¼ of Sec. 12, Twp 15 N, Range 32 West
Ord. No. 04-8 Part of NW ¼ of Sec. 12, Two 15 N, Range 32 West
Ord. No. 04-17 Part of SE ¼ of Sec. 12, Twp 15 N, Range 32 West
Ord. No. 05-5 SW ½ of Sec. 24, Twp 15 N, Range 32 West
Ord. No. 05-11 SE ¼ of Sec. 8, Twp 15 N, Range 31 West

14.20.02 Vacating property

Ord. No. 93-5 East-West alley between Lots 1,2,11,12 in Block 6 of Rogers Addition
Ord. No. 95-9 Harper St. between Block 1 & Block 7
Ord. No. 96-5 North-to-South alley traversing Blocks 1 & 7 in Bright's Addition
Ord. No. 96-11 N. Linda St. to Block 3 of Royal Oaks Addition
Ord. No. 97-16 Alley E. to W. between Lots 1-6 & Lots 7-12 of Cummings Addition
Ord. No. 97-17 No.-So. Street between Lots 4 & 6 of Fidler Addition
Ord. No. 00-9 20 foot strip of E & W of Neal St/Frisco Ave
Ord. No. 01-13 Section of Sycamore St. Between Block 3 & 4 of A.B. Neal Addition

14.20.03 Rezoning property

Ord. No. 95-7 A-1 to R-2 NW 1/4 of SE 1/4 of Sec 13, Twp 15 N
Ord. No. 95-10 R-2 to R-1 NW 1/4 of SE 1/4 of Sec 13, Twp 15 N
Ord. No. 95-11 A-1 to C-3 SE 1/4 of SW 1/4 of Sec 8, Twp 15 N
Ord. No. 96-7 C-2 to R-2 Lots 15,16,17,18,19 & 20 in Block 2 of Neal Add
Ord. No. 97-6 A-1 to C-3 SW 1/4 of SE 1/4 of Sec 13, Twp 15 N
Ord. No. 97-7 C-2 to C-1 Lots 5 & 6 in Block of original town
Ord. No. 97-8 R-2 to C-3 NW 1/4 of Sec 18 in Twp 15 N
Ord. No. 97-11 A-1 to C-3 NW 1/4 of NW 1/4 of Sec 17, Twp 15 N

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Ord. No. 97-12  A-1 to C-3  NE 1/4 of NW 1/4 of Sec 17, Twp 15 N
Ord. No. 98-11  R-1 to R-1.5  NE corner of Sec 19, Twp 15 N, Range 31 West
Ord. No. 98-13  A-1 to R-3  Part of Q 1/2 of SE 1/4 of Sec 13, Twp 15 N, R 32
Ord. No. 98-25  A-1 to B-1  Part of NW 1/4 of Sec 17, Twp 15 N, Range 31
Ord. No. 2000-5  R-2 to B-2  Lots 16 & 17, Block 2 of Youree’s Addition
Ord. No. 2000-10  A-1 to R-1.5  Part of SW 1/4 of Sec. 13, Twp 15 N, Range 32 West
Ord. No. 2001-1  A-1 to B-1  Part of SW1/4 of Sec. 13, Twp 15 N, Range 32 W
Ord. No. 2002-4  A-1 to M  Part of N 1/2 of Sec: 13, Twp 15 N, Range 32 West
Ord. No. 2002-10  O-2 to R-2  Lots 7, 8, 9, 10, 11, & 12 in Prairie Meadows Sub.
Ord. No. 2002-12  A-1 to R-1  Part of NW 1/4 of Sec. 17, Twp 15 N, Range 21 W
Ord. No. 2002-15  A-1 to R-1  Lot 6 of Brandon Estates Subdivision
Ord. No. 2003-3  R-2 to B-2  Block 7 in original Town Plat
Ord. No. 2003-5  B-2 to R-2  Part of NW 1/4 of Sec. 24, Twp 15 N, Range 32 W
Ord. No. 2004-5  A-1 to B-2  Part of NE 1/4 of Sec. 17, Twp 15 N, Range 31 West
Ord. No. 2004-6  A-1 to R-1.5  Part of SW 1/4 of Sec. 12, Twp 15 N, Range 32 West
Ord. No. 2004-7  R-1 to R-1.5  Part of NW 1/4 of Sec. 24, Twp 15 N, Range 32 W
Ord. No. 2004-10  A-1 to B-2  NW 1/4 of Sec. 17, Twp 15 N, Range 31 West
Ord. No. 2004-15  A-1 to R-1.5  Part of NW 1/4 of Sec. 12, Twp 15 N, Range 32 W
Ord. No. 2004-16  R-2 to O-1  Part of SE 1/4 of Sec. 18, Twp 15 N, Range 31 West
Ord. No. 2004-18  R-2 to CBD  Lots 5, 6, 7, 8, 9 and 10 in original plat of town
Ord. No. 2004-19  A-1 to R-1  Part of NW 1/4 of Sec. 12, Twp 15 N, Range 32 W
Ord. No. 2004-20  A-1 to R-1  Part of E 1/2 of Sec. 12, Twp 15 N, Range 32 West
Ord. No. 2004-21  A-1 to R-1.5  Part of SE 1/4 of Sec. 12, Twp 15 N, Range 32 West
Ord. No. 2005-10  R-1 to B-2  Part of NE 1/4 of Sec. 17, Twp 15 N, Range 31 West
Ord. No. 2005-36  A-1 to R-1.5  Part of NE 1/4 of Twp 15 N, Range 32 West
Ord. No. 2006-26  A-1 to R-1.5  SE 1/4 of Sec. 5, Twp 15 N, Range 31 West
Ord. No. 2009-9  A-1 to B-2  Part of NW 1/4 of Sec. 4, Twp 15 N, Range 31 West
Ord. No. 2009-10  A-1 to B-2  Part of NE 1/4 of Sec. 4, Twp 15 N, Range 31 West
Ord. No. 2010-5  A-1 to B-2  Part of NW 1/4 of Sec. 33, Twp 16 N, Range 31 W.
Ord. No. 2010-6  A-1 to B-2  Part of SW 1/4 of Sec. 33, Twp 16 N. Range 31 W.
Ord. No. 2010-18  A-1 to B-2  Part of NE 1/4 of Sec. 17, Twp 15 N. Range 31 West
Ord. No. 2010-23  R-1 to B-2  Lots 6 & 7 of Block 12 of Rogers Addition
Ord. No. 2010-26  A-1 to B-2  Part of SE 1/4 of Sec. 4, Twp 15 N, Range 31 West
Ord. No. 2011-7  A-1 to M  Part of SE 1/4 of Sec. 23, Twp 15 N, Range 32 West
Ord. No. 2011-14  M to B-2  Part of SE 1/4 of Se. 23, Twp 15 N, Range 32 West
Ord. No. 2011-20  A-1 to B-2  Part of NW 1/4 of Sec. 23, Twp 15 N, Range 32 West
Ord. No. 2012-6  A-1 to B-2  Part of N 1/2 of Sec. 33, Twp 16 N, Range 31 West
Ord. No. 2012-10  A-1 to B-2  Part of SE 1/4 of Sec. 33 Twp 16 N, Range 31 West
Ord. No. 2012-12  A-1 to B-1  Part of NE 1/4 of Sec. 33, Twp 16 N, Range 31 West
Ord. No. 2012-17  A-1 to B-1  Part of NE 1/4 of Sec. 8, Twp 15 N, Range 31 West
Ord. No. 2013-2  A-1 to B-2  Part of NE 1/4 of Sec. 5, Twp 15 N, Range 31 West
Ord. No. 2013-5  A-1 to B-2  Part of NE 1/4 of Sec. 4, Twp 15 N, Range 31 West
Ord. No. 2013-10  A-1 to B-2  Part of Lot 1 in Steven Heights Subdivision
Ord. No. 2013-10  A-1 to B-2  Part of N 1/2 of Sec. 33, Twp 16 N, Range 31 West

159.11
14.20.04 Re-platting property

Ord. No. 2011-1  Re-plat of Lots 145, 146 & 147 of Phase 2 of Prairie Meadow Subdivision
Ord. No. 2012-5  Final approval of Grandview Estates, Phases 3A, 3B and 3C.