

ORDINANCE NO. 04-56

CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF ROGERS, ARKANSAS CONCERNING ZONING, LARGE-SCALE DEVELOPMENT, AND SUBDIVISION DEVELOPMENT, PROVIDING FOR THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, the Rogers Planning Commission has suggested, according the law, changes to the current zoning scheme in the City of Rogers; and

WHEREAS, a more efficient zoning scheme would be in the best interest of the citizens of the City of Rogers; and

WHEREAS, changes to both the current large-scale development approval scheme and the subdivision development approval scheme need to be made to effectuate said changes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS:

Section 1: Chapter 130 of the Code of Ordinances, City of Rogers, Arkansas, is hereby repealed.

Section 2: The Code of Ordinances, City of Rogers, Arkansas, is hereby amended by adding a new chapter to be numbered chapter 130, which shall read as follows:

CHAPTER 130

Section 1 PREAMBLE

This Ordinance is enacted for the purpose of promotion the public health, safety, peace, and general welfare, to lessen congestion of travel, to secure safety from fire and other dangers, to prevent overcrowding of land, to avoid undue concentration of population and in an economical manner to provide for necessary public facilities and services all in accordance with a comprehensive plan for the desirable future development of Rogers, Arkansas.

Section 2 AUTHORITY

The provisions set forth in this Ordinance have been prepared in accordance with the authority granted by the legislature of the State of Arkansas as provided by Act 186 of 1957, as amended.

Section 3 TITLE

This Ordinance shall be known as the Rogers, Arkansas Zoning Ordinance.

Section 4 JURISDICTION

This Ordinance shall apply to all lands within the City Limits of Rogers, Arkansas and all land subsequently added to the City.

Section 5 INTERPRETATION

The interpretation of the provisions of this Ordinance shall be held to be the minimum requirements except where specifically noted as being otherwise.

Section 6 OFFICIAL ZONING MAP

The city is hereby divided into zones, or districts, as identified in Section 8 and as shown on the Official Zoning Map, which together with all explanatory material, is hereby adopted by reference and declared to be a part of this Ordinance.

(a) The Official Zoning Map(s) shall be identified by the signature of the Mayor attested by the City Clerk, and bearing the seal of the city along with the following words: "This is to certify that this is the Official Zoning Map(s) referred to in the Rogers Code of Ordinances, Chapter 130."

(b) In keeping with the law, when changes are made to the Official Zoning Map(s), such changes shall be entered promptly after the amendment is approved by the City Council. The Official Zoning Map(s) shall provide a place for the entry of the Ordinance number and the date of each amendment.

(c) No changes of any nature shall be made to the Official Zoning Map(s) or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change by any person(s) shall be considered a violation of this Ordinance and punishable as provided in Section 42.

(d) The Official Zoning Map(s) shall be maintained by the Planning Director and shall be the final authority as to the current zoning status of land in the City of Rogers, Arkansas.

(e) If the Official Zoning Map(s) become damaged, destroyed, lost or difficult to interpret, the City Council may by Resolution adopt a new Official Zoning Map(s). The new Official Zoning Map(s) may correct errors or omissions in the previous map(s) it replaces. When available, all replaced maps shall be retained for reference purposes