

## **TITLE 14**

### **ZONING**

#### **Chapters:**

- 14.04 Zoning Ordinance Adopted By Reference
- 14.08 Amendments to Zoning Ordinance
- 14.12 Flood Damage Prevention
- 14.16 Annexing and Re-Zoning Property

#### **CHAPTER 14.04**

#### **ZONING ORDINANCE ADOPTED BY REFERENCE**

#### **Sections:**

- 14.04.01 Zoning ordinance adopted by reference
- 14.04.02 Public hearing
- 14.04.03 Penalty

14.04.01 Zoning ordinance adopted by reference The revised zoning regulations of the city of Wynne, Arkansas, prepared by the Wynne Planning Commission were certified and approved December 7, 1995, by the City Council were hereby adopted on January 9, 1996. A copy of such regulations are on file in the office of the City Clerk and available for public inspection. (Ord. No. 630, Sec. 1.)

14.04.02 Public hearing Prior to any variances granted when petitioned for in front of the City Council, a public hearing must be held 10 days prior and notice of the hearing must be given in a newspaper of general circulation. (Ord. No. 630, Sec. 2.)

14.04.03 Penalty That any person or corporation who shall violate any of the provisions of these regulations or fail to comply therewith or with any of the requirements thereof, or who shall build or alter any building in violation or any detailed statement or plan submitted and approved hereunder shall be guilty of a misdemeanor and shall be liable to a fine of Fifty Dollars (\$50.00) for each offense. Each day such violation is permitted to exist shall constitute a separate offense. The owner or owners of any building or premises or part thereof where anything in violation of these regulations shall be placed or shall exist and any architect, builder, contractor, agent, person or corporation employed in connection therewith and who may have assisted in the commission of any such violation shall be guilty of a separate offense and upon conviction thereof shall be fined as hereinbefore provided. (Ord. No. 489, Sec. 2.)

## **CHAPTER 14.08**

### **AMENDMENTS TO ZONING ORDINANCE**

#### **Sections:**

14.08.01 Amendments

14.08.01 Amendments

#### **Ord. No. 560**

##### **Section II.C.**

- 20.a "Federal standards" means the Federal Manufactured Home construction and Safety Standards promulgated by the United States Department of Housing and Urban Development under the authority of 42 U.S.C. 5401 et seq. as it existed on January 1, 1976.
- 31. "Manufactured home" means 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 A.C.A. 20-25-102.
- 32. "Mobile home" means a dwelling unit constructed in a factory before the enactment of the federal standards.

##### **Section II.D.6.a(1)**

- (d) Manufactured homes, when installed on a permanent foundation and connected to the public water and sewer system.

#### **Ord. No. 657**

- A. Whenever a residential subdivision is approved and platted, all lots shall be listed as residential and no lot shall individually be used as a utility building, even to a residence of an adjoining residential lot.
- B. Any utility building that shall be constructed shall be constructed on the residential lot along with the residence and shall meet all set back regulations.
- C. This amendment shall apply to existing platted subdivisions as well as any new plots or subdivisions.

## **CHAPTER 14.12**

### **FLOOD DAMAGE PREVENTION**

**Sections:**

- 14.12.01      Adopted by reference
- 14.12.02      Penalty

14.12.01 Adopted by reference There is hereby adopted by reference a Flood Damage Prevention Regulatory Code for the city of Wynne, Arkansas, such flood damage prevention regulatory code having been delegated by the legislature of the state of Arkansas and set forth in ACA 14-268-101 through 14-268-105 (Act 629 of 1969). A copy of the referenced regulatory code shall be filed in the office of the city of Wynne and shall be available for inspection and copying by any person during normal office hours. The code shall include the following articles:

- Article 1.      Statutory authorization, findings, purpose and methods
- Article 2.      Definitions
- Article 3.      General provisions.
- Article 4.      Administration
- Article 5.      Provisions for flood hazard reduction.  
(Ord. No. 512, Sec. 1.)

14.12.02 Penalty Any person or corporation who violates any measure adopted under this code may be fined not more than One Hundred Dollars (\$100.00) for each offense. Each day during which such violation exists is a separate offense. (Ord. No. 512, Sec. 2.)

## **CHAPTER 14.16**

### **ANNEXING AND RE-ZONING PROPERTY**

**Sections:**

- 14.16.01      Re-zoning

14.16.01 Re-zoning

Ord. No. 736      From R-1 to C-2      4.0 acres in SW ¼ of Sec. 28, Twp 7 N, Range 3 E