

## **CHAPTER FOUR**

### **ZONING DISTRICT CLASSIFICATION**

#### **General Provisions (ORDINANCE #2006-08)**

#### **1. DISTRICTS**

For the purpose and provisions of this Code, the City of Horseshoe Bend, Arkansas is hereby organized into the following zoning districts. These zoning districts are shown on the Official Zoning Code Map which, together with explanatory information thereon, is hereby adopted by reference and declared to be part of these regulations. The Official Zoning Code Map shall be identified by the signature of the Mayor attested by the Recorder/Treasurer, and bearing the seal of the City under the following words: "This is to certify that this is the Official Zoning Code Map referred to in Chapter Four of Ordinance Number 2006-08 of the City of Horseshoe Bend, Arkansas", together with the date of adoption of the Code and Ordinance.

When uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Code Map, the following rules shall apply; District boundary lines are either the center lines of highways, streets, alleys, or easements, or the boundary lines of sections, quarter sections, divisions of sections, tracts or lots, or such lines extended as otherwise indicated.

#### **R-1 SINGLE FAMILY RESIDENTIAL DISTRICTS:**

##### **R-1A      General**

All **R-1** properties not included in districts **R-1B**, **R-1C**, **R-1MH**, and **R-1MB**.

Included is the following land:

I.54 acres of land, more or less, situated on the South side of Club Road and East of Highway 289. This property is restricted to the construction of a public library. (Ordinance #2003-06).

##### **R-1B Lake Front and Golf Course Properties.**

This district applies to all properties that have one or more boundaries adjoining a lake or golf course.

##### **R-1C Airport Properties**

This district applies to all properties that have one or more boundaries adjoining the airport.

### **R-1MH Manor Homes**

This district applies to the Pioneer Village Manor addition to the City of Horseshoe Bend, AR and other properties in the City of Horseshoe Bend, AR where manor type homes are permitted.

### **R-1MB Mobile Home Parks**

The district applies to all or parts of Beta Park Mobile, Rolling Acres, Paradise Acres, Scenic Acres addition to the City of Horseshoe Bend, AR.

Mobil homes and single family cabin type residences with a minimum of 600 square foot are permitted. Mobile Homes shall be erected only in those areas specifically allowing them.

### **R-2 MULTI FAMILY RESIDENTIAL DISTRICTS:**

This district applies to all properties that permit single and multi-dwelling units, including duplexes. These properties are identified as follows: (Ordinance #2002-03)

1. All of the land adjoining both sides of South Bend Drive (Highway 289) from the South border of C-1C, C-1D, and C-1I districts to the Strawberry River, except that strip of land West of Ivory Lane one lot deep.
2. The Marina Village #2 addition.
3. The land East of Ivory Lane between Crown Addition and the Crown View Addition.
4. The land legally described as: Lots 8 through 17 inclusive of Church and Professional Park Addition, located between First and Fourth Streets on the South side of Professional Drive.
5. Also included is that land extending 415 feet West from Fourth Street and South from the present Hill High property to West Church Street but excluding the present property of the Church of the Nazarene.
6. The rectangular piece of land on the South West corner of Church and Fourth extending West 229.48 feet on Church Street and 225 feet South on Fourth (formerly St. Mary of the Mount Catholic Church).
7. The area of approximately 31 acres bounded on the North by Crown View Addition, on the West by Ivory Lane on the South and Southwest by Tri-Lakes Drive, and on the East by Crown Lake.

**FRONT YARD.**

Thirty-five (35) feet from the front lot line.

**SIDE YARD**

The front left corner of each housing unit shall be located four (4) feet from the left side line (left side shall be determined by looking toward the rear lot line).

**REAR YARD.**

Sixteen (16) feet from the rear property line.

**R-1MB Mobile Homes**

- a. Each proposed lot(s) or addition(s) in the R-1MB District shall have a zoning lot area of not less than six thousand (6,000) square feet, with a minimum width at the established building line of sixty (60) feet.
- b. All dwellings shall have a minimum of six hundred (600) square feet heated on the first floor level. The minimum dimension of twenty (20) given in Section B-6 does not apply to mobile homes.

c. **SET-BACK REQUIREMENTS**

Structures shall not be erected or enlarged unless the following yards are provided and maintained.

**FRONT YARD.**

Thirty-five (35) feet from the front lot line.

**SIDE YARD**

Fifteen (15) feet or ten (10) percent of the lot width (whichever is greater) at the building set back lines. Any yard adjoining a side street (corner lot) shall have a set back of twenty (20) feet from the side street.

**REAR YARD.**

Fifteen (15) feet from the rear property line.

NOTE: Bills of Assurances also in existence for subdivisions in Horseshoe Bend may not be consistent with the above restrictions.