

AN ORDINANCE REPEALING ORDINANCE NO. 149 OF THE CITY OF GREENLAND, ARKANSAS, AND AMENDING ORDINANCE NO. 93 OF THE CITY OF GREENLAND WHICH RELATES TO THE ZONING REGULATIONS FOR THE CITY, PARTICULARLY LOT SIZES IN SOME ZONES AND FOR OTHER PURPOSES AND DECLARING AN EMERGENCY TO EXIST.

WHEREAS, the Greenland City Council has noted a decline in single family residential development within the City in recent years and wishes to promote single family residential growth in the City; and,

WHEREAS, Ordinance No. 149, adopted in 1994, increased minimum lot widths for single family residential and mobile home lot frontage to ninety (90) feet from the previous seventy (70) feet standards; and,

WHEREAS, the City Council believes that the ninety (90) foot minimum width has, and will continue to hinder single family residential development in the future; and,

WHEREAS, the City Council believes the seventy (70) foot width of Ordinance No. 93 is too small and would harm existing property values.

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

Section One: That Ordinance No. 149 of the City of Greenland, Arkansas, passed and approved March 14, 1994, should be and hereby is repealed in its entirety.

Section Two: a) That Ordinance No. 93, Section 3, Paragraph 1, regarding R-1 Low Density Residential, subparagraph C entitled Minimum Area Requirements provides with regard to "1 family dwelling" and "Mobile Home," "minimum land area sq. ft." - 9000, and "minimum land area sq. ft. per D.'U." -9000, and "Lot frontage" -70, that frontage is too small and the land area is too large.

- b) That Section 3, Paragraph 1, subparagraph C entitled Minimum Area Requirements is hereby amended as to the "1 family dwelling" and "mobile home" ~~lives~~ <sup>lots</sup> as follows:
  - i) Minimum Land Area Sq. Ft. shall be 8000;
  - ii) Minimum Land Area Sq. Ft. Per D.U. shall be 8000;
  - iii) lot frontage shall be eighty (80) feet.

c) That except as noted hereinabove there are no changes or amendments to Ordinance No. 93 hereby made.

Section Three: A copy of Ordinance No. 93, Ordinance No. 149, and this Ordinance shall be on

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Section Four: Any sentence, paragraph or clause of this Ordinance which may hereafter be declared invalid by a Court of competent jurisdiction, shall not affect the remaining portion of this Ordinance.

Section Five: a) All Ordinances or parts of Ordinances of the City of Greenland in conflict with this Ordinance are hereby recinded and repealed.


b) The Greenland Municipal Code, particularly page 195, Section 14.12.01, is hereby amended to reflect the above and foregoing changes.

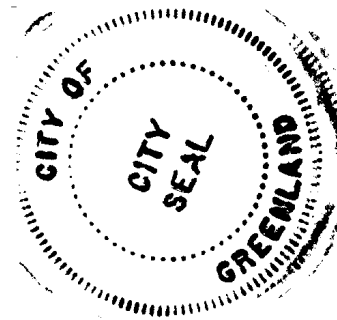
Section Six: a) It has been found in regular session of the Greenland City Council that the above changes are necessary and proper for the continued growth and prosperity of the City. This special session of the Greenland City Council was called to address the immediate need to change lot sizes in single family residential areas which will promote healthful and safe growth of the City.

b) Therefore, an emergency is hereby declared to exist and this Ordinance being necessary for the preservation of the public peace, health and safety shall be in full force and effect from the date of its approval.

Passed and approved this 12 day of April, 2000.

  
PATSY COX, MAYOR

  
BRAD TOMLINSON, elected by Council to act for  
DONNA CHEEVERS, Recorder/Treasurer



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