

HEAVY INDUSTRIAL DISTRICT M-2

Sections:

- 18.60.010 Purpose for establishment.
- 18.60.020 Permitted uses.
- 18.60.030 Conditional uses.
- 18.60.040 Dimensional requirements.
- 18.60.050 Parking and loading.
- 18.60.060 Signs.

18.60.010 Purpose for establishment

The M-2 district is designed to provide areas for those manufacturing and other industrial uses which may involve objectionable influences and hazards. The regulations are designed to encourage the use of the district by such industries and to provide mutual protection of the permitted uses.

(Ord. 213 Art. XVII (part), 1969)

18.60.020 Permitted uses

Permitted uses in the M-2 district are:

- Any use permitted in the M-1 district
- Mattress manufacturing and rebuilding
- Chemical plants
- Cement plants
- Fuel dealer, including bottled gas
- Manufacturing and sale of:
 - Electrical equipment, machinery and supplies
 - Fountain and beverage equipment
 - Leather products
 - Metal fabrications
 - Aluminum products
 - Mining equipment
 - Paper
 - Rubber products
 - Plywood, furniture and similar wood products
 - Sawmills
 - Boats
 - Home appliances
 - Mobile homes
 - Mini-warehouses
- Crematorium

(Ord. 576 Sec. 1(part), 1980; Ord. 1216 Sec. 5, 2003)

18.60.030 Conditional uses

Any use permitted in C-1, C-2, C-3, C-4 and M-1
Day care facility

(Ord. 1048 Sec. 1(part), 1995; Ord. 1045 Sec. 2, 1995)

Other industrial uses generally considered more obnoxious than those listed above may be allowed in the M-2 district subject to the approval of the Planning Commission. (Ord. 213 Sec. 2401, 1969; Ord. 711 Sec. 1, 1983)

18.60.040 Dimensional requirements

For dimensional requirements for the M-2 district, see Chart No. 1, Chapter 18.68. (Ord. 213 Sec. 1703, 1969.)

18.60.050 Parking and loading

For provisions regarding parking and loading in the M-2 district, see Chart No. 1. Chapter 18.68. (Ord. 213 Sec. 1704, 1969.)

18.60.060 Signs

For provisions regarding signs in the M-2 district, see Chapter 18.76. (Ord. 213 Sec. 1705, 1969.)

Chapter 18.64**FLOOD CHANNEL DISTRICT F-1****Sections:**

18.64.010 General regulations.

18.64.020 Specific regulations.

18.64.010 General regulations

- A.** General Zoning Districts. All property in flood districts shall be subject to the regulations of the general zoning districts in which they are located.
- B.** Type of Construction. Any permitted building shall be of a type of construction which is not appreciably damaged by flood waters. Any permitted structure shall be firmly anchored to prevent the same from floating away and thus threatening to further restrict bridge openings and other restricted sections of the watercourse.
- C.** Floatable Materials. It is unlawful to place any materials which in time of flood might float away and lodge against bridge abutments or otherwise serve materially to restrict the flood discharge capacity of the river channel.

(Ord. 213 Sec. 1801, 1969)

18.64.020 Specific regulations

It is unlawful in an F-1 district to:

- A.** Construct, reconstruct, move or alter any structure, make any excavation or place any fill or materials which may materially restrict the flood discharge capacity of the river channel. The Planning Commission shall establish the appropriate standards governing permitted ground coverage and spacing of buildings.
- B.** Construct, reconstruct, move or alter any structure for residential occupancy other than transient facilities, provided that this shall not be interpreted to prevent routine maintenance or internal alterations of residential structures existing at the effective date of the ordinance codified in this title.

Construct, reconstruct, move or alter any enclosed place of public assembly, enclosed recreational facility or transient accommodation, unless the elevation of the lowest enclosed floor, except for elevators, stairwells and appurtenant lobbies, is at least two feet above flood elevation.
(Ord. 213 Sec. 1802, 1969)

Chapter 18.66

AICUZ Air Installation Compatible Use Zone

Sections:

- 18.66.010 Applicability and definitions.
- 18.66.020 Purpose and creation of an overlay district (OD)
- 18.66.030 Population and development density.
- 18.66.040 Building and construction provisions.
- 18.66.050 Conditional, permissible, prohibitive, and restrictive uses
- 18.66.060 Enforcement.
- 18.66.070 Penalties.

18.66.010 Applicability and definitions

A) Unless otherwise restricted by applicable regulations, ordinances, laws, or legislative action, the provisions of this Ordinance shall apply to the future development and use of all real property and Airfield Control Surfaces lying within the Jacksonville Planning jurisdiction, more particularly identified as the Clear Zone, and Accident Potential Zones One and Two (APZ I & II) on the attached AICUZ Map and Land Use Charts and as more particularly described and shown on Exhibit A, attached hereto and made a part hereof. This application will include those properties lying within and outside of the corporate limits of the City of Jacksonville, as authorized under Arkansas law [ACA §§ 14-56-201 et. al., 14-56-301 et. al., 14-56-401 et. al., 14-56-413)(a)(A)]. However, no conditions and/or uses of real property, including, but no limited to, existing recorded subdivision developments within the Overlay District (OD) in existence at the time of passage of this Ordinance for as long as said condition and/or use remains in existence. This would include structure(s) damaged and/or destroyed in the future as long as the principal purpose and use of said property is not altered by the modification/reconstructions of said structure(s).

(B) Definitions:

Hazardous Interference - Any use, condition, or operation which creates a level of disturbance so great as to inhibit, prevent, or prohibit the safe operation of aircraft arriving into or departing from LRAFB.

Low Density - Use of or a condition upon which there exists a small number of residents per property acre in accordance with the recommendations of the AICUZ study.

ZONING**AICUZ**

Remains in Existence: - In the event a structure is damaged, lost, or destroyed by controlled means, fire, natural disaster, or act(s) of GOD, the use of said property shall be deemed to have remained in existence when the principle purpose and use of said property is not altered by the modifications/reconstruction of said structure(s).

(Ord. 1119 Sec. 1, 1999)

18.66.020 Purpose and Creation of an Overlay District (OD)

The purpose of this Ordinance shall be to: a) comply with Arkansas Law (Act 530 of 1995); b) create an Overlay District (OD) within the classifications and designations of zoning provisions within the Jacksonville Municipal Code; c) provide for the health, safety, and welfare of the citizens through enactment and enforcement of ordinances and regulations in compliance with Arkansas law and the Air Installation Compatible Use Zone (AICUZ) study for Little Rock Air Force Base (LRAFB); d) address environmental concerns created by violations of the OD provisions; and, e) preserve and enhance the economic value of the property within the OD.

(Ord. 1119 Sec. 1, 1999)

18.66.030 Population and Development Density

Construct and/or development of residential housing in the affected areas of the OD shall provide for no more than one (1) single-family dwelling per one (1) acre of real property that lies within the Clear Zone, APZ I and/or APZ II. Future use of properties within the OD shall be reviewed for population density concerns to insure the provisions and recommendations of the AICUZ are addressed as they apply to use provisions as outlined herein, under the terms of the Jacksonville Municipal Code, or under the non-conflicting guidelines of the AICUZ study.

(Ord. 1119 Sec. 1, 1999)

18.66.040 Building and Construction Provisions

Construction and/or development of any facility should comply with the provisions, guidelines, and directives of the current edition of the Southern Building Code for sound Insulation so as to provide for proper sound insulation and protection from decibel (dB) levels exceeding 75 dB in the Clear Zone, APZ I, and APZ II.

(Ord. 1119 Sec. 1, 1999)

18.66.050 Conditional, Permissible, Prohibitive, and Restrictive Uses

The following conditions, permissible uses, and prohibitions, and restrictions shall apply to the future uses of any and all real properties and airfield control surfaces encompassed by the Jacksonville Planning jurisdiction, the Clear Zone, APZ I and APZ II, as shown on the attached Exhibit A:

ZONING**AICUZ**

- a) No use shall allow the release into the air of any substance which would create a hazardous impairment and/or interference with the operation of aircraft within the OD (ie., steam, dust, smoke, etc.);
- b) No use shall allow the production of light emissions, either direct or indirect (reflective), that would cause a hazardous interference with pilot vision in the operation of aircraft within the OD;
- c) No use shall allow the production of electrical emissions that would cause a hazardous interference with aircraft communications or navigational equipment/systems;
- d) No use shall allow the attraction of birds or waterfowl, including but not limited to, the operation of sanitary landfills, the maintenance of feeding stations, or the growth of certain plants and vegetation that would cause a hazardous interference with the operation of aircraft within the OD;
- e) No use shall allow for the construction or existence of structures within ten feet (10') of an aircraft approach/departure surface;
- f) No use shall allow for exposure of any person(s) to a noise level greater than DNL 75 dB; and,
- g) No use shall violate the height restriction criteria of FAR Part 77, Subpart C, and/or create a hazardous interference with the operation of aircraft within the OD.

For purposes of this Ordinance, these restrictive or prohibitive uses are to apply to all residential and non-residential properties located within the OD. Such regulations and standards shall be in addition to and shall overlay all other ordinance regulations and standards, including but not limited to residential and non-residential zoning provisions, planning provisions, and signage regulations and standards. Please refer to the attached Matrix (incorporated herein) for the OD for more detail in the applicable regulations and standards.

These prohibitions and restrictions are not to be construed so as to preclude or prohibit the normal and reasonable use (or single event usage) of real property and airfield control surfaces within the OD by owner(s), agents, or lessee(s) to include, but not necessarily be limited to, the following: cleaning and burning of trash and yard waste; maintaining stock ponds, vegetable gardens, or landscaping vegetation; maintaining and/or operation of radio and communication equipment within the parameters of FCC rules and regulations; maintaining and/or operation of reasonable exterior lighting on the property; and/or sponsoring an annual public event such as the LRAFB display and demonstration for the operations and use of various aircraft. As long as a use of real property does not provide a hazardous interference with the operation of aircraft within the OD, that use shall not constitute a violation of the terms of this Ordinance.

(Ord. 1119 Sec. 1, 1999)

ZONING**AICUZ****18.66.60 Enforcement**

The provisions of JMC §§ 18.66.040 and 18.66.050 shall be enforced by Jacksonville Code Enforcement official(s). Enforcement shall follow the outline and scope of Code Enforcement official(s) under the provisions of this Code and State law, with all citations issued under the provisions of this Ordinance addressed in the Jacksonville Municipal Court.

Further, the Jacksonville City Clerk shall cause to be filed with the Pulaski County Circuit Clerk, Real Estate Division, a certified copy of this Ordinance. Said filing shall serve as official notice to all current and future property owners, title insurance officials mortgage company officials, and other interested parties of the permissive.

303-5 AICUZ Insert

303-4 AICUZ Insert

303-6 AICUZ Insert

Chapter 18.68

DIMENSIONAL REQUIREMENTS

Sections:

- 18.68.010 Area requirements.
- 18.68.020 Lot coverage by structures.
- 18.68.030 Height of buildings and structures.
- 18.68.040 Minimum front, side and rear yards.
- 18.68.050 Chart No. 1 - Dimensional requirements.

18.68.010 Area requirements

- A. No building lot in any residential district shall have less frontage width nor less area than that shown in Chart No. 1, Section 18.68.050, dimensional requirements, for the district in which it is located.
- B. No dwelling in any residential district shall have less floor area than that shown in Chart No.1, Section 18.68.050, dimensional requirements, for the district in which it is located.

(Ord. 213 Sec. 1901, 1969)

18.68.020 Lot coverage by structures

The total portion of the lot covered by buildings in any district shall not be more than that shown in Chart No. 1, Section 18.68.050, for the district in which it is located.

(Ord. 213 Sec. 1902, 1969)

18.68.030 Height of buildings and structures

Except as hereinafter provided, no building or structure shall exceed the height limits shown in Chart No. 1, Section 18.68.050, for the district in which it is located.

(Ord. 213 Sec. 1903, 1969)

18.68.040 Minimum front, side and rear yards

A. Except as hereinafter provided, no building or structure shall be set back a lesser distance from the street line than shown in Chart No. 1, Section 18.68.050, for the district in which it is located.

B. Except as hereinafter provided, no building or structure shall have a lesser side or rear yard than that shown in Chart No. 1, Section 12.68.050, for the district in which it is located.

(Ord. 213 Sec. 1904, 1969)

18.68.050

CHART NO. 1-Dimensional requirements.

District	Maximum Height		Minimum Required			Minimum Yards Required			Maximum Lot Coverage by Buildings (Percent)	Min. Spaces Required	
	Stories	Ft.	Lot Area (sq. ft.)	Lot Width (ft.)	Lot Depth (ft.)	Front Yard (ft.)	Rear Yard (ft.)	Side Yard (ft.)		Off-Street Parking	Off-Street Loading
AGRICULTURE A-1 Agriculture	2 ½	35	43,560	150	120	50	50	15		2 None	
RESIDENTIAL R-0 Single Family Gated Community						25		<u>Stories</u> 2 ½			
R-0 Single Family	2 ½	35	8,400	70	120	35	25	5 8	35		
R-1 Single Family	2 ½	35	6,000	60	100	35	25	5 8	30	2	
R-1A Single Family	2 ½	35	5,000	50	100	25	25	6 1/2 fin.		None	
R-2 Single Family	2 ½	35	6,000	60	100	35	25	5 8	50	2	
R-3 Multi-Family	3	40	2,000	60	100	35	25	5 8		None	
R-4 Zero Lotline	2½	35	per fam. min. 1,600	6,000	80	25	25		50	3	
R-5 Modular Home District	2 ½	35	6,000	60	100	35	25	15ft.1/side 5 8	1 home per lot 1 trailer per lot	None 1 1/2 per apt.	
R-6 Manufactured Housing Subd.	2 ½	35	6,000	60	100	35	25	5 8	8 per acre	2 None	
R-7 Manufactured Housing Parks	3	40	3 acres	80		35	25	5 8		1 None	
COMMERCIAL C-1 Quiet Business	2 ½	35	7,200	60		25	25	6	50	1 per 200 sq. ft None	
C-2 Shopping Ctr. Interior Lot			2 acres (Total Center) 15,000			25	20 or 10+	15	25	1 per 200 sq. ft 10,000 sq ft	
C-3 Hwy Commercial	2 ½	35				50	10 ft. alley	15	35	1 per 200 sq. ft.1 per 10,000 sq ft	
C-4 General Comm'l	2 ½	35	None			25	10	15	50	1 per 200 sq. ft.1 per 10,000 sq ft	
INDUSTRIAL M-1 Light Industry	3	45	30,000	150		70	25	25		1 per 2 employees	
M-2 Heavy Industry		75				25	75	15		1 per 2 employees	

rt No. 1, 1969; Ord. 1149 Sec. 11, 2001; Ord. 1221 Sec. 2, 2004)