

Article 3-3 Boundary Interpretation

Interpretation of zoning district boundaries shall include the following:

- A. Boundaries indicated as approximately following the center line of highways, streets, roads, alleys or streams shall be construed as following such center lines.
- B. Boundaries indicated as approximately following existing property lines, whether or not platted, shall be construed as following such property lines.
- C. Boundaries indicated as approximately following City limits shall be construed as following such limits.
- D. Boundaries indicated as approximately following section lines or fractional section lines shall be construed to follow such lines.
- E. Boundaries of unplatted districts may be shown in lineal feet in which case depth shall be measured from the center line of the fronting street and width shall be measured from the centerline of the siding street or the nearest property boundary.
- F. When the street or property layout existing on the ground is at variance with that shown on the zoning map or with other requirements of this ordinance, the Board of Zoning Adjustment shall interpret the boundaries.

Article 5-1 Agriculture (A)

The purpose of this district is to provide land for agricultural uses, preserve open space for current and future use, conserve soil and water resources, prevent excessive and wasteful scattering of population and settlement, reduce the wastes of an excessive amount of roads and promote the distribution of population to facilitate adequate provision and conservation of community facilities.

A. Permitted Uses

1. Residential structures (including mobile homes) of owners and/or operators of agricultural land.
2. Buildings for the storage of farms and associated equipment.
3. Public parks, public playgrounds and recreation areas operated by membership organizations for the benefit of their members and not for gain.
4. Publicly owned and operated properties.
5. Railroad rights-of-ways.
6. Places of worship and associated parish homes.
7. Cemeteries, including mausoleums; providing that any new cemetery shall contain an area of twenty (20) acres or more.
8. Roadside stands, offering for sale only farm products which are produced upon said farm land.
9. Riding stables and Veterinary hospitals providing that buildings housing said animals shall be located at least one hundred (100) feet from all property lines.
10. Grain elevators or similar storage structures, including buildings for seasonal or temporary storage of farm products.
11. Hospitals and institutions of an educational, religious, charitable, or philanthropic nature; provided that said buildings shall not be located upon sites containing an area of less than five (5) acres.
12. Accessory building or use customarily incidental to any of the above uses.

13. Public utilities including water and sewage treatment plants, electric distribution plants and solid waste disposal areas.

B. Area Requirements

1. Height Regulations

- a. The maximum height of a structure shall be two stories and not to exceed twenty-four (24) feet.
 - b. The Board of Adjustment may waive the height requirements when it is demonstrated that the equipment and the structure to house an agricultural operation require greater height.
2. Parking Regulations: Off-street parking spaces shall be provided as determined by the Enforcement Officer and/or Planning Commission. Does not apply to agricultural uses.

Article 5-2 Medium Density Residential (R1)

This area is intended primarily for residential neighborhoods characterized by large lots for single-family dwellings.

A. Permitted Uses

1. Single-family structures.
2. Public schools, parks, churches, and religious educational buildings.
3. Municipal recreational uses and public utilities and structures.

B. Other Uses (With permission of the Planning Commission)

1. Temporary buildings, the use of which are incidental to construction operations, or the sale of lots during development. Said structure shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two (2) years from the time of erection of said structure, whichever is sooner.
2. Accessory buildings customarily incidental to the above uses, not involving the conduct of a business. All home

occupational use must make application with the Planning Commission.

3. Railroad rights-of-ways, but not terminal or maintenance facilities.

Area Requirements

1. Minimum Lot Area: 9,000 square feet.
2. Minimum Lot Width: (front building line)
 - a. Interior Lot: 80 feet
 - b. Exterior Lot: 95 feet
3. Front Yard Setback: Minimum of 30 feet from front property line, or 50 feet from center line of street, whichever is greater.
4. Rear Yard Setback: Minimum of 10 feet from rear property line, or 27½ feet from center line of alley, whichever is greater.
5. Side Yard (interior lot): Minimum of 15 feet from property line.
6. Side Yard (exterior lot): Same as front yard requirements.
7. Accessory Buildings: No accessory building shall be erected on any required front yard. Side and rear yard setbacks shall be the same as for the principal or main structure and no more than thirty (30) percent of the remaining rear yard area shall be covered by accessory buildings. Accessory buildings shall be at least five (5) feet from all other buildings on the same lot.
8. Height Regulations: The maximum height of residential structures shall not exceed 24 feet above average elevation.
9. Parking Regulations: Two off-street parking spaces shall be provided for each residence.

. Places of Public Assembly

1. Height: Maximum height shall be two stories and not to exceed 30 feet for that portion of the structure used for assembly or offices.
2. Yard Requirements: Minimum of 25 feet from all property lines. On property abutting a street, 30 feet from property line or 50 feet from center of street, whichever is greater.
3. On-Lot Parking: Places of public assembly shall provide one on-lot parking space per each four persons accommodated in the assembly hall.

Article 5-3 High Density Residential (R2)

The purpose of this district is to maintain a residential environment while permitting a wide variety of dwelling types.

. Permitted Uses

1. One-family dwellings.
2. Two-family dwellings.
3. Multi-family dwellings not to exceed four units per each detached structure.
4. Churches.
5. Parks, playgrounds, etc.
6. Schools offering a general education course.
7. Hospitals, nursing homes, doctor and dental clinics, etc.
8. Libraries.
9. Public Utilities--such as water storage, power substations, fire stations, sewer lift stations, etc.
10. Accessory structures and uses pertinent to the principal structure and use.

Other Uses (with permission of the Planning Commission)

1. All uses requiring Planning Commission approval in R-1 Districts.
2. One mobile home per residential lot subject to the following requirements:
 - A. Mobile home owners and/or renters shall have written approval of the surrounding landowners in the neighborhood in which they wish to park their mobile home, before the Planning Commission will approve a mobile home permit.
 - B. Mobile homes shall have a standard quality of underpinning material installed around the base of the mobile home for aesthetic reasons; and, the external appearance of the mobile home shall be maintained.
 - C. Mobile homes shall be permanently anchored to the ground and installed subject to the real property assessment laws, regulations and/or procedures of the State of Arkansas and applicable city building codes.
 - D. Installation of mobile homes shall meet all Area Requirements of an R-2 Residential Zoning District.
 - E. Subsequent to Planning Commission approval, and prior to installation of the mobile home, the applicant shall obtain a permit from the City Enforcement Officer.
3. Mobile home park which conforms to the following requirements:
 - A. The park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
 - B. Mobile home spaces shall be provided consisting of a minimum of 1,500 square feet for each space which shall be at least 30 feet wide and clearly defined.

- C. Mobile homes shall be so harbored on each space that there shall be at least a 15-foot clearance between mobile homes.
- D. All mobile home spaces shall abut a driveway of not less than 20 feet in width, which shall have unobstructed access to a public street.
- E. Each mobile home park shall provide service buildings to house such toilet, bathing and other sanitation facilities and such laundry facilities as the City may specify.
- F. Each mobile home space shall be equipped with connections to all public utilities required by the City for one-family residences.

C. Area Requirements

1. Lot Area

- a. One-family: Minimum 7,000 square feet for first unit.
- b. Two-family: Minimum 9,000 square feet.
- c. Multi-family: 9,000 square feet for the first two-family units plus 2,000 square feet for each additional unit, to a maximum of four units per structure.

2. Width: Minimum width of a lot at the front yard line or building line should be 60 feet for a one-family dwelling and 75 feet for a two-family dwelling. For each additional family unit over two, an additional 10 feet shall be added to minimum width requirement for two-family dwellings. Lots siding on an intersecting street shall be 15 feet wider than interior lots.

3. Yard Requirements

- a. Front Yard: 25 feet from property line or 50 feet from center line of existing right-of-way, whichever is greater.

- b. Side Yard (interior lot): Minimum of 10 feet from each property line.
 - c. Side Yard (exterior lot): Same as front yard.
 - d. Rear Yard: Minimum of 10 feet from property line or 27½ feet from the center line of the alley, whichever is greater.
4. Height: Maximum height of a structure shall not exceed 24 feet above average elevation.
5. On-lot Parking Space
- a. One-family and two family: two on-lot parking spaces shall be provided for each family unit.
 - b. Multi-family: four on-lot parking spaces shall be provided for the first two family units, plus one on-lot parking space for each additional family unit.
6. Accessory Buildings: No accessory building shall be erected on any required front yard. Side and rear yard setbacks shall be the same as for the principal or main structure and no more than thirty (30) percent of the remaining rear yard area shall be covered by accessory buildings. Accessory buildings shall be at least five (5) feet from all other buildings on the same lot.
- D. Places of Public Assembly: Requirements same as for R-1 Residential District.

Article 5-4 Central Business District (C1)

A. Permitted Uses

- 1. Retail establishments providing goods and services such as grocery, drug, hardware, variety stores and similar uses, and hotels, motor hotels, restaurants.
- 2. Office and bank buildings and uses.
- 3. Bulk storage of non-combustible materials.
- 4. Automotive sales, service, repair and storage.
- 5. Public buildings and uses.

6. Other similar uses which, in the judgement of the Planning Commission, are not in conflict with the character of the area or the intent of these regulations.

7. New or additional residential structures are prohibited.

D. Area Requirements

1. Height: Two stories, but not exceeding 30 feet.

2. Front Yard: Zero

3. Side Yard: Zero

4. Rear Yard: 20 feet from property line or center of alley where one exists.

5. Loading and Unloading: Loading and unloading facilities shall be provided so as not to block any public way.

6. Fire Limits: Land in the Central Business District shall be included within the fire limits of the City of Rector, Arkansas.

C. Places of Public Assembly

1. Height: Two stories and not to exceed 30 feet for that portion of the structure to be used for public assembly or offices.

2. Yard Requirements:

a. Front Yard: Zero

b. Side Yard: Zero

c. Rear Yard: 20 feet from property line or center of alley where one exists.

D. Parking: as determined by the Planning Commission.

Article 5-5 General Business (C2)

A. Permitted Uses

1. Retail establishments providing goods or services.

2. Office buildings and uses.
3. Automotive service stations.
4. Motels, tourist courts, mobile home parks, etc.
5. Veterinarian clinics.
6. Drive-in restaurants.
7. Farm implements sales and storage.
8. Automobile sales and repair (new and used).

Area Requirements (Commercial):

1. Height: Maximum height of a structure shall be two stories and not to exceed 30 feet.
2. Yard Requirements: Minimum of 25 feet from all street right-of-way lines or 50 feet from centerline of bordering streets, whichever is greater.
 - a. EXCEPTION: That portion of Main Street from the St. Louis Southwestern Railroad east to the city limits: there is no parking in front of the building.
3. On-lot Parking Spaces:
 - a. On-lot parking facilities shall be provided all employees.
 - b. Provisions shall be made for on-lot customer parking to handle normal anticipated demand as determined by the Enforcement Officer and/or the Planning Commission.
 - c. Motels, tourist courts, mobile home parks shall provide one on-lot parking space for each sleeping unit or mobile home space.
4. Loading and Unloading:
 - a. Loading and unloading facilities shall be provided so as not to block any public way.

- D. Places of Public Assembly: Requirements same as for R-1 Residential District.

Article 5-6 Industrial Zone (I)

A. Permitted Uses

1. The manufacturing, compounding, processing, packaging, or assembling of such products as prohibited in the Central Retail-Commercial Use District, when it is found by the Enforcement Officer that the specific location and the safeguards provided will so reduce the noise, dust, odor, or vibration so as not to be detrimental or dangerous to the health, safety, or general welfare of the people.
2. Storage of bulk materials as is prohibited in the Central Retail-Commercial Use District, when it is found by the Enforcement Officer that the specific location and the safeguards provided will so reduce the danger of fire or explosion as not to be dangerous to the health, safety or general welfare of the people.

B. Uses Prohibited

1. No structure may be constructed or altered for residential use or places of public assembly.

C. Area Requirements

1. Lot Coverage: No structure may cover more than 33 1/3 percent of the lot area.
2. Yard Requirements:
 - a. All structures shall be built at least 25 feet from all property lines.
 - b. The Board of Adjustment may waive the height requirements when it is demonstrated that the equipment and the structure to house the operation require greater heights.

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- F. On-Lot Parking: Adequate on-lot parking space shall be provided for all employees and visitors.

- G. On-Lot Loading and Unloading Facilities: Each structure or use shall provide on-lot loading and unloading facilities which will not block a street, alley or public way.

SECTION 6

ACT 200 OF 1951 AS AMENDED BY ACT 372 OF 1957 AND AS AMENDED BY ACT 555 OF 1963 AND AS AMENDED BY ACT 305 OF 1973 AND AS AMENDED BY ACT 902 OF 1975 AND AS AMENDED BY ACT 816 OF 1987 AND AS AMENDED BY ACT 769 OF 1987 AND AS AMENDED BY ACTS 412 AND 330 OF 1991.

"AN ACT TO PROVIDE FOR THE LICENSING OF PLUMBERS, SUPERVISION AND INSPECTION OF PLUMBING AND TO PROVIDE FOR THE ADOPTION AND ENFORCEMENT OF MINIMUM STANDARDS BY PLUMBING CODE, AND FOR OTHER PURPOSES."

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS

17-31-301. License required.

(a)(1) No person shall engage in work as a master plumber, journeyman plumber, apprentice plumber, or restricted license holder called for under this chapter or adopted regulations unless first licensed or registered to do so by the department.

(2) No person other than a licensed master plumber shall use or display the title "master plumber" or append his name to or in connection with such title or any other title or words which represent or may tend to represent him as a licensed master plumber.

(b) In any city or town or in any sewerage district, water district, water association, sewer association, or utility gas system, no person, firm, or corporation shall install plumbing unless a licensed master or restricted licensed plumber is in charge of all things who shall be responsible for proper installation. His license shall be transferable. It shall be unlawful for any licensed plumber to allow the use of his license, directly or indirectly, for the purpose of obtaining local permits for others. He shall not allow the use of his license by

(c) Each member or employee of a copartnership or each officer or employee of a corporation engaging in the business of superintending plumbing installations shall be required to apply for and obtain a master plumber license or other license provided for in this chapter before engaging in the work of superintending plumbing installations.

(d) No person shall act as a plumbing inspector in this state without first obtaining a certificate of competency as a plumbing inspector which shall be issued by the department. The department may issue special certification for special phases of plumbing and may issue an inspector-in-training certificate to duly appointed plumbing inspectors.

17-31-302. Exemptions.

The licensing provisions of this chapter shall not apply to:

(1) Plumbing work done by a property owner in a building owned and occupied by him as his home, except where the license is required by local ordinance;

(2) Work done on buildings whose primary use is agricultural located outside the incorporated limits of any city or town, unless the buildings are connected to a public water system, sewerage system, or gas utility system.