

City of Clinton, AR
ARTICLE 3
ZONING DISTRICTS

Section 3-5. Highway Commercial HC

DESCRIPTION:

The Highway Commercial District is established to serve highway traffic and to accommodate a greater variety of goods and services than permitted in the DC District, but subject to certain enumerated controls.

PERMITTED USES:

1. All uses permitted in the Downtown Commercial DC District.

2. Highway and automobile oriented retail establishments providing goods and services including, but not limited to: fruit and vegetable stands, service stations, mobile home sales, camper and trailer sales and service, drive-in restaurants, drive-in theaters, automobile and farm machinery service and sales

CONDITIONAL USES:

1. All uses permitted in the Downtown Commercial DC, R-1, and R-2 districts on a conditional basis are permitted in the Highway Commercial DC District, subject to review and conditions of the Planning Commission
2. Recreational vehicle parks with the same conditions as set forth in R-3
3. Hospitals and convalescent homes (with off-street parking)
4. A mobile/manufactured home park shall be permitted under the same conditions set forth in R-3, except that all structures, mobile or permanent, are set back seventy-five (75) feet from the front property line
5. Light manufacturing which does not disrupt the commercial character of the area

*New Ord
2007-13
MIN. OF
3 ACRES*

ACCESSORY USES:

Structures and uses deemed necessary and pertinent to the principle structure and use by the Planning/Zoning Commission, not detrimental to the character of the zone and subject to the provisions of this zone

MINIMUM LOT AREA:

None

**MAXIMUM LOT
COVERAGE:**

Sixty-five (65) percent

MINIMUM LOT WIDTH:

None

**MINIMUM FRONT
YARD:**

1. Twenty-five (25) feet from front property line or fifty-five (55) feet from centerline of existing right-of-way whichever is greater, for non highway commercial establishments
2. Seventy-five (75) feet from front property line or ninety (90) feet from centerline of existing right-of-way, whichever is greater for on highway commercial, when parking is provided in front
3. Forty (40) feet from front property line or fifty-five (55) feet from centerline of existing right-of-way, whichever is greater for on highway commercial, when parking is not provided in front

MINIMUM SIDE YARD:

Ten (10) feet from side property line, except on corner lot in which case the minimum side yard shall be twenty-five (25) feet from the property line. For the purposes of this ordinance, the front yard on a corner lot in this district shall be construed to abut the street with the higher classification as indicated on the Master Street Plan. In the event that a corner lot abuts two streets of same classification, the side of the lot with a narrower dimension (width) shall be construed to be the front yard.

MINIMUM REAR YARD:

Ten (10) feet from the property line, except on a lot abutting a lot in a residential district in which case a rear yard of twenty-five (25) feet shall be provided

**MAXIMUM HEIGHT
STRUCTURES:**

Two (2) stories and not to exceed thirty-six (36) feet

OFF-STREET PARKING:

The off-street parking requirements of Article 4 shall apply

**LOADING AND
UNLOADING:**

The loading and unloading area requirements of Article 4 shall apply

SPECIAL REGULATIONS:

**ACCESS TO
PROPERTY:**

1. All access points or driveways to the property shall be approved by the Planning/Zoning Commission
2. The Planning/Zoning Commission may grant temporary permits for bazaars, carnivals, religious meetings, temporary recreation facilities, etc., provided that uses comply with regulations on parking, sanitation, safety, etc. for the area and does not constitute a nuisance for surrounding property.

**PROPERTY LINE
SCREENS:**

1. A planting or landscaping strip fifteen (15) feet wide abutting the front property line, as herein defined, shall be provided on any lot or parcel which is to be developed, subject to requirements established for a "visibility triangle" in Section 3-8
2. A natural (trees or plants) or artificial (fence) barrier or screening shall be provided on rear and side property lines at least at eye level, subject to the provisions for a "visibility triangle" at street intersections in Section 3-8

Section 3-6. General Industrial – I

DESCRIPTION:

A district intended to provide space for manufacturing activities, wholesaling, warehousing, storage, assembling, packaging and industrial activities having unusual or potentially deleterious operational characteristics where special attention must be paid to location and site development

PERMITTED USES:

The manufacturing, compounding, processing, packaging, storage or assembling of such products when it is found by the enforcement officer that the uses are not likely to create hazards of fire, explosions, noise, vibration, dust, lint, or the emission of smoke, odor, or toxic gases

CONDITIONAL USES:

Industrial uses having by reason of their operation accompanying hazards, such as fire, explosion, noise, vibration, dust, lint, or the emission of smoke, odor, or toxic gases, if not in conflict with any ordinance in the City of Clinton or with any law or statute of the State of Arkansas or the federal government. These uses may be permitted only if it has been approved by the City Council after a public hearing and a report by the Planning/Zoning Commission as provided in Section 8-1. The City Council shall review the plans and statements and shall not permit such buildings, structures, or uses until it has been shown that the public health, safety and general welfare will be properly protected and that necessary safeguards will be provided for the protection of surrounding property and person. The City Council, in reviewing the plans and statements, shall consult with other agencies created for the promotion of public health and safety.

ACCESSORY USES: Uses deemed by the Planning/Zoning Commission to be accessory to the permitted uses, but not detrimental to the character of the zone.

PROHIBITED USES: The following uses are prohibited in this district:

1. Hospitals
2. Nursing homes and convalescent institutions
3. School and educational institutions, including churches
4. Hotels, motels, travel courts, dwellings, and other buildings used for permanent or temporary housing of persons, except for dwelling for resident watchmen and caretakers employed on the premises in which case such use will be considered an accessory use.

MINIMUM LOT AREA: None

MAXIMUM LOT COVERAGE: Forty (40) percent

MINIMUM LOT WIDTH: None

MINIMUM FRONT YARD:

1. Seventy-five (75) feet from front property line or ninety (90) feet from centerline of existing right-of-way, whichever is greater, when parking is provided in front.

2. Forty (40) feet from front property line or fifty-five (55) feet from centerline of existing right-of-way, whichever is greater, when parking is not provided in front.

- MINIMUM SIDE YARD:** Forty (40) feet
- MINIMUM REAR YARD:** Forty (40) feet
- MAXIMUM HEIGHT OF STRUCTURES:** Two (2) stories and not to exceed thirty-six (36) feet, except that the Planning/Zoning Commission may waive the height requirements when it is demonstrated that the equipment and operation of the principle use require a structure of greater height and proper precautions have been taken to guarantee the public safety, health, and welfare.
- OFF-STREET PARKING:** The off-street parking requirements of Article 4 shall apply.
- LOADING AND UNLOADING:** The loading and unloading requirements of Article 4 shall apply.
- SPECIAL REGULATIONS:**
- ACCESS TO PROPERTY:** All access points or driveways to the property shall be approved by the Planning/Zoning Commission.
- PROPERTY LINE:** A planting or landscaping strip fifteen (15) feet wide abutting the front property line and any property line abutting a different zoning district shall be provided. In addition, this buffer will also contain a fence at least six (6) feet high when it abuts a residential district.

Section 3-7. Public Use Zone – P

- DESCRIPTION:** A district for the development and protection of natural areas, scenery, open space and for facilities for recreation and folk culture.