

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 11.3 OF THE ZONING ORDINANCE (ORDINANCE NO. 9263) TO REQUIRE A CONDITIONAL USE FOR HEAVY MANUFACTURING, ASSEMBLAGE AND PROCESSING WITHOUT OUTDOOR STORAGE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, on July 13, 2020, the City Council passed Ordinance No. 9263, adopting a new City of North Little Rock Zoning Ordinance (“Zoning Ordinance”)(amended by Ordinance 9391, adopted September 13, 2021; Ordinance No. 9311, adopted December 14, 2020; Ordinance No. 9522, adopted November 28, 2022; Ordinance No. 9602, adopted September 25, 2023; and Ordinance No. 9702, adopted September 9, 2024); and

WHEREAS, the Zoning Ordinance (Ordinance No. 9263) currently provides that heavy manufacturing, assemblage or processing uses without outdoor storage are permitted by right within I3 zoning districts; and

WHEREAS, it is in the best interests of the City and its citizens to amend the Zoning Ordinance to require a Conditional Use for these uses to conform with other manufacturing, assemblage or processing uses within the City; and

WHEREAS, a legal advertisement of notice of a public hearing to be held February 24, 2025 at 6:00 p.m. has been placed in the newspaper.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Section 11.3 of the Zoning Ordinance (Ordinance No. 9263) is hereby amended as follows:

Editor’s note: Changes are denoted in **bold**. Deletions are denoted in **red** by ~~strike through~~ and additions in **blue** by underline.

Permitted Uses	R0	R1	R2	R3	R4	R5	R6	RT1	RU	C1	C2	C3	C4	C5	C6	I1	I2	I3	P1	CON	PT	OSS
Manufacturing, Assemblage, or Processing - heavy without outdoor storage																		X <u>C</u>			25	
Manufacturing, Assemblage, or Processing - light with outdoor storage																C	C	C			25	*
Manufacturing, Assemblage, or Processing - medium with outdoor storage																	C	C			25	*
Manufacturing, Assemblage, or Processing - heavy with outdoor storage																		C			25	*

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: That the provisions of this ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: That it is hereby found and determined that the amendment as provided for herein is to be in the best interests of the City, and is immediately necessary in order to insure the proper and orderly growth of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Terry C. Hartwick

SPONSOR:

ATTEST:

Linda Robinson
Council Member Linda Robinson

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>10</u>	A.M.	_____	P.M.
By	<u>Amy Fields CA</u>			
DATE	<u>2-18-25</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			