

**ORDINANCE NO. 2015-06**

**AN ORDINANCE TO AMEND ORDINANCE NO. 7.1 TO PROVIDE ZONING REGULATIONS FOR THE CITY OF FARMINGTON**

WHEREAS, the City Council of the City of Farmington, pursuant to authority granted by the Arkansas General Assembly in Title 14, Chapter 56, Subchapter 4 of the Arkansas Code of 1987 Annotated, as amended, adopted zoning regulations to provide for orderly growth and development of Farmington; for protection of the character and stability of residential and commercial properties, and for other purposes; and

WHEREAS, the Farmington Planning Commission has worked diligently to amend the existing ordinance to modify permitted and conditional uses in the various zones, modify the ordinance pertaining to conditional uses and require paving for all off-street parking; and

WHEREAS, a public hearing was held on July 27, 2015 after public meetings and work sessions, at which time the Farmington Planning Commission adopted the new zoning regulations for the city council's consideration.

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

Section 1: That the zoning regulations should be and are hereby adopted in its entirety as presented. The regulations consist of the text, which is attached hereto and made a part herein, as well as the zoning district boundary map, which is on file in the Office of the Farmington City Clerk.

Section 2: Repealing Clause. All other ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 3: Severability Clause. In the event any part of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

PASSED AND APPROVED this 14th day of September, 2015.

APPROVED:

By: \_\_\_\_\_  
Ernie Penn, Mayor

ATTEST:

By: \_\_\_\_\_  
Kelly Penn, City Clerk

## ZONING ORDINANCE

### Sections:

- 14.04.01 Purpose and authority
- 14.04.02 Rules of construction and definitions
- 14.04.03 Non-conforming structures and uses
- 14.04.04 Establishment of zoning districts and boundaries
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### 14.04.01 Purpose and authority

A. Title This article shall constitute the zoning regulations of the city of Farmington. It may be cited as the “zoning ordinance” or the “zoning code,” and consists of the text, which follows, as well the zoning district boundary map, entitled “Official Zoning Map of the city of Farmington, Arkansas,” which is on file in the office of the City Clerk.

B. Authority These regulations are adopted pursuant to authority granted by the Arkansas General Assembly in Title 14, Chapter 56, Subchapter 4 of the Arkansas Code of 1987 annotated, as amended.

C. Purpose The zoning regulations set forth herein are enacted to aid in the implementation of the land use portion of the *City of Farmington Comprehensive Land Use Plan*, and to promote, in accordance with present and future needs, the safety, order, convenience, prosperity, and general welfare of the citizens of Farmington. The regulations are intended to provide for orderly growth and development; for protection of the character and stability of residential, commercial and industrial properties; for efficiency and economy in the process of development for the appropriate and best use of land; for the use and occupancy of buildings; for healthful and convenient distribution of population; for good civic design and arrangement; and for adequate public utilities and facilities.

D. Jurisdiction The provisions of these regulations shall apply to all land, buildings and structures within the corporate limits of Farmington as they are now or may hereafter exist.

### E. Nature and application

1. For the purposes stated above, the city has been divided into zoning districts in which the regulations contained herein will govern lot coverage; the height, area, location, and size of buildings; and the uses of land, buildings, and structures. In their interpretation and application,

the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, order, convenience, prosperity, and general welfare. Whenever these requirements are at variance with the requirements of any other lawfully adopted rules or regulations, the most restrictive, or that imposing the higher standards, shall govern; provided however, that the city of Farmington shall not be responsible for enforcing deed restrictions or restrictive covenants.

2. No land shall be used or occupied, no structure shall be erected, moved, converted, altered, enlarged, used or occupied, and no use shall be operated, unless it is in conformity with the regulations herein prescribed for the district in which such structure or land is located. This provision shall not be construed to affect any lawful uses of land or structures that exist, or for which a lawfully issued permit has been issued, at the effective date of these regulations.
3. No proposed plat of any new subdivision of land shall hereafter be considered for approval unless the lots within such plat equal or exceed the minimum size and area requirements specified in the applicable zoning district in which the land is located.
4. Dedication to public use of land shall not be a condition for any zoning or conditional use approval.
5. All structures constructed or occupied in conformance with these regulations shall also conform to all other codes and regulations of the city.
6. The provisions of these regulations are severable. If any section, paragraph, sentence, or clause shall be declared invalid, the remainder of the regulations shall not be affected. (Ord. No. 2011-2, Sec. 1.)

#### 14.04.02 Rules of construction and definitions

- A. Rules of construction For the purpose of these regulations, the following rules of construction shall apply:
  1. Words, phrases, and terms defined herein shall be given the defined meaning.
  2. Words, phrases, and terms not defined herein but in the Building Code of the city shall be construed as defined in such code.
  3. Words, phrases, and terms neither defined herein nor in the Building Code, shall be given their usual and customary meanings except where the context clearly indicates a different meaning.
  4. In case of any difference of meaning or implication between the text and any heading, table or figure, the text shall control.
  5. The particular shall control the general.
  6. The word “shall” is always mandatory and not discretionary. The word “may” is permissive and not mandatory.
  7. Words used in the present tense include the future tense, and words used in the future tense include the present tense.

8. Words used in the singular include the plural, and words used in the plural include the singular.
9. The words “building” and “structure” are synonymous, and include any part thereof.
10. The word “person” includes individuals, firms, corporations, associations and any other similar entities.
11. The words “lot,” “parcel,” “site,” “tract,” or other unit of ownership are synonymous and may be used interchangeably.
12. The word “used” shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used.
13. All public officials, bodies, and agencies to which reference is made are those of the city of Farmington, unless otherwise indicated.
14. Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall be construed as a reference to the most recent edition of such resolution, ordinance, statute, regulation, or document, unless otherwise expressly stated.
15. Whenever a provision appears requiring the head of a department or another officer or employee to perform an act or duty, that provision shall be construed as authorizing the department head or officer or employee to delegate the responsibility to subordinates, unless the terms of the provision specify otherwise.
16. Unless the context clearly suggests the contrary, the conjunction “and” indicates that all connected items, conditions, provisions or events shall apply, and the conjunction “or” indicates that one or more of the connected items, conditions, provision or events shall apply.

B. Definitions of terms and uses This section contains definitions of general terms used through the text. It also contains definitions for the uses identified in the text. The use definitions are intended to be mutually exclusive, which means that uses that are specifically defined shall not also be considered a part of a more general definition of that use. The use “retail/service,” for example, does not include the more specific use “convenience store.”

**Accessory buildings and uses** A subordinate building or a portion of the principal building, the use of which is customarily incidental to that of the dominant use of the principal building or land. An accessory use is one that is customarily incidental, appropriate and subordinate to the principal use of land and buildings. Accessory buildings and uses are located on the same lot and in the same zoning district as the principal use.

**Adult entertainment** Any adult cabaret, adult theater, adult bookstore, adult massage establishment, model studio, or sexual encounter or meditation center which depicts or describes matters or activities relating to specified sexual activities or specified anatomical areas.

**Agriculture, crop** The use of any land for the purpose of growing plants, crops, trees and other agricultural or forestry products.

**Agriculture, animal** The use of any land for the purpose of raising livestock.

**Agriculture, product sales** The retail sale of agricultural products produced on the same site.

**Area** The amount of land surface in a lot or parcel of land.

**Basic industry** The first operation or operations that transform a material from its raw state to a form suitable for fabrication.

**Building** Any structure including a roof supported by walls, designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels, or property and forming a construction that is safe and stable.

**Building height** The vertical distance measured from the average elevation of the finished lot grade at the front of the building to the highest point of the structure, exclusive of chimneys, ventilators, or other extension above the roof line.

**Building lines** The lines that are parallel to the front, side, or rear lot lines of a lot at a distance equal to the minimum setback requirements, and beyond which the vertical wall of a building or structure shall not be located closer to said lot lines.

**Cemetery** Land used, or intended to be used, for burial of the dead, whether human or animal, including a mausoleum, columbarium or cinerarium

**Certificate of occupancy** Permission to occupy a building and/or property.

**Church** A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, including day cares, is maintained and controlled by a religious body organized to sustain public worship.

**Club or lodge** An association of persons for the promotion of some non-profit common purpose, such as charity, literature, science, politics, fellowship, etc., meeting periodically, and limited to members.

**Construction sales and service** An establishment engaged in the retail or wholesale sale of materials used in the construction of buildings or other structures, as well as the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, electrical, plumbing, air conditioning and heating supply stores, swimming pool sales, and construction and trade contractor storage yards.

**Convenience store** An establishment, not exceeding three thousand five hundred (3,500) square feet of gross floor area, serving a limited market area, and engaged in the retail sale of food, beverages, gasoline and other frequently or recurrently needed merchandise for household or automotive use, and which may specifically include a car wash as an accessory use.

**Country club** A chartered non-profit membership club catering primarily to its membership, providing one or more of the following social and recreational activities: golf, tennis,

swimming, riding, or outdoor recreation. Such clubs typically include dining facilities, clubhouses, locker rooms, and pro shops.

**Day care, general (day care center)** A commercial establishment where adult day care services are provided, or where child day care services are provided for more than ten (10) children; with both such services to be provided pursuant to state laws and fire codes, and in accordance with, and licensed by appropriate state agencies.

**Day care, limited (child care family home)** A home where day care services are provided to a maximum of ten (10) children, with a maximum of two (2) adults in attendance. It shall be limited to one (1) license per home. The operator shall reside in the structure, and the facility must conform to all codes and regulations, both state and local, applicable thereto, with the most restrictive regulations prevailing. The babysitting of not more than four (4) children shall not be subject to provisions of these regulations.

**Detached structure** A structure having no party or common wall with another structure except an accessory structure.

**Development** The act of changing the state of a tract of land after its function has been purposefully changed by man; including, but not limited to, structures on the land and alterations to the land.

**Development or site plan** A dimensioned presentation of the proposed development of a specified parcel of land that reflects thereon the location of buildings, easements, parking arrangements, public access, and other similar and pertinent features.

**District, zoning** Any portion or section of the city within which uniform zoning regulations apply.

**Drive-in establishments** A facility where services or products are delivered to persons in vehicles by means of a drive-up window or carhop.

**Driveway** All driveways shall be a dust free surface.

**Dwelling** A building or portion thereof which is designed or used as living quarters for one or more families, but not including motels, boardinghouses, tourist homes, convalescent homes, travel trailers, mobile homes, or manufactured housing.

**Dwelling, attached** A dwelling that is joined to another dwelling at one (1) or more sides by a wall or walls.

**Dwelling, detached** A dwelling that is entirely surrounded by open space on the same lot.

**Dwelling, multi-family** A dwelling designed for or occupied by three (3) or more families living independently of each other, exclusive of auto or trailer courts or camps, hotels, or motels.

**Dwelling, single-family** A dwelling designed for or occupied by one family only, and being on a permanent foundation.

**Dwelling, two-family (duplex)** A dwelling designed for or occupied by not more than two (2) families living independently of each other.

**Dwelling unit** A room or group of rooms located within a dwelling and forming a single habitable unit with facilities for living, sanitation, sleeping, and cooking.

**Family** One or more persons related by blood, marriage or adoption, or a group of not more than three (3) unrelated persons living together and subsisting in common as a single, non-profit housekeeping unit utilizing only one kitchen. A family may include domestic servants employed by said family.

**Farm** A parcel of land used for the growing or raising of agricultural products including related structures thereon.

**Floodplain regulations** Provisions of the city of Farmington Flood Damage Prevention Code.

**Floor area** The sum of the gross horizontal areas of all of the floors of a principal building or buildings, excluding garages and covered parking areas, measured from the exterior faces of exterior walls, or from the centerline of walls separating two (2) building.

**Frontage** That edge of a lot bordering a street.

**Golf course** A facility providing private or public golf recreation services and support facilities, excluding miniature golf facilities.

**Government services** Buildings or facilities owned or operated by government entities and providing services for the public, excluding utilities and recreational services. Typical uses include administrative offices of government agencies and utility billing offices.

**Greenhouse or nursery** An establishment primarily engaged in the raising and retail sale of horticultural specialties such as flowers, shrubs, and trees, intended for ornamental or landscaping purposes.

**Hobby kennel** Any kennel where dogs or cats are kept for organized shows, breeding, for exhibition, or for the enjoyment of the household.

**Home occupation** Any occupation or profession carried on by the inhabitants which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, which does not change the character thereof, which is conducted entirely within the main building, and which meets all other applicable standards and use limitations as described herein. Occupations permitted in



residential structures utilized for residential purposes in the R-O, Residential Office and A-1, Agricultural districts may be conducted when the use of the residential structure:

1. Does not require the use of more than fifteen percent (15%) of the living area.
2. Does not require the use of an accessory building or yard space or any activity outside the main structure not normally associated with the residential uses.
3. Does not have a sign in excess of four (4) square feet in area to denote the business, occupation or profession, and such sign must be attached to the structure.
4. Does not involve the outside display of goods and services.
5. The person operating the home occupation must be the person residing in the residential structure.

**Hotel or motel** An establishment where overnight accommodations are supplied for transient guests. Typical accessory uses include dining, swimming, and meeting facilities.

**Kennel** A facility operated commercially and principally for the purpose of boarding, housing, grooming, breeding, or training dogs or cats, or both. A kennel, for the purposes of this chapter, does not include the ownership of dogs that are for the purpose of hunting, exhibiting in field trials or for guarding the homeowner's property. Occasional sale of puppies or kittens, by the owner, lessee or other occupant of such property shall not make the property a kennel for the purposes of this chapter.

**Lot** Land occupied or intended for occupancy by a use permitted in these regulations, including one main building together with its accessory building, and the open spaces and parking spaces required herein, and having its principal frontage upon a street.

**Lot, area** The total horizontal area of a lot typing within the lot lines.

**Lot, corner** A lot abutting two (2) of more streets at their intersection.

**Lot, double frontage** A lot that is an interior lot extending from one street to another and abutting a street on two (2) ends.

**Lot, interior** Any lot which is not a corner lot.

**Lot lines** The boundary lines of a lot.

**Lot line, front** In the case of an interior lot, the line separating said lot from that street which is designed as the front street in the request for a building permit.

**Lot line, rear** The lot boundary opposite and most distant from the front lot line. In the case of a pointed or irregular lot, it shall be an imaginary line parallel to and farthest from the front lot line.

**Lot line, side** Any lot line other than a front or rear lot line as defined herein.

**Lot of record** A lot that is a part of a subdivision, the plat of which has been recorded in the office of the Washington County Circuit Clerk.

**Lot width** The width of a lot measured at the front building setback line.

**Manufactured housing unit** A detached single-family housing unit fabricated in an off-site manufacturing facility for installation or assembly at the building side as a permanent structure with transport features removed, bearing a seal certifying that it is built in compliance with the National Manufactured Housing construction and Safety Standards Act.

**Manufactured housing park** A tract of land in one ownership that is used or intended to be used by two (2) or more manufactured housing units, and which has public sanitary sewer facilities or step sewer system, public water, electricity, and other utilities available.

**Manufacturing, general** An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding “basic industry.”

**Manufacturing, limited** An establishment primarily engaged in the on-site production of goods by hand manufacturing which generally involves only the use of hand tools or other equipment not exceeding two (2) horsepower, which may include assembly and packaging, as well as incidental, direct sales to consumers of those good produced on-site.

**Medical service** An establishment providing therapeutic, preventative, or corrective personal treatment services on an out-patient basis by physicians, dentists, and other licensed practitioners, as well as the provision of medical testing and analysis services.

**Mobile home** A transportable, factory-built housing unit, fabricated prior to June 15, 1976, the effective date for the Federal Mobile Home Construction and Safety Standards Code.

**Non-conforming structure** A structure, or portion thereof, lawfully existing at the time these regulations became effective, or as amended, which does not comply with the setback, height, or other development standards applicable in the district in which the structure is located.

**Non-conforming use** Any structure or land lawfully occupied by a use at the time these regulations, or any amendment thereto, became effective, which does not conform to the use or area regulations of the district within which it is located.

**Off –Street Parking** Any parking area not on the public right-of-way. Without exception, all off street parking shall be a dust free surface.

**Office, general** An establishment providing executive, management, administrative or professional services, but not involving medical or dental services or the sale of merchandise,

except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting and similar offices.

**Owner** The property owner of record, according to the office of the Washington County Circuit Clerk.

**Parks and recreation** A park, playground, open space, or facility, open to the general public and reserved for active or passive recreational activities.

**Person** The term shall mean and include any individual, firm, corporation, association, or partnership.

**Pet shop** A facility operated commercially and principally for the purpose of selling animals, which in the hands of their immediate owners, will be pets.

**Recreation and entertainment, indoor** An establishment offering recreation, entertainment or games of skill to the general public for a fee or charge, and that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, pool halls and video game arcades.

**Recreation and entertainment, outdoor** An establishment offering recreation, entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place in the open. Typical uses include archery ranges, batting cages, golf driving ranges, and miniature golf courses.

**Research service** An establishment engaged in conducting basic and applied research, including production of prototype products when limited to the minimum scale necessary for full investigation of the merits of a product, excluding production of products used primarily or customarily for sale or for use in non-prototype production operations.

**Restaurant, drive-in** An establishment where the principal business is the sale of food and non-alcoholic beverages in a ready-to-consume state, and where the design or principal method of operation is that of a fast-food or drive-in-style restaurant offering quick food service, where orders are generally not taken at the customer's table, where food is generally served in disposable wrapping or containers, and where food and beverages may be served directly to the customer in an automobile.

**Restaurant, general** An establishment, other than fast-food restaurant, where the principal business is the sale of food and beverages in a ready-to-consume state, where there is no service to a customer in an automobile, and where the design or principal method of operation consists of one or more of the following:

A. A sit-down restaurant where customers, normally provided with an individual menu, are generally served food and beverages in non-disposable containers by a restaurant employee at the same table or counter at which the food and beverage items are consumed; or

B. A cafeteria or cafeteria-type operation where food and beverages generally are served in non-disposable containers and consumed within the restaurant.

**Retail/service** The sale or rental of commonly used goods and merchandise for personal or household use or the provision of services to consumers, excluding those retail and service uses classified more specifically herein. Typical uses include grocery stores, department stores, furniture stores, clothing stores and establishments providing the following products or services: household electronic equipment, sporting goods, bicycles, office supplies, home furnishing, electronics repair, shoe repair, household appliances, wallpaper, carpeting and floor-covering, art supplies, kitchen utensils, jewelry, drugs Laundromats, dry cleaners cosmetics, books, antiques, or automotive parts and accessories.

**Running at large** The term shall mean when an animal is off the premises of the owner and not under the control of the owner or a member of his or her immediate family.

**Service station** An establishment primarily engaged in the retail sale of gasoline or other motor fuels, which may include accessory activities, such as the sale of lubricants, automotive accessories, or supplies, the lubrication or washing of motor vehicles, or the minor adjustment or minor repair of motor vehicles.

**Use** Any functional, social or technological activity, which is imposed or applied to land or to structures on the land.

**Vehicle and equipment sales** An establishment engaged in the retail sale or rental, from the premises, of motorized vehicles, along with incidental service or maintenance. Typical uses include automobile and truck sales, automobile rental, boat sales, and motorcycle sales.

**Vehicle repair, general** An establishment primarily engaged in painting of, or bodywork to motor vehicles or heavy equipment. Typical uses include paint and body shops.

**Vehicle repair, limited** An establishment primarily engaged in automotive repair other than paint and body shops.

**Veterinary care, general** A use providing animal care, veterinary services or boarding.

**Veterinary care, limited** A use providing small animal (household pet) boarding or veterinary services, with no outside runs.

**Warehouse, residential storage (mini-warehouse)** An enclosed storage facility containing independent, separate units or cubicles that are intended to be leased to persons exclusively for dead storage of their household goods or personal property. The active utilization of any storage

space or cubicle within such a storage area for a retail or wholesale business operation is expressly prohibited.

**Yard** An open space on the same lot with a building, unobstructed from the ground upward, and measured as the minimum horizontal distance between the lot line and the main building.

**Yard, front** A yard extending across the front of a lot between the side yard lines, and being the minimum horizontal distance between the street right-of-way line and the main building or any projections thereof other than the projections of uncovered steps, uncovered balconies, terraces, or uncovered porches. On corner lots the front yard shall be considered as parallel to the street upon which the lot has its least dimension.

**Yard, rear** A yard extending across the rear of the lot between the side lot lines, and measured between the rear lot line in the rear of the main building or any projection other than steps, unenclosed porches, or entranceways.

**Yard, side** A yard between the main building and the side line of the lot, and extending from the front lot line to the rear yard, and being the minimum horizontal distance between a side lot line and the side of the main building or any projection thereof. (Ord. No. 2011-2, Sec. 2.)

#### 14.04.03 Non-conforming structures and uses

##### A. Continuance of use

1. Any lawfully established use of a structure or land, on the effective date of these regulations or of amendments hereto, that does not conform to the use regulations for the district in which it is located, shall be deemed to be a legal non-conforming use and may be continued, except as otherwise provided herein.

2. Any legal non-conforming structure may be continued in use provided there is no physical change other than necessary maintenance and repair, except as otherwise permitted herein.

3. Any structure for which a building permit has been lawfully granted prior to the effective date of these regulations, or of amendments hereto, may be completed in accordance with the approved plans. Such building shall thereafter be deemed a lawfully established building.

##### B. Discontinuance of use

1. Whenever any part of a structure or land occupied by a non-conforming use is changed to, or replaced by, a use conforming to the provisions of these regulations, such premises shall not thereafter be used or occupied by a non-conforming use, even though the structure may have been originally designed and constructed for the prior non-conforming use.

2. Whenever a non-conforming use of a structure or part thereof, has been discontinued or abandoned for a period of one (1) year or more, such use shall not be re-established, and the use of the premises thereafter shall be in conformity with the regulations of the district.

C. Change of use

1. The non-conforming use of any structure or portion thereof may be occupied by a similar or less intense non-conforming use as may be determined by the zoning official, subject to appeal to the board of the Farmington Planning Commission. No building in which a non-conforming use has been changed to a more restricted use shall again be devoted to a less restricted use.

2. A non-conforming use of land without substantial buildings or structures may not be extended or expanded, nor shall it occupy more are than was in use on the effective date of these regulations. If such non-conforming use or portion thereof is discontinued for a period of one (1) year, or changed, any future use of such land or change of use shall be in conformity with the provisions of the district in which such land is located.

D. Repairs and alterations

1. Normal maintenance of a non-conforming structure or of a conforming structure containing a non-conforming use is permitted.

2. Alterations may be made when required by law, or when such alterations will actually result in eliminating the non-conformity.

3. No structure occupied, or partially occupied, by a nonconforming use shall be altered in such a way as to permit the enlargement or expansion of the space occupied by such non-conforming use.

E. Damage and destruction If a non-conforming structure or a structure containing a non-conforming use is damaged or destroyed by natural disaster, fire, or other casualty, the structure may be repaired or reconstructed and used for the same purpose as it was before the occurrence, provided such repair or reconstruction is commenced within eighteen (18) months of the date of such damage or destruction and completed. Failure to exercise this option within the time specified, shall be considered a voluntary abandonment and the structure may be rebuilt and used thereafter only for a conforming use, and in compliance with provisions of the district in which it is located.

F. District changes Whenever the boundaries of a zoning district are changed, so as to transfer an area from one district to another, the foregoing provisions shall also apply to any newly created non-conforming uses therein. (Ord. No. 2011-2, Sec. 3.)

14.04.04 Establishment of zoning districts and boundaries

A. Zoning districts established The following zoning districts, which may be referred to by their abbreviations, are hereby established:

- A-1 Agriculture
- RE-1 Residential Estate
- RE-2 Residential Estate
- R-1 Residential Single-Family
- R-2 Residential Single-Family
- MF-1 Multi-Family Residential
- MF-2 Multi-Family Residential
- MHP Mobile Home Park
- R-O Residential Office
- C-1 General Commercial
- C-2 Highway Commercial
- I Industrial

B. Zoning district boundary map The location and boundaries of the zoning districts established herein are defined as shown on a map entitled “Official Zoning Map of the city of Farmington, Arkansas,” which is on file in the office of the City Clerk. This map, together with all explanatory data thereon, is hereby adopted by reference, and declared to be a part of these regulations. The official zoning map shall be certified as such by signature of the Mayor, attested by the City Clerk.

If in accordance with the provisions of these regulations, changes are made in district boundaries or other data portrayed on the official zoning map, such changes shall be made on said map within thirty (30) days after the amendment has been approved by the City Council.

No changes of any nature shall be made on the official zoning map or information shown thereon, except in conformity with the procedures set forth in these regulations. Any unauthorized change of whatever kind by any person or person shall be considered a violation of these regulations, and punishable pursuant to misdemeanor provisions contained herein.

Regardless of the existence of purported copies of the official zoning map, which may from time to time be made or published, the official zoning map located in the office of the Farmington City Business Manager shall be the final authority as to the current zoning status of property in the city.

C. Interpretation of district boundaries Where uncertainty exists as to the boundaries of districts shown on the official zoning map, the zoning official shall employ the following rules in interpretations thereof. Decisions of the zoning official are subject to appeal to the Farmington Planning Commission.

1. Boundaries indicated as approximately following the centerlines of streets or alleys shall be construed to follow such centerlines.

2. Boundaries indicated as approximately following city limits shall be construed as following city limits.
3. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
4. Boundaries indicated as following water ways shall be construed to be following the center of the stream.
5. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
6. Boundaries indicated as parallel to, or extensions of features mentioned in the preceding rules, shall be so construed.

D. Classification of annexed lands All lands annexed into the city shall initially be assigned an A-1 zoning district classification. Consideration of a more appropriate classification may subsequently be considered.

E. Vacation of public rights-of-ways Whenever any street, alley, or other public way is vacated or abandoned by action of the City Council pursuant to law, the zoning district classification of the property to which the vacated portions of land accrue, shall become the classification of the vacated land. (Ord. No. 2011-2, Sec. 4.)

#### 14.04.05 District regulations

Agriculture and residential districts In addition to the agriculture district, which is considered to be a very low density single-family district, and acts to serve as a holding zone for subsequent higher density consideration, there are nine (9) residential districts designed to meet present and future housing needs; to protect the character of, and property values in, residential areas; to encourage an environment conducive to quality family life; and to provide choice in density, as well as in type of housing. Five (5) of the districts are for single-family uses, and are intended to be defined and protected from the encroachment of uses not performing a function necessary to the low and medium density residential environment. Two (2) of the districts are intended for single-family, one (1) for mobile home use, two (2) exist for multi-family residential uses, and one (1) combines both residential and office uses. More specific descriptions, permitted uses and conditional uses in the residential districts are as follows: Uses permitted in the residential districts are set forth in the following descriptions of the districts. Only one (1) single family dwelling unit per lot shall be permitted in A-1, RE-1, RE-2, R-1, R-2, R-0, and MF-1. Since it is not possible to list every potential use that may be considered, the planning commission may from time to time evaluate uses not listed as permitted or conditional uses as to their suitability in a particular zone.

Conditional uses in the residential districts are set forth in the following descriptions of the districts:

A. A-1 Agriculture District The purpose of this district is to provide for a very low density single-family district, while helping to preserve existing agricultural resources, and to guide the



conversion of these lands to higher density residential development by application of the zoning standards set forth in this ordinance.

Permitted uses include single-family dwellings, churches and cemeteries; field and truck crops, orchards, vineyards, greenhouses, nurseries, landscape gardening; pasture land, livestock and kennels; essential governmental facilities and services, utility facilities such as electric regulating stations or pressure control stations and uses customarily accessory to permitted uses.

B. RE-1 Residential Estate District The purpose of this district is to accommodate single-family residential development on low density, large estate type lots to provide and preserve a rural environment.

Permitted uses include single-family dwelling and accessory building, agriculture, private stable and/or corral, cemetery, golf course (excluding miniature), parks and essential government facilities.

Conditional uses include churches and schools, educational facilities; public or private; private parks, public utility and child care family home.

C. RE-2 Residential Estate District The purpose of this district is to accommodate single-family residential development on low density, large estate type lots. This zone is intended to help preserve rural/estate character and provide for rural amenities with the primary residential nature of the zone.

Permitted uses include single-family dwelling and accessory building; or agriculture, cemetery, golf course (excluding miniature), private stable and/or corral, parks and essential government facilities.

Conditional uses include churches and schools, educational facilities; public or private; private parks, public utility and child care family home.

D. R-1 Single-Family Residential. The purpose of this district is to accommodate single-family residential uses on residential lots of at least 10,000 square feet.

Permitted uses include single-family detached dwellings and essential governmental facilities and services.

Conditional uses include utility facilities such as electric regulating stations or pressure control stations and child care family home.

E. R-2 Single-Family Residential This district is intended to principally provide single-family residential use on moderately sized, medium-density lots of at least 7,500 square feet.

Permitted uses include single-family detached dwellings and essential governmental facilities and services.

Conditional uses include utility facilities such as electric regulating stations or pressure control stations and uses customarily accessory to appeal uses or child care family home.

F. R-0 Residential-Office District The purpose of the Residential-Office District is to provide areas within the city for the placement of offices or offices and residential in combination; to recognize existing offices and in some cases encourage their expansion and to provide a transition use from residential to commercial. Permitted and conditional uses are listed in the attached chart.

G. MF-1 Single and Multi-Family Residential This district is characterized by single and multi-family residential development on medium-density lots of at least 7,500 sq. ft. As with other residential zones, this district also serves as a buffer in providing for a graduation in intensity from higher to lower density residential development.

Permitted uses include single-family detached dwelling, multi-family units, and essential governmental facilities and services

Conditional uses include churches and schools, and utility facilities such as electric regulating stations or pressure control stations.

H. MF-2 Multi-Family Residential The purpose of this district is to provide for high density residential development for attached living complexes. A minimum of 6,000 sq. ft. of land is required for each dwelling unit. Municipal utility services must be available to be zoned in this classification.

Permitted uses include multi-family units and essential governmental facilities and services.

Conditional uses include utility facilities such as electric regulating stations.

I. MHP Mobile Home Park District The purpose of the Mobile Home Park District is to provide areas within the city for the placement of mobile homes; to recognize existing mobile home parks and to allow for their expansions or the establishment of new facilities; and to provide a variety of housing types for all income levels.

Permitted uses shall include mobile homes, laundry facilities (for the mobile home park only), special recreation facilities, essential government facilities and services and uses customarily accessory to permitted uses.

## ZONING DISTRICTS

	<u>A-1</u>	<u>RE-1</u>	<u>RE-2</u>
Single-Family	2 acres	2 acres	1 acre
Min. land area per dwelling unit	2 acres	2 acres	1 acre
Front setback	35	50	15
Side setback	15	15	10
Rear setback	30	50	20
Lot frontage	200 feet	200 feet	75 feet
Duplex	NP	NP	NP
Triplex	NP	NP	NP
4 Plex and larger	NP	NP	NP
Churches and schools	3 acres	3 acres	3 acres
Front setback	50	50	30
Side setback	30	30	25
Rear setback	50	50	25
Lot frontage	200 feet	200 feet	100 feet
All other uses	5 acres	5 acres	5 acres
Front setback	30*	30	25
Side setback	30*	30	25
Rear setback	30*	30	25
Lot frontage		200 feet	100 feet

NP – Not Permitted

\*all structures involved in agriculture uses shall prove a 50' front side and rear yard.

	<u>R-1</u>	<u>R-2</u>	<u>R-0</u>
Single-Family	10,000 ft.	7,500 ft.	7,500 ft.
Min. land area per dwelling unit	10,000 ft.	7,500 ft.	7,500 ft.
Front setback	25	25	50
Side setback	10	10	20
Rear setback	20	20	30
Lot frontage	75 feet	75 feet	100 feet
Duplex	NP	NP	NP

Triplex	NP	NP	NP
4 Plex and larger	NP	NP	NP
Churches and schools	43,560 ft.	43,560 ft.	NP
Front setback	30	30	NP
Side setback	25	25	
Rear setback	25	25	
Lot frontage	100 feet	100 feet	
All other uses	43,560 ft.	43,560 ft.	43,560 ft.
Front setback	25	25	25
Side setback	25	25	25
Rear setback	25	25	25
Lot frontage	100 ft.	100 feet	100 feet

NP – Not Permitted

	<b><u>MF-1</u></b>	<b><u>MF-2</u></b>	<b><u>MHP-1</u></b>
Single-Family	7,500 ft.	NP	43,560 min.
Min. land area per dwelling unit	7,500 ft.		4,000
Front setback	25		25
Side setback	10		25
Rear setback	20		25
Lot frontage	75 feet		100 feet
Duplex min. land area	12,000	12,000	NP
Min. land area per dwelling unit	6,000	6,000	
Front setback	25	25	
Side setback	10	10	
Rear setback	10	20	
Lot frontage	75 feet	75 feet	
Triplex min. land area	NP	18,000 ft.	NP
Min. land area per dwelling unit		6,000 ft.	
Front setback		30	
Side setback		15	
Rear setback		20	
Lot frontage		100 feet	

4 Plex and larger	NP	24,000 ft.	NP
Min. land area per dwelling unit		6,000 ft.	
Front setback		30	
Side setback		25	
Rear setback		20	
Lot frontage		100 feet	
Churches and schools	NP	43,560 ft.	NP
Front setback		30	
Side setback		25	
Rear setback		25	
Lot frontage		100 feet	

NP – Not Permitted

**MISCELLANEOUS PROVISIONS RESIDENTIAL DISTRICTS**

A. Minimum dimension requirements

1. When an existing lot is reduced because of conveyance to a federal, state or local government for a public purpose and the remaining area is at least seventy-five percent (75%) of the required minimum lot size for the district in which it is located, then that remaining lot shall be deemed to comply with minimum lot size requirements.
2. Minimum lot size requirements shall not be interpreted as prohibiting the construction of a single-family residential dwelling unit on a lot that was legally platted and recorded before the adoption of these regulations. For lots that are rendered non-conforming, the necessity of obtaining a variance from such created non-conformity shall not be required as a condition of issuance of a building permit, provided all setback and other requirements can be met.
3. When an existing setback is reduced because of conveyance to a federal, state or local government for a public purpose and the remaining setback is at least seventy-five percent (75%) of the required minimum setback for the district in which it is located, then that remaining setback shall be deemed to satisfy minimum setback requirements.

B. Maximum lot coverage

1. The maximum lot coverage (all buildings) shall not exceed forty percent (40%) in R-1, R-2, MF-1, and MF-2 zones.
2. The maximum lot coverage for the R-0 zone is sixty percent (60%) of the lot or parcel.

C. Height limitations

1. The maximum height for all structures is thirty five (35) feet in R-1, R-2, MF-1, and MF-2 zones. The maximum height for all structures is 20 feet in MHP zones.
2. The maximum height for all structures is forty (40) feet in the R-0 zone.

D. Off-street parking

1. All off street parking shall be a dust free surface. Additional parking requirements for R-1 and R-2 zones are as follows:

- 2 per each single-family dwelling;
- 1 per each 10 seats in a church auditorium or sanctuary;
- 1 per each 1,000 sq. ft. of school floor area; and
- 1 per each 500 sq. ft. of floor area in all other areas.

2. Parking requirements for MF-1 and MF-2 zones are as follows:

- 2 per each single-family dwelling in MF-1;
- 4 per each duplex;
- 6 per each triplex;
- 8 per each fourplex;
- 2 per each dwelling unit in any structure larger than a fourplex;
- 1 per 100 sq. ft. of school floor area; and
- 1 per each 500 sq. ft. of floor area in all other uses.

3. Parking requirements of MHP zones are 1 per each mobile home space.

4. All off street parking shall be a dust free surface. Additional parking requirements for R-0 zones are as follows:

- 2 per each dwelling unit;
- 2 per each dwelling unit plus 1 per each 300 sq. ft. of office or business space in combination;
- and
- 1 per each 500 sq. ft. of floor area in all other uses.

Commercial Districts Commercial districts are principally intended for the provision of services and the conduct of business and retail trade essential to support residents within the city and the surrounding area. Two (2) such districts are established herein to provide for the diversity of uses and appropriate locations required for the range of goods and services needed in Farmington.

Uses permitted and conditional uses in the commercial districts are set forth in the chart that is attached as Exhibit "A". Since it is not possible to list every potential use that may be

considered, the planning commission may from time to time evaluate uses not listed as permitted or conditional as to their suitability in a particular zone.

A. C-1 General Commercial The purpose of this zoning district is to provide areas within the city for the conduct of commerce and the provision of personal services; to group retail activities for the convenience of the consumer, to reduce energy costs, to take maximum advantages of public facilities and services and to reduce the impact on surrounding property; and to recognize and encourage the continuance of certain existing commercial groupings.

Minimum area requirements

Min land sq. ft.	Front yard	Side yard	Rear yard
N/A	50	25	20

Lot coverage No more than sixty percent (60%) of the lot or parcel may be covered by structures.

Height requirements The maximum height shall be 40 feet.

Off-street parking requirements

- 1 per each 200 sq. ft. of floor area for eating places and retail establishments
  - 1 per each room for hotels and motels;
  - 1 per each 500 sq. ft. of floor area for all other uses.
- All off street parking shall be a dust free surface.

B. C-2 Highway Commercial The purpose of the Highway Commercial District is to provide areas adjacent to highways within the city for the conduct of commerce and the provision of personal services; to groups retail activities for the convenience of the consumer; to reduce energy costs; to take maximum advantage of public facilities and services; and to reduce the impact on surrounding property; and to recognize and encourage the continuance of certain existing commercial groupings.

Uses permitted and conditional uses in the commercial districts are set forth in the attached chart.

Minimum area requirements:

Min. land sq. ft.	Min. land area sq. ft./D.U.	Front Yard	Side Yard	Rear Yard	Lot Frontage	Corner Lot
N/A	N/A	50*	25	20	50	35

\*The specific properties most affected by the Highway 62 project and described in Exhibit "A." which is attached hereto and incorporated by reference will be allowed a Front Yard Setback of 35 feet.

\*\*Street side setbacks and side setbacks adjacent or residential zones will be 15 feet.

The replacement of buildings and structures in the C-2 Highway Commercial Zone that are substantially destroyed by fire, acts of God or demolished by the property owners shall meet all setback requirements established herein. For purposes of this section, buildings and structures are substantially destroyed if fifty percent (50%) of the building or structure would require reconstruction, as determined by the Farmington Building Inspector.

Lot coverage No more than 60% of the lot or parcel may be covered by structures.

Height requirements The maximum height shall be 40 feet.

Off-street parking requirements

- 1 per each room plus 1 per each employee for hotel and motels;
  - 1 per 200 sq. feet of floor area for offices;
  - 1 per 300 sq. ft. of floor area for commercial;
  - 1 per 4 seating capacity for restaurants;
  - 1 per 400 sq. ft. of floor area for services uses;
  - 1 per each 500 sq. ft. of floor area for all other uses.
- All off street parking shall be a dust free surface.

C. I Light Industrial District The Light Industrial zoning district is intended to provide for the development of light to medium intensity industrial uses and their related facilities. Certain commercial and other complementary uses may be permitted. Appropriate standards for the district are designed to assure compatibility with other similar uses and to minimize any conflicts with non-industrial uses located in close proximity to industrial uses. Suitable uses in this district include such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Adequate and suitable transportation facilities are a necessity to this district.

Uses permitted and conditional uses in the industrial district are set forth in the attached chart.

Minimum area requirements:

Min. land sq. ft.	Front Yard	Side Yard	Rear Yard	Lot Frontage
N/A (Ord. No. 2011-2, Sec. 5.)	50	25	25	50



Use Units	Uses	Commercial/Industrial Zoning Districts				
		R-O	C-1	C-2	I	A
<b>Business &amp; Professional Offices/Services</b>	Advertising Agency	✓	✓	✓	✓	NP
	Financial Services	✓	✓	✓	✓	NP
	Funeral Home	NP	CU	CU	✓	NP
	Travel Agency	✓	✓	✓	✓	NP
	Real Estate Office	✓	✓	✓	✓	NP
	Detective Service	NP	✓	✓	✓	NP
	Drafting Service	✓	✓	✓	✓	NP
	Construction office (office only)	NP	✓	✓	✓	NP
	Medical/Dental/Eye Clinic	CU	✓	✓	✓	NP
	Vet Clinic (domestic-no overnight boarding, no housing animals outside.)	NP	✓	✓	✓	NP

Use Units	Uses	R-O	C-1	C-2	I	A
	Vet Clinic (farm animals, allows overnight boarding)	NP	NP	NP	✓	✓
	Employment Agency	NP	✓	✓	✓	NP
<b>Studios, Arts, Related Services</b>	Art and Teaching Studios	CU	✓	✓	✓	NP
	Art Gallery	CU	✓	✓	✓	NP
	Art Supplies	CU	✓	✓	✓	NP
	Arts & Crafts shop/ & workshops	CU	✓	✓	✓	NP
	Broadcast Studio	NP	CU	✓	✓	NP
	Antique Shop without refinishing	CU	✓	✓	✓	NP
	Bakery	✓	✓	✓	✓	NP
	Barber and Beauty Shops	✓	✓	✓	✓	NP
	Bicycle shop	✓	✓	✓	✓	NP
	Books & Stationery	✓	✓	✓	✓	NP
	Tobacco Store	NP	✓	✓	✓	NP

Use Units	Uses	R-O	C-1	C-2	I	A
	Camera Shop	✓	✓	✓	✓	NP
	Clothing Store- manufactured goods	CU	✓	✓	✓	NP
	Tailoring Store/custom sewing	✓	✓	✓	✓	NP
	Catering Services	NP	✓	✓	✓	NP
	Drugstore or pharmacy	NP	✓	✓	✓	NP
	Cosmetics sales	CU	✓	✓	✓	NP
	Vacuum Cleaner Sales & Service	CU	✓	✓	✓	NP
	Dry cleaning (full service)	NP	✓	✓	✓	NP
	Dry cleaning (pick up only)	✓	✓	✓	✓	NP
	Florists	✓	✓	✓	✓	NP
	Food Specialties/Health Food Store	NP	✓	✓	✓	NP
	Health Studio/Gym or spa	CU	✓	✓	✓	NP
	Hearing Aid	✓	✓	✓	✓	NP
	Interior Decorating	✓	✓	✓	✓	NP

Use Units	Uses	R-O	C-1	C-2	I	A
	Jewelry store or repair	✓	✓	✓	✓	NP
	Leather goods and luggage	CU	✓	✓	✓	NP
	Optical Shop – and/or Optical Supplies	CU	✓	✓	✓	NP
	Music Instrument	NP	✓	✓	✓	NP
	News & Magazine Store	NP	✓	✓	✓	NP
	Key Shop	CU	✓	✓	✓	NP
	Medical Supplies and Services	NP	✓	✓	✓	NP
	Paint & Wallpaper	NP	✓	✓	✓	NP
	Pawn Shop	NP	CU	✓	✓	NP
	Pet Shop/Pet Store	NP	✓	✓	✓	NP
	Photography studio	✓	✓	✓	✓	NP
	Rug Cleaning or Repair	NP	✓	✓	✓	NP
	Second Hand Store	NP	CU	CU	CU	NP
	Shoe Repair	NP	✓	✓	✓	NP
	Shoe Sales	NP	✓	✓	✓	NP
	Sporting Goods	NP	✓	✓	✓	NP

Use Units	Uses	R-O	C-1	C-2	I	A
	Taxidermist	NP	NP	NP	✓	NP
	Toy Store	NP	✓	✓	✓	NP
<b>Retail (large site: 2,500 and larger)</b>	Auto Parts	NP	NP	✓	✓	NP
	Building Materials	NP	✓	✓	✓	NP
	Grocery Stores	NP	✓	✓	✓	NP
	Farm Supply/Tractor & and Fleet Stores	NP	✓	✓	✓	NP
	Green Houses/Nurseries with sale of plants and related products	NP	✓	✓	✓	NP
	Laundromats	NP	✓	✓	✓	NP
	Amusement Commercial Indoor	NP	CU	✓	✓	NP
	Kennels	NP	NP	NP	✓	✓
<b>Dining Facilities</b>	Drive-in (food) establishments	NP	✓	✓	NP	NP
	Restaurants – No entertainment	CU	✓	✓	NP	NP
	Restaurants - Entertainment	NP	NP	✓	NP	NP
	Cafes	NP	✓	✓	NP	NP

Use Units	Uses	R-O	C-1	C-2	I	A
<b>Cultural, recreational, educational, &amp; health care</b>	Child Care Center- (Not Home Care)	<b>NP</b>	<b>CU</b>	✓	<b>NP</b>	<b>NP</b>
	Event Center	<b>NP</b>	<b>CU</b>	<b>CU</b>	<b>NP</b>	<b>NP</b>
	Hospital	<b>NP</b>	<b>NP</b>	✓	<b>NP</b>	<b>NP</b>
	Medical Center (Nonemergency)/Urgent care	<b>NP</b>	✓	✓	✓	✓
	College	<b>NP</b>	✓	✓	✓	✓
	K-12 School	<b>NP</b>	✓	✓	<b>NP</b>	✓
	Auditorium	<b>NP</b>	<b>NP</b>	✓	<b>NP</b>	✓
	Stadium	<b>NP</b>	<b>NP</b>	✓	✓	<b>NP</b>
	Churches	<b>NP</b>	<b>CU</b>	✓	✓	<b>NP</b>
	Golf Course (excluding miniature)	<b>NP</b>	<b>NP</b>	<b>NP</b>	<b>NP</b>	✓
	Private club or lodge	<b>NP</b>	<b>CU</b>	<b>CU</b>	<b>NP</b>	<b>NP</b>
	Cemetery - people	<b>NP</b>	<b>NP</b>	<b>NP</b>	<b>NP</b>	✓
	Cemetery - pets	<b>NP</b>	<b>NP</b>	<b>NP</b>	<b>NP</b>	✓
	Nursing, Assisted Living/ Rehab Facilities	<b>CU</b>	✓	✓	<b>NP</b>	<b>NP</b>

Use Units	Uses	R-O	C-1	C-2	I	A
<b>Transportation and trade services</b>	Bus Station	NP	CU	✓	✓	NP
	Taxi Service	NP	CU	CU	✓	✓
	Auto Sales	NP	NP	✓	✓	NP
	Car/Truck Wash	NP	NP	✓	✓	NP
	Lawn Equipment Sales and Repair	NP	CU	CU	✓	NP
	Body shop and garages	NP	NP	CU	✓	NP
	Sale and Service: Heavy Equipment	NP	NP	NP	✓	NP
	Convenience store dispensing fuel	NP	CU	✓	✓	NP
	Storage Units	NP	NP	✓	✓	NP
	Sign Shop	NP	NP	CU	✓	NP
	Warehousing	NP	NP	NP	✓	NP
	Assemble & Manufacture of Prepared Materials	NP	NP	NP	✓	NP
	Limited and General Manufacturing	NP	NP	NP	✓	NP
	Packaging	NP	NP	NP	✓	NP

Use Units	Uses	R-O	C-1	C-2	I	A
	Wholesale	NP	NP	NP	✓	NP
<b>City Uses By Right</b>	Fire Stations	✓	✓	✓	✓	NP
	Government Facilities	✓	✓	✓	✓	NP
	Library	✓	✓	✓	✓	NP
	Park	✓	✓	✓	✓	NP
	Parking	✓	✓	✓	✓	NP
	Parkway	✓	✓	✓	✓	NP
	Pasture Land	✓	✓	✓	✓	✓
	Utility Facilities	✓	✓	✓	✓	✓
	Essential Services in Public Right-of-Way	✓	✓	✓	✓	✓



#### 14.04.06 Animals and livestock

A. Animals and livestock permitted To preserve the rural environment and character of the A-1 Agriculture, RE-1 Residential Estate, and RE-2 Residential Estate Districts, livestock shall be permitted within the city limits of Farmington, but not in excess and beyond the following limitations and exceptions as follows:

1. One (1) large animal, such as a horse, mule, cow, llama, or pig per one (1) acre of land in each lot or parcel.
2. One (1) small animal such as a goat, sheep, or emu per one-half (½) acre of land in each lot or parcel.
3. Ten (10) fowl or rabbits for each lot or parcel in the A-1 Agriculture District.
4. Five (5) fowl or rabbits for each lot or parcel in the RE-1 or RE-2 Districts.
5. Hobby kennels are permitted in A-1, RE-1, and RE-2 Districts. Kennels are permitted in A-1 Districts but are prohibited in RE-1 and Re-2 Districts.

B. Setback requirements To help safeguard and prevent animals from becoming nuisances and to protect citizens from potential harm in the newly formed residential estate districts, the following setback requirements must be met in order to own or harbor livestock.

1. The primary dwelling for large animals in the A-1, RE-1 and RE-2 Districts must be at least 100 feet from any neighbor's home.
2. The primary dwelling for small animals in the A-1, Re-1 and RE-2 Districts must be at least 50 feet from any neighbor's home.
3. The primary dwelling for fowl, and rabbits in the A-1, RE-1, and R3e-2 Districts must be at least 100 feet from any neighbor's home
4. Fencing for any livestock must be constructed in such a manner that animals may not reach legs, necks, wings, or any other body part onto a neighbor's property, or to any shrubs or plants growing onto a neighbor's property.
5. Fencing shall be constructed in such a manner as to secure livestock and shall be maintained in good condition at all times.
6. Concentrated feed operations for confined livestock shall not be permitted in any zoning district.
7. Manure shall not be allowed to accumulate to a point in which it creates an objectionable odor that is disturbing to any person within a reasonable proximity to the premises.

C. Nuisance animals While preserving the rural environment and character of the A-1 Agriculture, RE-1 Residential Estate and RE-2 Residential Estate Districts, it is vitally important for owners to exercise control animals. No owner shall fail to exercise proper care of and control of his or her animals to prevent them from becoming a public nuisance. Any animal doing any of the following shall constitute a public nuisance.

1. Running at large in violation of Title 6 of the Farmington city ordinance.

2. Permitting, either willfully or through failure to exercise due care and control, any animal to bark, yelp, whine, screech, howl, bray, or make other oral noises in a habitual, unreasonable, continued, or unprovoked manner that can be heard beyond the boundary of the owner's property and disturbs the peace and quiet of any person or persons.

D. Prohibited animals

1. No person shall harbor, maintain or control a wild, vicious or undomesticated animal within the city of Farmington as prescribed in Title 6, Farmington city ordinance.

2. All persons in all zoning districts shall be required to comply with the Animal Control Regulations prescribed by Title 6 of the Farmington city ordinances.

E. Exceptions and exemptions All persons who have stables or kennels or numbers of animals in excess of what is prescribed herein that are not in compliance at the effective date of this ordinance shall be permitted to continue as a legal non-conforming use and may be continued, until and except as provided in Chapter 14, Section 12 of the zoning ordinance. (Ord. No. 2011-2, Sec. 6.)

14.04.07 Special conditions applicable to certain uses

A. General Uses permitted or those permitted subject to conditional use approval, shall be subject to the requirements of the district provisions as supplemented or modified by this chapter.

B. Adult entertainment All sexually oriented businesses shall be limited to the C-2 Highway Commercial District and shall comply with Title 7, Chapter 7 of the Farmington city ordinance.

C. Manufactured housing parks Manufacturing housing units, as defined herein and in accordance with state and federal law, are not mobile homes as defined in Chapter we, Section 4. A manufactured housing park is not a Mobile Home Park District as described in Chapter 14, Section 20 of the zoning ordinance. Manufacturing housing parks are permitted uses in the A-1 Agricultural Districts and are therefore not a separate residential district. The following minimum standards apply to manufactured housing parks:

1. Setbacks Each manufactured housing unit space shall be set back at least thirty (30) feet from all street right-of-ways, and at least twenty (20) feet from all other lot lines.

2. Minimum lot size and space size Manufactured housing parks shall contain at least four thousand three hundred fifty (4,350) sq. ft. of gross site area for each manufactured housing unit space within the park. Each individual manufactured housing

unit space shall be at least three thousand (3,000) sq. ft. in area, but shall not occupy more than fifty percent (50%) of the lot area.

3. Separation of units Each manufactured housing unit and accessory structure shall be separated by at least twenty (20) feet of horizontal distance from all other manufactured housing units and accessory structures.

4. Parking At least two paved parking space, one hundred eighty (180) sq. ft. in area in each space, shall be provided as a part of each manufactured housing unit space. To provide for guests, one additional paved parking space, at least one hundred eighty (180) sq. ft. in area, shall be provided for each ten (10) manufactured housing unit spaces. These guest parking spaces shall be centrally located within the park.

5. Driveways

a. Length and design Internal driveways or courts designed to have one end permanently closed, shall be no more than four hundred (400) feet long unless approved by the Planning Commission. A turn-around having an outside roadway diameter of at least eighty (80) feet shall be provided at the closed end of any driveway.

b. Paving All internal driveways shall be paved with asphalt. The minimum requirements are six (6) inches of compacted SB2 gravel with three (3) inches of asphalt surface on firm subgrade. Property owners shall be responsible for maintaining paving on all internal driveways.

c. Width Drives shall have a minimum paved width of twenty-six (26) feet. One-way drives are specifically prohibited.

6. Signs One detached, indirectly illuminated sign, not exceeding twenty (20) sq. ft. in area, may be erected at the main entrance to the manufactured housing park.

7. Fire protection Fire lines and fire hydrants shall be shown on the site plan, and shall be provided in accordance with recommendations of the Fire Chief. No manufactured housing unit space shall be more than two hundred fifty (250) feet from a fire hydrant.

8. Water and wastewater service Each manufactured housing unit shall be connected to a public sanitary sewer or a step sewer system and a public water supply system.

9. Underground utilities All light, gas, water, telephone and cable television distribution and service lines to each individual manufactured housing unit shall be placed underground and conform to all state and local codes and regulations.

10. Inspections It shall be the duty of the Building Inspector to make an annual inspection of each approved manufactured housing park, and present to the park owner and unit owner, a written list of existing violations, should there be any.

11. Resident managers In manufactured housing parks containing thirty (30) or more units, a manager must reside within the park area.

D. Manufactured housing units Manufactured housing units shall be considered permitted uses in the A-1 zone, which are single-family districts, and in manufactured housing parks. All manufactured homes shall be installed in accordance with the recommended installation procedures of the manufacturer, and the standards established by the International Building Code, as adopted by the state of Arkansas, as well as those established by the Arkansas Manufactured Home Commission. (Ord. No. 2011-2, Sec. 7.)

#### 14.04.08 Re-zoning and development regulations

A. Re-zoning The following rules and regulations for re-zoning are as follows:

1. Fees The applicants for change in zoning shall pay (in addition to all required advertising costs) to the City Clerk a filing fee of Twenty-Five Dollars (\$50.00) to cover such costs as may be incurred in connection with such application. Such fee is to be deposited in the General Fund of the city of Farmington. The filing fee shall be waived for six (6) months following the effective date of this zoning ordinance.

2. Petition process

a. The zoning regulations, when amended shall be amended in conformance with the requirements of Title 14, Chapter 56, Subchapter 4 of Arkansas Code of 1987 Annotated, as amended, as required for the initial adoption of this ordinance.

b. The Planning Commission shall establish the procedure for processing requests for revision in the zoning regulations.

c. No application for change of zoning for a given property may be resubmitted within twelve (12) months from the date of action by the Planning Commission or City Council, whichever is later, unless the Planning Commission or City Council finds that a substantial reason exists for waiving this limitation.

d.

(1) All applicant submitting requests for rezoning or amendments to zoning ordinances before the Planning Commission shall provide written notice of the time and place of the public hearing to the owners of all real property adjacent to the subject property. The notice shall include the name and address of the applicant, location of the subject property, and the time and place of the public hearing. Notice shall be sent to the owners of all real property adjacent to the subject property by certified mail, return

receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's office.

(2) Publish a notice of public hearing in a newspaper of general circulation serving the City. The notice must appear in the paper a minimum of 15 days before the public hearing date. Proof of publication of public hearing notice, should be provided a minimum of 7 days prior to planning commission meeting.

(3) Prior to the public hearing, applicants must submit a verified affidavit attesting to the delivery of the notice to owners of all real property adjacent to the subject property, a copy of the notice that was delivered to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to herein must be submitted seven (7) days prior to the public hearing.

(4) The Farmington City Business Manager shall post a notice of the public hearing on the subject property adjacent to the nearest city street or state highway. The notice shall be posted a minimum of seven (7) days prior to the public hearing, shall be clearly visible from the public thoroughfare, and shall contain the name and address of the applicant, location of the subject property, and the time and place of the public hearing. If the Planning Commission denies the proposed amendment, the petitioner may appeal such denial to the City Council, provided that the petitioner states specifically in writing to the City Clerk what he considers the Planning Commission's findings and decisions are in error. Such appeal shall be filed with the City Clerk within fifteen (15) days from the date of the Planning Commission action.

B. Large scale development

1. A large scale development plan shall be required for all industrial and commercial developments, multi-family and residential developments without regard to lot size; all site improvements to real property zoned commercial and industrial; and additions to existing structures on real property zoned commercial and industrial, when the improvements or additions to existing structures exceed twenty-five percent (25%) of the remaining real property.

2. A large scale development plan shall be submitted to the Planning Commission for their approval and shall include the following:

a. A map drawn to scale showing the size and shape of the property on which the development is proposed

b. The location, size and arrangement of existing buildings, signs, improvements, water courses or bodies, and any other features that will remain after the development is completed;

c. The location and size of all proposed buildings, parking and loading areas, the type of surfacing proposed for such areas, streets, driveways, curb cuts, landscaping and any other facilities proposed;

d. A correct legal description;

e. The location and names of all abutting or intersecting streets;

f. The location of all proposed public facilities;

g. Sufficient right-of-way dedication to comply with the Master Street Plan; and

h. Sufficient easements to meet utility and drainage requirements.

3. The Planning Commission shall approve, approve with conditions or disapprove within thirty (30) days of receipt of all large scale developments submitted. Ground for disapproval may be failure to comply with any of the above requirements.

A large scale development plan approved with conditions or disapproved may be appealed to the City Council. An appeal must be submitted in writing to the City Clerk within fifteen (15) days of the Planning Commission's decision and shall state the reasons for appeal.

4.

a. All applicants submitting preliminary plats of Large Scale Developments before the Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's office.

b. Prior to the regular or special meeting of the Planning Commission, applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to herein must be submitted seven (7) days prior to the regular or special meeting of the Planning Commission.

c. Publish a notice of public hearing in a newspaper of general circulation serving the City. The notice must appear in the paper a minimum of 15 days before the public hearing date. Proof of publication of public hearing notice, should be provided a minimum of 7 days prior to planning commission meeting.

d. The notice and verification provisions contained herein shall be required for all industrial and commercial developments, multi-family and residential developments without regard to lot size; all site improvements to real property zoned commercial and industrial; and additions to existing structures on real property zoned commercial and industrial, when the improvements or additions to existing structures exceed twenty-five percent (25%) of the remaining real property.

5. The owner or developer shall submit sufficient plans and specification for all improvements required by the Planning Commission and shall install at his expense said improvements.

6. Fees Large scale developments shall be subject to the following review fees. Said fees are to be paid when the Plan is submitted for placement on the agenda of the Planning Commission.

a. Prior to submitting a preliminary plat for single or multi-family subdivisions to the Farmington Planning Commission, owners and/or developers shall complete an application provided by the City Business Manager, provide all documents requested and remit a non-refundable review fee of Two Thousand Dollars (\$2,000.00). In the event engineering review fees and costs incurred by the city of Farmington exceed Two Thousand Dollars (\$2,000.00), owners and/or developers of subdivisions shall reimburse the city of Farmington for all additional expenses before the final plat is submitted to the Farmington Planning Commission. In the event a final plat is submitted but not approved, and additional engineering review is required, owners and/or developers shall remit payment for all additional engineering review fees and costs incurred by the city of Farmington prior to the plat being resubmitted to the Farmington Planning Commission for final plat approval. If additional fees are incurred after final plat approval, signature of Planning Commission officials on the final plat shall be withheld until the city has been reimbursed for all engineering fees related to the project.

b. For all other large scale developments, owners and/or developers shall complete an application provided by the City Business Manager, provide all documents requested, and remit a non-refundable review fee of Five Hundred Dollars (\$500.00), the owners and/or developers shall reimburse the city of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the city of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.

C. Lot splits

1. Delegation of authority The Farmington Planning Commission delegates the authority for approving or disapproving lot splits to the City Business Manager or to any city official designated by the Mayor. The City Business Manager, or other city official, as the case may be, shall either approve or disapprove the proposed lot split within thirty (30) days of application. If approved, and after all conditions have been met, the city Business Manager shall execute a written approval of the lot split and furnish a certified copy to the applicant, which shall be submitted to the Washington County Planning Office. If the lot split is not approved, the City Business Manager shall, in writing, state the reason for the disapproval. The applicant may appeal the decision of the City Business Manager to the Farmington Planning Commission.

2. Lot size The minimum lot size of tracts within the incorporated boundaries of the city of Farmington shall be governed by the lot size specified by the zoning classification of the subject property. Individual lots or parcels within the incorporated boundaries of the city of Farmington and lots or parcels within one (1) mile of the unincorporated boundaries surrounding the city of Farmington that require a septic system shall be constructed and installed in compliance with Arkansas laws, Arkansas State Health Department regulations and Washington County Health Department regulations.

3. Metes and bounds Applicants shall not be permitted to submit metes and bounds descriptions of tracts, parcels or lots on lot split applications.

4. Administrative provisions for division of land

a. Real property that has not been divided within ten (10) years prior to the application required herein shall be entitled to a division of not more than four (4) lots, subject to the requirements of (2) and (3) above.

b. The division of land into four (4) parcels all of which must be a minimum of five (5) acres when the tract or parcel being divided was derived from a previous lot split within ten (10) years from the date of application.

c. The division of land and adjustment of boundary lines for sale or exchange of tracts between adjoining land owners where the sale or exchange of land does not create additional lots.

d. Division of land into an unspecified number of tracts, with each tract consisting of at least forty (40) acres, more or less, in size.

e. Division of land as required by a court order.

f. Division of land to be used for cemetery purposes and division of and to create burial plots in a cemetery.

g. Division of land acquired by public acquisition for the widening or opening of streets and/or easements.

h. Division of land required for the transfer of an interest for mortgages, liens, or deeds of trust provided the division is not the result of a seller-financed transaction.

i. Division of land and conveyance necessary to correct errors in prior conveyances.

j. Division of land in the C-2 Highway Commercial Zone that meet the minimum are requirements of all applicable zoning ordinances.

5. Additional requirements Administrative division of land in Section 4, (a) through (j) above is subject to the following requirements:

a. Completion of application for a lot split and providing all necessary documents required with the application and a survey of the tract and the proposed division of land.



b. Parcels of land not fronting a public road or directly connected to a public road must have a sixty (60) foot easement for ingress, egress and utilities. The easement can be a shared easement.

c. Parcels fronting a public road must have at least seventy-five (75) feet of frontage if they are less than one (1) acre in size and at least one hundred (100) feet of frontage if they are less than five (5) acres in size and at least one hundred sixty-five (165) feet of frontage if the parcels are five (5) acres or greater in size.

D. Conditions for uses on appeal The Planning Commission shall hear and decide each request for conditional uses in each zoning district. The Planning Commission shall hold a public meeting on each request and may authorize the conditional use after all of the following requirements have been met.

1. A written application has been filed with the city and the Fifty Dollars (\$50.00) permit
2. The applicant has provided proof that each adjacent property owner has been notified by return receipt mail or personal contact. If by personal contact, a signed affidavit by the owner must be submitted.
3. Are public services and utilities available and adequate?
4. Is fire protection adequate?
5. Is the proposed use compatible with the surrounding area and the planned use for the area?
6. Is screening and egress safe and convenient?
7. Are off-street parking and loading areas adequate?
8. Will refuse and service areas not cause adverse affects on adjacent property?
9. Will off-street parking and loading areas not cause adverse effects on adjacent property?
10. Will signs be in compliance with the city's sign ordinance?

E. Renewal of conditional use permits: Conditional Use Permits issued by the city shall be valid for one (1) year and will expire one (1) year from the date the permit is issued. If no written complaints have been filed with the city business manager within the one (1) year term, the Conditional Use Permit will automatically renew for businesses being issued permits in Zones R-O, C-1, C-2 and Industrial. If one or more written complaints have been filed with the city business manager regarding a business that was issued a Conditional Use Permit in Zones R-0, C-1, C-2 and Industrial within the one (1) year term, the individual or business entity will be

notified and the person or business entity shall be required to reapply for a Conditional Use Permit for the next successive one (1) year term.

Conditional Use Permits for home day care businesses in residential zones shall be valid for one (1) year and will expire one (1) year from the date the permit is issued. If no written complaints have been filed with the city business manager within the one (1) year term, permits for home day care businesses in residential zones will be automatically renewed. If one or more written complaints have been filed with the city business manager within the one (1) year term, the individual or business entity will be notified and the person or business entity shall be required to reapply for a Conditional Use Permit for the next successive one (1) year term. Complaints regarding violations of rules and regulations promulgated by the Arkansas Department of Human Services for the operation of home day care businesses are not within the purview and enforcement of the city business manager and the Farmington Planning Commission. All complaints against businesses with Conditional Use Permits in Zones R-0, C-1, C-2, Industrial and home day care businesses in residential zones shall be in writing and shall include the name, address and telephone number of the complainant. Verbal complaints shall not constitute sufficient grounds to require a person or business entity to reapply for a Conditional Use Permit.

When presenting the written application for the Conditional Use Permit, a renewal application fee of Fifty Dollars (\$50.00) will also be required with each application. Any applications submitted without the requisite fee will not be accepted. All applications and fees should be delivered to Farmington City Hall. All Renewal applications must be submitted no later than forty-five (45) days before the expiration date in order to process the paperwork in a timely manner and avoid disruption of business at the location. (Ord. No. 2011-2, Sec. 8.)

#### 14.04.09 Administration and enforcement

##### A. Administration and enforcement

##### 1. Board of Adjustment

##### a. Designation, organization, meetings of the Board

(1) The Board of Adjustment, hereinafter referred to as "The Board," shall consist of the members of the Planning Commission.

(2) The Board shall establish regular meeting dates, adopt rules for the conduct of its business, establish a quorum and procedures, and keep a public record of all findings and decisions.

(3) Each session of the Board shall be a public meeting with public notice of said meeting and business to be carried out and published in a newspaper of general circulation in the city at least one time seven days prior to the meeting.

2. Appeals from the decision of Enforcement Officer The Board may hear appeals from the decision of the Enforcement Officer in respect to the enforcement and application of these

regulations and may affirm or reverse, in whole or part, such decisions of the Enforcement Officer.

3. Variances The Board may hear request for variances from the literal provisions of the zoning ordinances in instance where strict enforcement of the zoning ordinances would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance. The Board shall not permit, as a variance, any use in a zone that is not permitted under the regulations. The Board may impose conditions in the granting of a variance to insure compliance and to protect adjacent property.

4. Fees The appellant to the Board of Adjustment shall pay (in addition to all required advertising costs) to the City Clerk a filing fee of Twenty-Five Dollars (\$25.00) to cover such other costs as may be incurred in connection with such appeal. Such fee is to be deposited in the General Fund of the city of Farmington.

5. Appeals from the decision of Board The decision of the Board in respect to appeals from the decision of the Enforcement Officer and to request for variances shall be subject to appeal only to a court of record having jurisdiction.

B. Compliance required

1. Enforcement:

a. The provisions of this ordinance shall be administered by an Enforcement Officer designated by the City Council.

b. No structure shall be erected, moved, added to or structurally altered, without a building permit. All applications for buildings permits shall provide such information as is necessary to determine conformance with these regulations.

2. Penalty for a violation Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations or conditions and safeguards established in connection with grants or variance or special exceptions) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereon be subject to a fine not to exceed Five Hundred Dollars (\$500.00) for any one specified offense or violation, or double that sum for each repetition of such offense or violation. If the prohibited action is, in its nature, continuous in respect to time, the fine or penalty for allowing the continuance thereof shall not exceed Two Hundred and Fifty Dollars (\$250.00) for each day that the same may be unlawfully continued.

The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, engineer, agent or other person who commits, participates in, or maintains such violation may be found guilty of a separate offense and suffer the penalties herein provided.

Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation. (Ord. No. 2011-2, Sec. 9.)



354 W. Main Street  
P.O. Box 150  
Farmington, AR 72730  
479-267-3865  
479-267-3805 (fax)

City Business Manager Report  
September 2015  
City Council Meeting

- It's that time of year again...Please remind people to sign up for **CODE RED**. They may go to our web site and click on the link.
- We have been selected to receive the recycling grant we applied for to provide recycle containers for all city facilities. This will be in conjunction with Boston Mountain Solid Waste.
- Come join the Garden Club!! The club has met twice and has 13 members. They are looking for projects, if you have ideas let Judy Horne know.
- We have selected Garver Engineering for our consultant and design engineer on the Hwy 170 project. We also got good news from Commissioner Trammel; please see the attached letter.
- The Economic Development Committee continues to meet frequently. We will have an ad in "Travel Host Magazine" to promote Farmington. We are partnering with several local businesses to make this happen.
- We have applied for grant money from the WalMart Foundation for benches around the trail at the Sport's Complex and to pay for the landscaping at the Veteran's Memorial.

*"Leadership is about making others better as a result of your presence and making sure that impact lasts in your absence." ~Sheryl Sandberg, COO of Facebook*

# ARKANSAS STATE HIGHWAY COMMISSION



DICK TRAMMEL  
CHAIRMAN  
ROGERS

THOMAS B. SCHUECK  
VICE CHAIRMAN  
LITTLE ROCK

ROBERT S. MOORE, JR.  
ARKANSAS CITY

FRANK D. SCOTT, JR.  
LITTLE ROCK

DALTON A. FARMER, JR.  
JONESBORO

SCOTT E. BENNETT, P.E.  
DIRECTOR OF  
HIGHWAYS AND TRANSPORTATION

P.O. Box 2261

LITTLE ROCK, ARKANSAS 72203-2261

PHONE (501) 569-2000 • VOICE/TTY 711 • FAX (501) 569-2400

WWW.ARKANSASHIGHWAYS.COM • WWW.IDRIVEARKANSAS.COM

August 13, 2015

The Honorable Ernie Penn  
Mayor of Farmington  
P.O. Box 150  
Farmington, Arkansas 72730

Dear Mayor Penn:

Reference is made to your recent letter concerning future improvements to Highway 170 in the City of Farmington.

As you are aware, the Highway Commission adopted the Highway 170 Improvement Study as a guide for future improvements. The study determined that widening the two travel lanes, adding a two-way left-turn lane with curb and gutter and sidewalks, are considered feasible from Clyde Carnes Road to Highway 62 at an estimated total cost of \$9.7 million. However, there are many similar needs, such as this one, across the State. Funding for highway and bridge projects is very limited and it is important that the Department stretch our limited resources in order to meet as many needs as possible. The Department is responsible for the State Highway System, which includes over 16,400 miles of roadway and 7,335 bridges. We recently updated our needs versus revenue analysis. This analysis identified \$20.4 billion in roadway and bridge needs on the State Highway System over the next ten years with only \$3.6 billion in anticipated revenue.

Therefore, we sincerely appreciate the City's partnering commitments to expedite implementation of this project, which includes initiating and funding the design of the project, sponsoring an application for Surface Transportation Program Attributable (STP-A) funds for additional project development and construction costs, and accepting ownership for the portion of Highway 170 within the Farmington City Limits upon completion of the project.

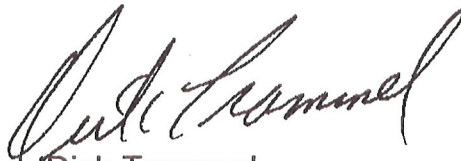
ARKANSAS STATE HIGHWAY COMMISSION  
Little Rock, Arkansas

The Honorable Ernie Penn  
August 13, 2015  
Page Two

Because of the City's willingness to partner with the Department, this project will most certainly be considered for funding in the upcoming Statewide Transportation Improvement Program for Federal Fiscal Years 2016-2019 (STIP). In order to adequately evaluate the amount of Federal and State funding needed from the Department to fully implement the project, it is requested that the City inform us of the amount of STP-A funding that could become available if your application is approved. It is also requested that the City Council issue a resolution that confirms their commitment to apply for a specified amount of STP-A funding and to accept ownership of the appropriate portion of Highway 170 upon completion of the project.

We look forward to hearing from you soon as we continue to move forward with the development of the STIP. If you have any questions or need additional information, please contact Kevin Thornton, the Department's Assistant Chief Engineer for Planning. Kevin can be reached at 501-569-2241 or [kevin.thornton@ahtd.ar.gov](mailto:kevin.thornton@ahtd.ar.gov). Thank you for your interest in Arkansas' transportation system.

Sincerely,



Dick Trammel  
Chairman

c: Highway Commission  
Director  
Deputy Director and Chief Operating Officer  
Deputy Director and Chief Engineer  
Assistant Chief Engineer – Planning  
Assistant Chief Engineer – Design  
Program Management  
Transportation Planning and Policy  
District 4  
Job 040683 'C' File  
Northwest Arkansas Regional Planning Commission

**OZARK REGIONAL TRANSIT**  
**Operating Statistics**  
*July 2015*

	Current Month				Year To Date			
	This Year	Prior Year	Change	% Chg	This Year	Prior Year	Change	% Chg
<b>FIXED ROUTE</b>								
Cash Fares	3,728	3,909	-181	-4.6%	23,492	23,048	444	1.9%
NWACC Free	2,433	2,926	-493	-16.8%	23,288	26,434	-3,146	-11.9%
Taxi Coupons	0	0	0	100.0%	0	390	-390	-100.0%
ORT Pass	11,609	10,941	668	6.1%	69,865	62,607	7,258	11.6%
Children Free	378	826	-448	-54.2%	2,442	3,620	-1,178	-32.5%
Transfers	2,659	3,375	-716	-21.2%	16,724	17,192	-468	-2.7%
Free Fare	4,035	3,516	519	14.8%	18,990	20,151	-1,161	-5.8%
Spring International	44	276	-232	-84.1%	1,235	1,827	-592	-32.4%
<b>Total Passengers</b>	<b>24,886</b>	<b>25,769</b>	<b>-883</b>	<b>-3.4%</b>	<b>156,036</b>	<b>155,269</b>	<b>767</b>	<b>0.5%</b>
ADA Complementary Paratransit	1,217	1,024	193	18.8%	8,662	5,973	2,689	45.0%
Bike Passengers	419	691	-272	-39.4%	3,118	3,324	-206	-6.2%
<b>Revenue Hours</b>	<b>4,905</b>	<b>3,850</b>	<b>1,055</b>	<b>27.4%</b>	<b>27,670</b>	<b>21,523</b>	<b>6,147</b>	<b>28.6%</b>
<b>Service Hours</b>	<b>5,210</b>	<b>4,110</b>	<b>1,100</b>	<b>26.8%</b>	<b>29,480</b>	<b>23,007</b>	<b>6,473</b>	<b>28.1%</b>
<b>Revenue Miles</b>	<b>82,175</b>	<b>67,162</b>	<b>15,013</b>	<b>22.4%</b>	<b>472,781</b>	<b>369,236</b>	<b>103,545</b>	<b>28.0%</b>
<b>Service Miles</b>	<b>88,853</b>	<b>73,039</b>	<b>15,814</b>	<b>21.7%</b>	<b>513,273</b>	<b>400,872</b>	<b>112,401</b>	<b>28.0%</b>
<b>PARATRANSIT</b>								
Cash Fares	807	1,264	-457	-36.2%	4,737	6,671	-1,934	-29.0%
ORT Pass	1,785	1,488	297	20.0%	12,755	7,660	5,095	66.5%
Taxi Coupons	0	0	0	100.0%	0	686	-686	-100.0%
Free Fare	5	12	-7	-58.3%	12	72	-60	-83.3%
<b>Total Passengers</b>	<b>2,597</b>	<b>2,764</b>	<b>-167</b>	<b>-6.0%</b>	<b>17,504</b>	<b>15,089</b>	<b>2,415</b>	<b>16.0%</b>
<b>Revenue Hours</b>	<b>1,605</b>	<b>1,496</b>	<b>109</b>	<b>7.3%</b>	<b>10,774</b>	<b>9,232</b>	<b>1,542</b>	<b>16.7%</b>
<b>Service Hours</b>	<b>1,811</b>	<b>1,713</b>	<b>98</b>	<b>5.7%</b>	<b>12,137</b>	<b>10,642</b>	<b>1,495</b>	<b>14.0%</b>
<b>Revenue Miles</b>	<b>25,349</b>	<b>22,465</b>	<b>2,884</b>	<b>12.8%</b>	<b>171,653</b>	<b>128,102</b>	<b>43,551</b>	<b>34.0%</b>
<b>Service Miles</b>	<b>29,094</b>	<b>26,827</b>	<b>2,267</b>	<b>8.5%</b>	<b>197,967</b>	<b>156,590</b>	<b>41,377</b>	<b>26.4%</b>
<b>TAL</b>								
Paratransit/Fixed Route Passengers	27,483	28,533	-1,050	-3.7%	173,540	170,358	3,182	1.9%
Charter/Shuttle Passengers	324	0	324	100.0%	2,208	3,895	-1,687	-43.3%
<b>Total Passengers</b>	<b>27,807</b>	<b>28,533</b>	<b>-726</b>	<b>-2.5%</b>	<b>175,748</b>	<b>174,253</b>	<b>1,495</b>	<b>0.9%</b>

	Current Month				Year To Date			
	This Year	Prior Year	Change	% Chg	This Year	Prior Year	Change	% Chg
Weekdays	22	22	0	0.0%	146	146	0	0.0%
Saturdays	0	0	0	0.0%	0	0	0	0.0%
Sundays	0	0	0	0.0%	0	0	0	0.0%
<b>Total</b>	<b>22</b>	<b>22</b>	<b>0</b>	<b>0.0%</b>	<b>146</b>	<b>146</b>	<b>0</b>	<b>0.0%</b>
Revenue Vehicles	35	30	5	16.7%				
Non-Revenue Vehicles	7	6	1	16.7%				
<b>Total Vehicles</b>	<b>42</b>	<b>36</b>	<b>6</b>	<b>16.7%</b>				
<b>Total Miles (All Vehicles)</b>	<b>121,721</b>	<b>104,255</b>	<b>17,466</b>	<b>16.8%</b>	<b>763,243</b>	<b>602,941</b>	<b>160,302</b>	<b>26.6%</b>
Diesel Fuel Consumed	5,793	6,326	-533	-8.4%	39,108	34,305	4,803	14.0%
Gas Consumed	7,027	6,238	789	12.6%	43,665	36,448	7,217	19.8%
CNG Consumed	2,618	0	2,618	0.0%	3,175	0	3,175	0.0%
Miles Per Gallon	7.9	8.3	-0.4	-5.0%	8.9	8.5	0.4	4.2%
Road calls	7	4	3			23	-23	-100.0%
Accidents	2	0	2			7	-7	-100.0%
Operations (Full Time Equivalent)	52	39	13	33.3%				
Maintenance	8	7	1	14.3%				
Administration	7	10	-3	-30.0%				
<b>Total</b>	<b>67</b>	<b>56</b>	<b>11</b>	<b>19.6%</b>				



## Route Summary - July 2015

### Fixed Routes

Route	Days	Passengers		Revenue Hours		Revenue Miles		Service Hours		Service Miles	
		Daily	Total	Daily	Total	Daily	Total	Daily	Total	Daily	Total
1	22	163.4	3,594	13.5	297.0	175.4	3,859.6	14.5	319.0	195.6	4,304.0
2	22	114.7	2,524	13.5	297.0	214.6	4,721.6	14.5	319.0	234.8	5,166.0
3	22	64.8	1,425	12.5	275.0	162.8	3,581.2	13.0	286.0	173.2	3,810.0
4	22	119.2	2,622	13.3	291.5	173.5	3,816.2	13.8	302.5	183.9	4,045.0
11	22	65.7	1,445	12.0	264.0	170.0	3,739.2	13.3	293.3	200.4	4,408.0
51	22	70.2	1,545	12.0	264.0	179.5	3,949.2	13.3	293.3	209.9	4,618.0
52	22	39.3	864	12.0	264.0	214.8	4,726.2	13.3	293.3	245.2	5,395.0
61	22	113.3	2,492	12.8	280.5	184.1	4,049.2	13.3	291.5	194.5	4,278.0
62	22	137.5	3,025	14.2	311.7	173.6	3,819.0	14.7	322.7	179.6	3,951.0
63	22	34.3	754	14.0	308.0	233.8	5,144.0	14.0	308.0	233.8	5,144.0
64	22	26.6	586	14.0	308.0	209.7	4,613.0	14.3	315.3	215.7	4,745.0
490-1	22	73.3	1,613	14.4	317.2	447.1	9,837.0	15.8	346.5	474.1	10,431.0
490-2	18	45.7	823	12.4	223.5	374.7	6,744.0	13.8	247.5	401.7	7,230.0
620	22	8.6	189	15.0	330.0	325.2	7,155.0	16.0	352.0	367.2	8,079.0
1234	23	30.5	702	19.0	437.0	271.3	6,240.0	20.0	460.0	289.3	6,654.0
3421	23	29.7	683	19.0	437.0	268.7	6,181.0	20.0	460.0	286.7	6,595.0
<b>Total</b>		<b>1,136.8</b>	<b>24,886</b>	<b>223.5</b>	<b>4,905.3</b>	<b>3,778.8</b>	<b>82,175.4</b>	<b>237.5</b>	<b>5,210.0</b>	<b>4,085.6</b>	<b>88,853.0</b>

### Paratransit - Weekdays

Route	Days	Passengers		Revenue Hours		Revenue Miles		Service Hours		Service Miles	
		Daily	Total	Daily	Total	Daily	Total	Daily	Total	Daily	Total
DR1	22	12.5	276	9.1	201.2	181.8	4,000.0	10.0	221.0	203.9	4,485.0
DR2 CC	23	15.2	349	5.9	135.4	46.0	1,059.0	6.4	147.4	54.2	1,246.0
DR3	7	10.7	75	6.4	44.6	102.0	714.0	7.7	54.1	125.3	877.0
DR4	0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PT1	22	12.3	271	8.4	185.8	154.7	3,403.0	9.5	209.2	175.5	3,860.0
PT2	22	13.7	302	8.0	175.7	113.1	2,488.0	9.3	204.9	137.6	3,028.0
PT3	22	11.4	251	8.1	177.6	127.4	2,802.0	9.0	197.7	138.7	3,051.0
PT4	22	13.4	294	8.4	184.4	147.3	3,241.0	9.5	209.2	172.5	3,796.0
PT5	22	12.7	279	8.0	175.1	131.0	2,882.0	8.6	188.6	141.0	3,101.0
PT6	22	12.7	279	7.7	169.8	111.4	2,451.0	9.3	203.9	136.6	3,005.0
PT7	23	9.6	221	6.7	154.9	100.4	2,309.0	7.6	175.2	115.0	2,645.0
<b>Total</b>		<b>124.2</b>	<b>2,597</b>	<b>76.7</b>	<b>1,604.5</b>	<b>1,215.1</b>	<b>25,349.0</b>	<b>87.0</b>	<b>1,811.1</b>	<b>1,400.2</b>	<b>29,094.0</b>

### Service Totals

	Passengers		Revenue Hours		Revenue Miles		Service Hours		Service Miles	
	Daily	Total	Daily	Total	Daily	Total	Daily	Total	Daily	Total
Paratransit	124.2	2,597.0	76.7	1,604.5	1,215.1	25,349.0	87.0	1,811.1	1,400.2	29,094.0
Fixed Route	1,136.8	24,886.0	223.5	4,905.3	3,778.8	82,175.4	237.5	5,210.0	4,085.6	88,853.0
<b>Grand Total</b>		<b>27,483.0</b>		<b>6,509.8</b>		<b>107,524.4</b>		<b>7,021.1</b>		<b>117,947.0</b>

### Fixed Routes

Routes 1, 2, 3, 4 - Fayetteville  
 Routes 61, 62, 63, 64 - Springdale  
 Routes 51, 52 - Rogers  
 Route 11 - Bentonville  
 Route 490 - I49 Commuter Express  
 Route 620 - Rural Commuter Express

### Paratransit Routes

DR1, DR3, DR4 - Demand Response Routes usually in Rural areas  
 DR2 CC - Demand Response Route in Carroll County  
 PT1 - PT7 - Mostly ADA Paratransit Routes in the Urban areas

## Route Summary - July 2015

### Fixed Routes

Route	Days	Passengers				Wheel-chairs		Bikes	
		Daily	Total	Per Rev Hour	Per Rev Mile	Daily	Total	Daily	Total
1	22	163.4	3,594	12.1	0.9	1.5	33	1.2	26
2	22	114.7	2,524	8.5	0.5	0.1	2	1.6	36
3	22	64.8	1,425	5.2	0.4	0.2	4	0.3	6
4	22	119.2	2,622	9.0	0.7	1.0	21	2.1	47
11	22	65.7	1,445	5.5	0.4	6.4	141	3.2	70
51	22	70.2	1,545	5.9	0.4	2.0	45	1.3	29
52	22	39.3	864	3.3	0.2	0.6	13	0.3	7
61	22	113.3	2,492	8.9	0.6	0.5	12	2.8	61
62	22	137.5	3,025	9.7	0.8	1.5	33	0.8	18
63	22	34.3	754	2.4	0.1	0.1	3	0.4	9
64	22	26.6	586	1.9	0.1	0.0	1	0.0	1
490-1	22	73.3	1,613	5.1	0.2	0.1	2	3.0	67
490-2	18	45.7	823	3.7	0.1	0.2	4	2.1	37
620	22	8.6	189	0.6	0.0	0.1	3	0.2	5
1234	23	30.5	702	1.6	0.1	0.0	0	0.0	0
3421	23	29.7	683	1.6	0.1	0.0	0	0.0	0
		<b>1,136.8</b>	<b>24,886</b>	<b>84.8</b>	<b>5.7</b>	<b>14.4</b>	<b>317</b>	<b>19.4</b>	<b>419</b>

### Paratransit - Weekdays

Route	Days	Passengers				Wheel-chairs	
		Daily	Total	Per Rev Hour	Per Rev Mile	Daily	Total
DR1	22	12.5	276	1.4	0.1	3.5	76
DR2 CC	23	15.2	349	2.6	0.3	0.0	
DR3	7	10.7	75	1.7	0.1	3.4	24
DR4	0	0.0	0	0.0	0.0	0.0	0
PT1	22	12.3	271	1.5	0.1	3.0	66
PT2	22	13.7	302	1.7	0.1	3.5	76
PT3	22	11.4	251	1.4	0.1	3.7	81
PT4	22	13.4	294	1.6	0.1	3.5	78
PT5	22	12.7	279	1.6	0.1	3.2	70
PT6	22	12.7	279	1.6	0.1	3.8	84
PT7	23	9.6	221	1.4	0.1	2.8	65
		<b>124.2</b>	<b>2,597</b>	<b>16.5</b>	<b>1.2</b>	<b>30.4</b>	<b>620</b>

### Weekday Service Totals

	Passengers				Wheel-chairs		Bikes	
	Daily	Total	Per Rev Hour	Per Rev Mile	Daily	Total	Daily	Total
Paratransit	124.2	2,597	16.5	1.2	30.4	620	0.0	0
Fixed Route	1,136.8	24,886	84.8	5.7	14.4	317	19.4	419
<b>Grand Total</b>		<b>27,483.0</b>				<b>937.0</b>		<b>419.0</b>

### Fixed Routes

Routes 1, 2, 3, 4 - Fayetteville  
 Routes 61, 62, 63, 64 - Springdale  
 Routes 51, 52 - Rogers  
 Route 11 - Bentonville  
 Route 490 - I49 Commuter Express  
 Route 620 - Rural Commuter Express

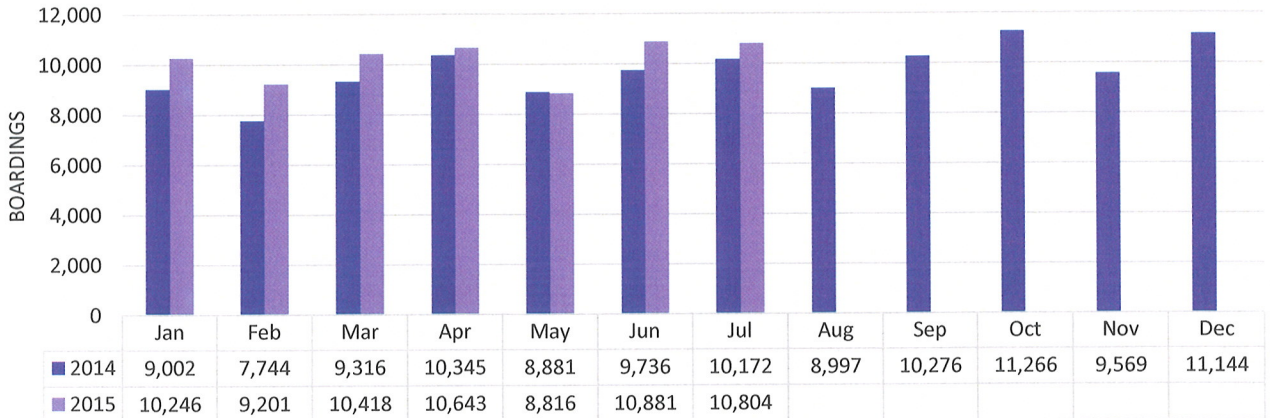
### Paratransit Routes

DR1, DR3, DR4 - Demand Response Routes usually in Rural areas  
 DR2 CC - Demand Response Route in Carroll County  
 PT1 - PT7 - Mostly ADA Paratransit Routes in the Urban areas

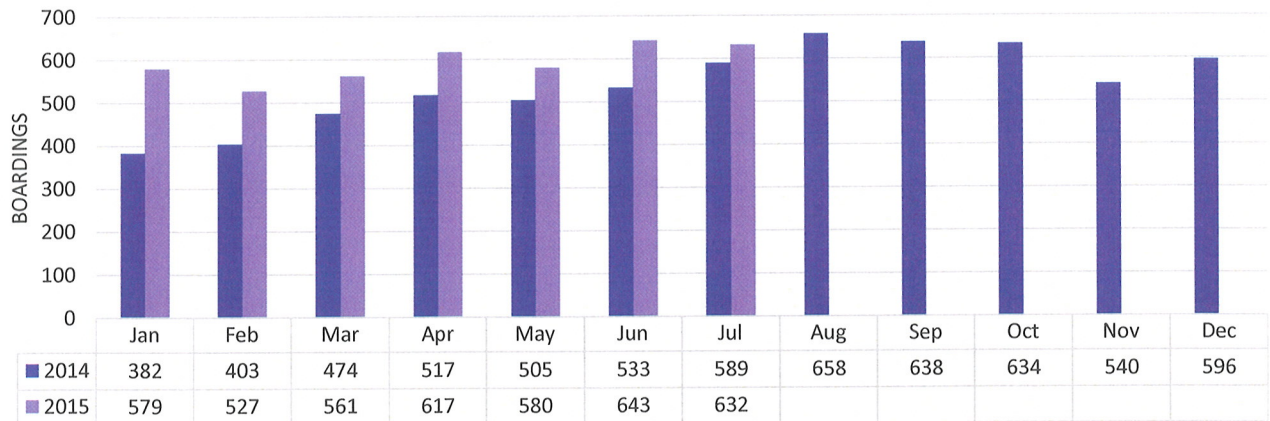
## Key Performance Indicators - City of Fayetteville

	TOTAL SYSTEM: Jan - Jul			FAYETTEVILLE: Jan - Jul			
	CY 14	CY 15	% Change	CY 14	CY 15	% Change	% of Total
Days of Op	146	146		146	146		
Fixed Route	155,269	156,036	0%	65,196	71,009	9%	46%
Paratransit	15,089	17,504	16%	3,403	4,139	22%	24%
<b>Total</b>	<b>170,358</b>	<b>173,540</b>	<b>2%</b>	<b>68,599</b>	<b>75,148</b>	<b>10%</b>	<b>43%</b>

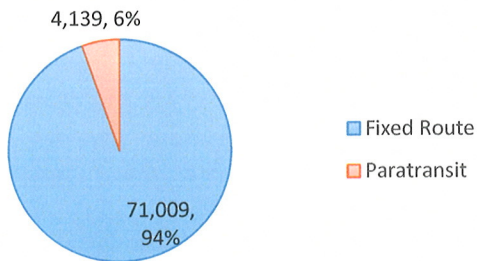
### Fixed Route Passengers



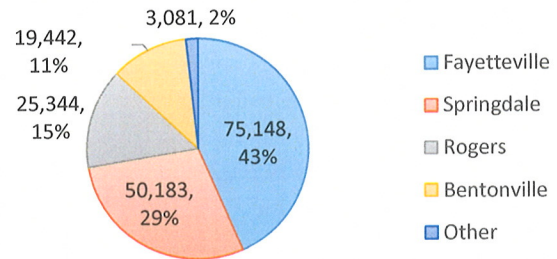
### Paratransit Passengers



#### Fayetteville Service: Jan - Jul



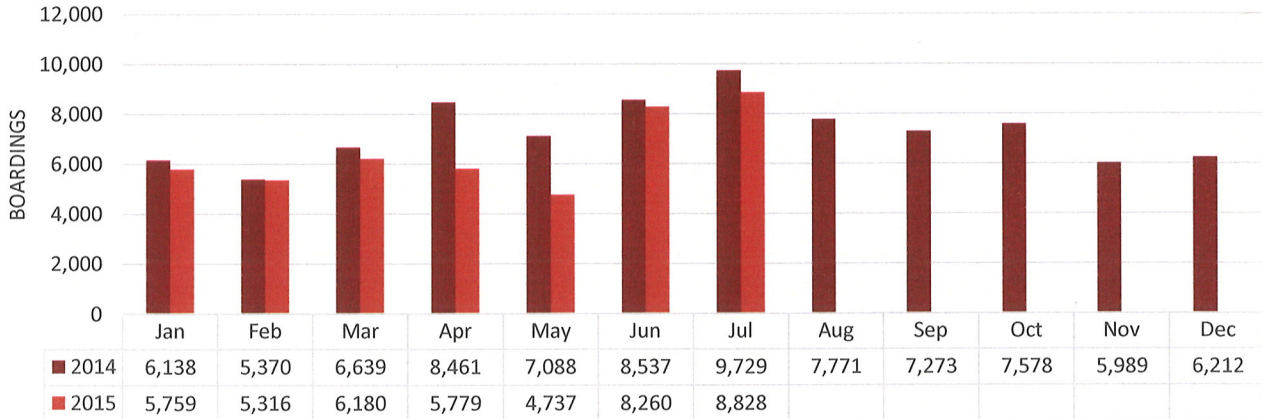
#### Total Ridership: Jan - Jul



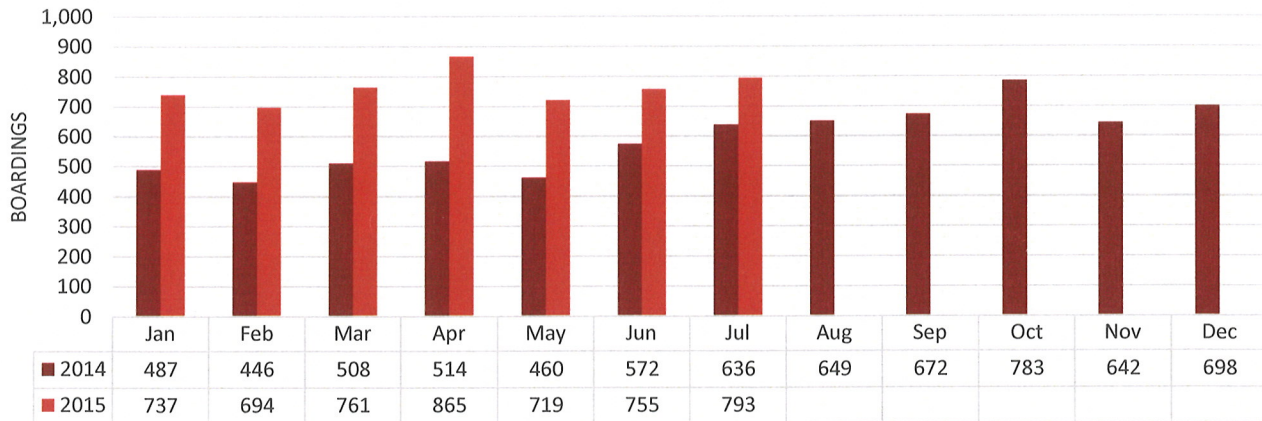
## Key Performance Indicators - City of Springdale

	TOTAL SYSTEM: Jan - Jul			SPRINGDALE: Jan - Jul			
	CY 14	CY 15	% Change	CY 14	CY 15	% Change	% of Total
Days of Op	146	146		146	146		
Fixed Route	155,269	156,036	0%	51,962	44,859	-14%	29%
Paratransit	15,089	17,504	16%	3,623	5,324	47%	30%
<b>Total</b>	<b>170,358</b>	<b>173,540</b>	<b>2%</b>	<b>55,585</b>	<b>50,183</b>	<b>-10%</b>	<b>29%</b>

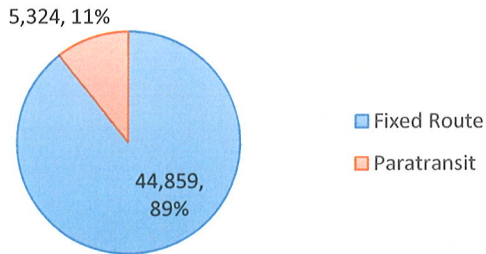
### Fixed Route Passengers



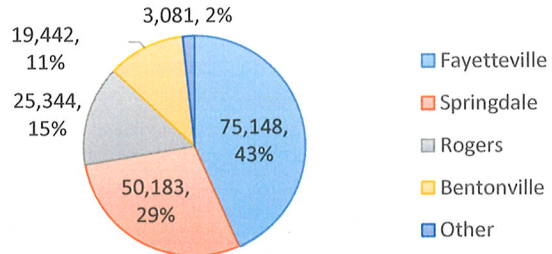
### Paratransit Passengers



### Springdale Service: Jan - Jul



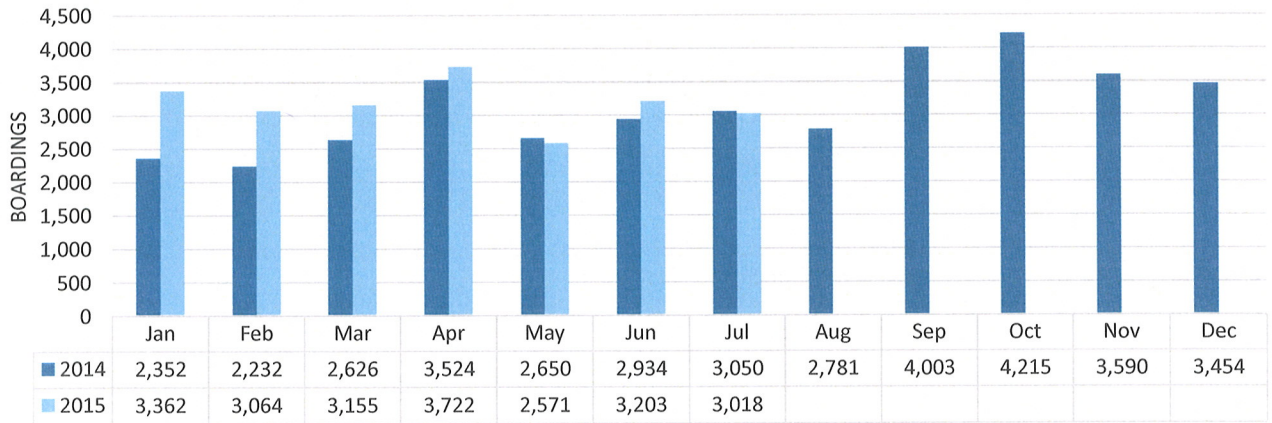
### Total Ridership: Jan - Jul



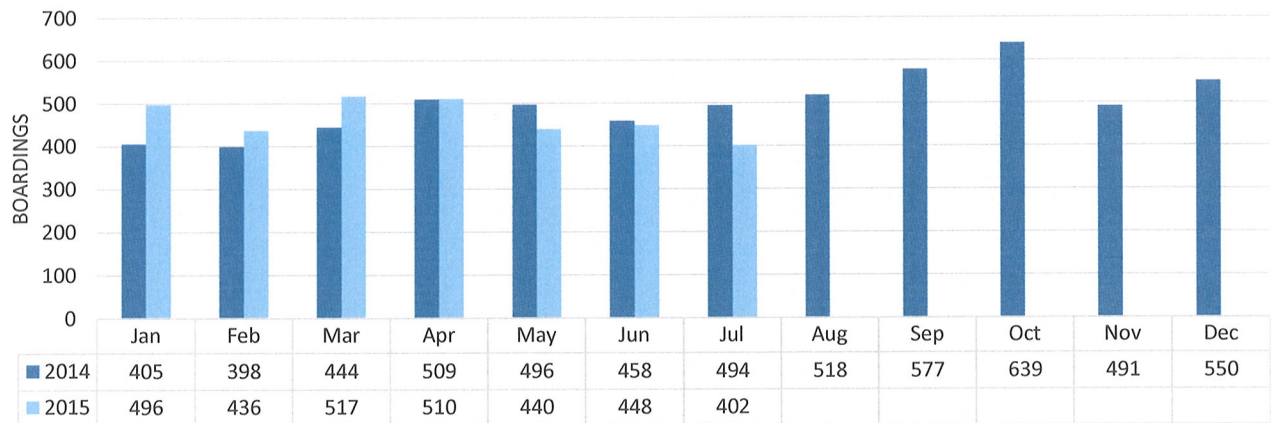
## Key Performance Indicators - City of Rogers

	TOTAL SYSTEM: Jan - Jul			ROGERS: Jan - Jul			
	CY 14	CY 15	% Change	CY 14	CY 15	% Change	% of Total
Days of Op	146	146		146	146		
Fixed Route	155,269	156,036	0%	19,368	22,095	14%	14%
Paratransit	15,089	17,504	16%	3,204	3,249	1%	19%
Total	170,358	173,540	2%	22,572	25,344	12%	15%

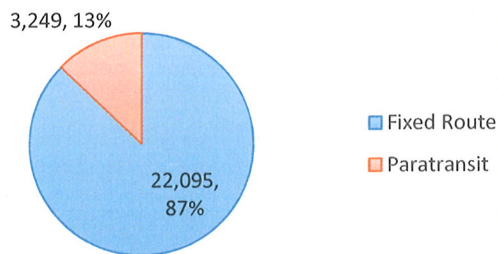
### Fixed Route Passengers



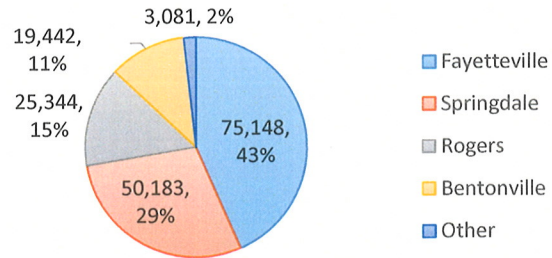
### Paratransit Passengers



### Rogers Service: Jan - Jul



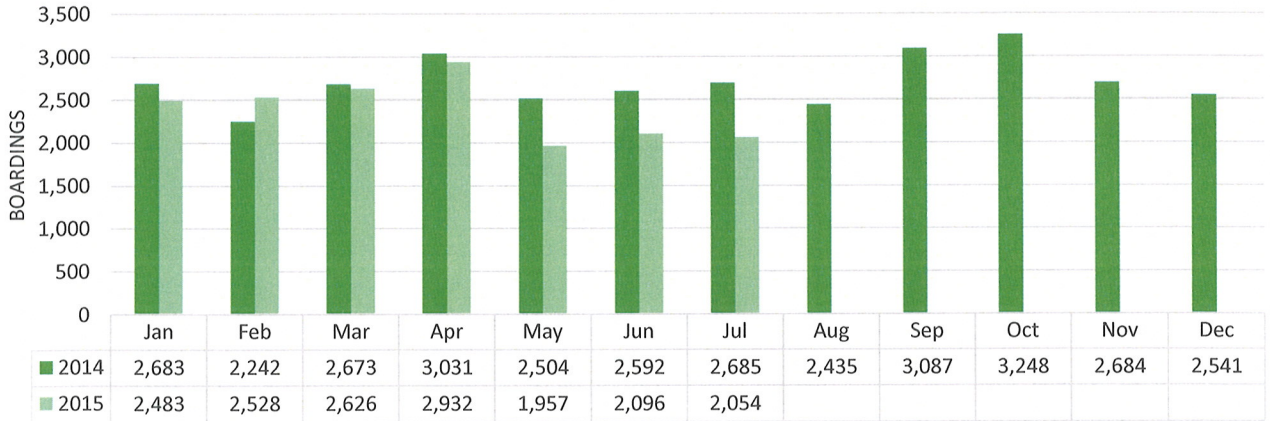
### Total Ridership: Jan - Jul



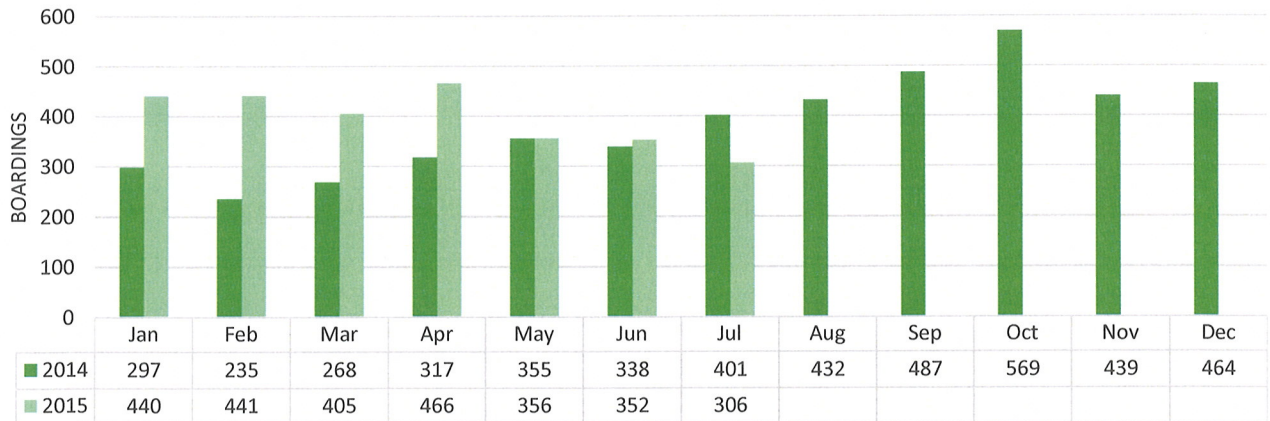
## Key Performance Indicators - City of Bentonville

	TOTAL SYSTEM: Jan - Jul			BENTONVILLE: Jan - Jul			
	CY 14	CY 15	% Change	CY 14	CY 15	% Change	% of Total
Days of Op	146	146		146	146		
Fixed Route	155,269	156,036	0%	18,410	16,676	-9%	11%
Paratransit	15,089	17,504	16%	2,211	2,766	25%	16%
Total	170,358	173,540	2%	20,621	19,442	-6%	11%

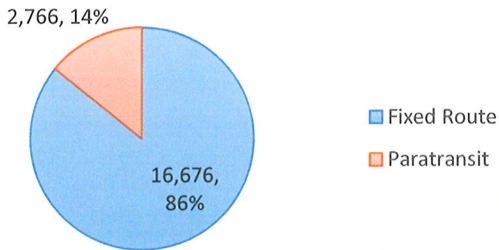
### Fixed Route Passengers



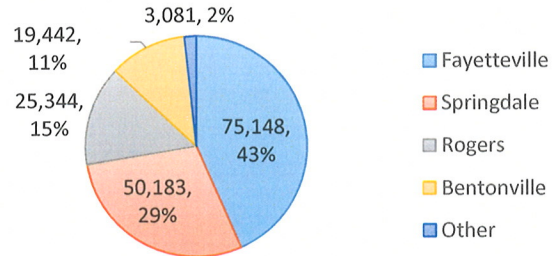
### Paratransit Passengers



#### Bentonville Service: Jan - Jul



#### Total Ridership: Jan - Jul



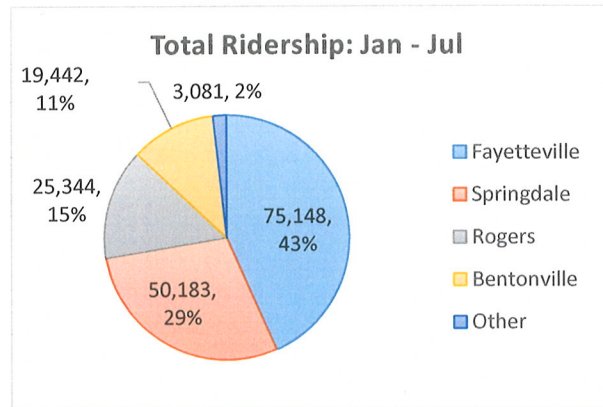
## Key Performance Indicators - Other Cities / Areas

	TOTAL SYSTEM: Jan - Jul			Other Cities / Areas: Jan - Jul			
	CY 14	CY 15	% Change	CY 14	CY 15	% Change	% of Total
Days of Op	146	146		146	146		
Fixed Route	155,269	156,036	0%	333	1,397		1%
Paratransit	15,089	17,504	16%	2,648	2,026	-23%	12%
<b>Total</b>	<b>170,358</b>	<b>173,540</b>	<b>2%</b>	<b>2,981</b>	<b>3,423</b>	<b>15%</b>	<b>2%</b>

### Route 620

June 2014 - July 2015

City	Pickups	Dropoffs
West Fork	363	317
Greenland	174	135
Farmington	653	310
Prairie Grove	337	356
Lincoln	503	454
Fayetteville (Lot 56)	1,248	1,706
<b>Total</b>	<b>3,278</b>	<b>3,278</b>



**Passenger Boardings by City: January - July**

	Demand Response		ADA Paratransit		Fixed Route		Total	
	2014	2015	2014	2015	2014	2015	2014	2015
<b>Benton County</b>								
Avoca	26	2					26	2
Bella Vista	22	29					22	29
Benton County	8	5					8	5
Bentonville	1,171	1,320	1,040	1,446	18,410	16,676	20,621	19,442
Cave Springs							0	0
Centerton	83	77					83	77
Garfield	3	1					3	1
Gravette	9	0					9	0
Little Flock	27	8					27	8
Lowell	69	117					69	117
Pea Ridge	15	73					15	73
Rogers	2,065	1,313	1,139	1,936	19,368	22,095	22,572	25,344
Siloam Springs	5	0					5	0
<b>Total</b>	<b>3,503</b>	<b>2,945</b>	<b>2,179</b>	<b>3,382</b>	<b>37,778</b>	<b>38,771</b>	<b>43,460</b>	<b>45,098</b>

	Demand Response		ADA Paratransit		Fixed Route		Total	
	2014	2015	2014	2015	2014	2015	2014	2015
<b>Washington County</b>								
Elkins	0	26					0	26
Farmington	24	28	1	30	10	306	35	364
Fayetteville	1,657	1,727	1,746	2,412	65,196	71,009	68,599	75,148
Goshen	5	7					5	7
Greenland	47	43	0	1	15	127	62	171
Johnson	8	8	27	2	164	342	199	352
Lincoln	26	0			64	274	90	274
Prairie Grove	26	3	0	2	47	174	73	179
Springdale	1,749	2,519	1,874	2,805	51,962	44,859	55,585	50,183
Washington County	155	24					155	24
West Fork	8	1			33	174	41	175
<b>Total</b>	<b>3,705</b>	<b>4,386</b>	<b>3,648</b>	<b>5,252</b>	<b>117,491</b>	<b>117,265</b>	<b>124,844</b>	<b>126,903</b>

	Demand Response		ADA Paratransit		Fixed Route		Total	
	2014	2015	2014	2015	2014	2015	2014	2015
<b>Carroll County</b>								
Berryville	1,852	1,234					1,852	1,234
Carroll County	77	158					77	158
Eureka Springs	31	12					31	12
Green Forest	4	2					4	2
<b>Total</b>	<b>1,964</b>	<b>1,406</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,964</b>	<b>1,406</b>

	Demand Response		ADA Paratransit		Fixed Route		Total	
	2014	2015	2014	2015	2014	2015	2014	2015
<b>Madison County</b>								
Huntsville	59	88					59	88
Madison County	31	45					31	45
<b>Total</b>	<b>90</b>	<b>133</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>90</b>	<b>133</b>

	Demand Response		ADA Paratransit		Fixed Route		Total	
	2014	2015	2014	2015	2014	2015	2014	2015
<b>Grand Total</b>	<b>9,262</b>	<b>8,870</b>	<b>5,827</b>	<b>8,634</b>	<b>155,269</b>	<b>156,036</b>	<b>170,358</b>	<b>173,540</b>





**City of Farmington**  
**372 W. Main st.**  
**P.O. Box 150**  
**Farmington, AR 72730**

**Fire Department**  
**Chief Mark Cunningham**

**Phone 479-267-3338**  
**Fax 479-267-3302**

### **August 2015 Monthly Report for Mayor and City Council**

The Fire department responded to 88 calls during the month of August and that is tied with January for the highest month of the year for runs. I don't know exactly why we are having so many calls, but I think it might just be from our growth in the city and surrounding area. We have more calls to date than we had all year two years ago.

I can tell you now that we need to come up with enough funding to be able to hire additional firefighters to cover our city.

We have one of our firefighters that we are sponsoring down in Camden at the fire academy trying to get his firefighter certifications, his name is Andrew Patton and so far he is doing well, he is very interested in being the best he can be and maybe becoming a full time firefighter.

August was a hot month but we still had a good amount of rain to keep everything green and that has helped so much in decreasing the amount of grass fires.

We also are still having new businesses moving in and we have to inspect them and make sure they are within the fire code. Rick Bramall and I have been working close together on these so we both are on the same page.

Thank you for your continued support of the fire department;

Mark Cunningham

# Farmington Police Dept.

Tickets Issued by Officer and Month for 2015

9/1/2015 7:49:40 AM

Officer	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Bertorello, James	36	17	46	39	38	46	6	17	0	0	0	0	245
Brotherton, James	18	0	0	0	12	5	15	17	0	0	0	0	67
Caatron, Joshua	40	27	33	19	22	21	11	23	1	0	0	0	197
Coker, Ira	34	8	12	9	0	0	0	0	0	0	0	0	63
Hubbard, Brian	0	0	0	1	1	0	0	9	0	0	0	0	11
Kimball, Geoffrey	25	13	43	46	42	45	32	48	0	0	0	0	294
Long, Dustin	0	0	0	0	0	2	30	30	0	0	0	0	62
Parrish, Chad	0	0	0	0	0	2	4	2	0	0	0	0	8
Thompson, Michael	0	0	6	2	1	0	0	0	0	0	0	0	9
Wilbanks, Johnie	6	1	7	9	2	3	3	6	0	0	0	0	37
<b>Totals:</b>	<b>159</b>	<b>66</b>	<b>147</b>	<b>125</b>	<b>118</b>	<b>124</b>	<b>101</b>	<b>152</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>993</b>

# Farmington Police Dept.

Offenses for Month 8/2014 and 8/2015

9/1/2015 7:47:38 AM

	<u>2014</u>	<u>2015</u>
<b>ASSAULT ON FAMILY OR HOUSEHOLD MEMBER - 3RD DEGREE / APPREHENSION OF IMMINE</b>		
5-26-309	2	2
<b>BATTERY - 3RD DEGREE / PURPOSE OF CAUSING INJURY, CAUSES INJURY</b>		
5-13-203A(1)	1	0
Breaking or Entering/Vehicle		
5-39-202	2	2
<b>BURGLARY, COMMERCIAL</b>		
5-39-201B(1)	0	1
<b>BURGLARY, RESIDENTIAL</b>		
5-39-201A(1)	2	1
<b>CARELESS DRIVING</b>		
27-51-104	1	1
<b>CARRYING A WEAPON</b>		
5-73-120	1	0
<b>CRIMINAL MISCHIEF - 1ST DEGREE PROPERTY OF ANOTHER VALUE \$500 OR LESS</b>		
5-38-203A(1)	1	0
<b>CRIMINAL MISCHIEF - 1ST DEGREE / PROPERTY OF ANOTHER VALUE \$500 OR MORE</b>		
5-38-203C	2	1
<b>CRIMINAL MISCHIEF - 1ST DEGREE / PROPERTY OF ANOTHER W/VALUE OVER \$1000 BUT \$5,000 OR LESS</b>		
5-38-203B(2)	0	1
<b>CRIMINAL MISCHIEF - 2ND DEGREE / PURPOSELY TAMPERS</b>		
5-38-204(a)(2)	0	1
<b>CRIMINAL MISCHIEF - 2ND DEGREE / RECKLESSLY DESTROYS</b>		
5-38-204(a)(1)	1	0
<b>DISORDERLY CONDUCT</b>		
5-71-207	1	1
<b>DISORDERLY CONDUCT / PUBLIC PLACE USES ABUSIVE, OBSCENE SPEECH OR OBSCENE</b>		
5-71-207A(3)	1	0
<b>DOMESTIC BATTERING - 3RD DEGREE / PURPOSE OF CAUSING INJURY, CAUSES INJURY</b>		
5-26-305A(2)	1	1
<b>DRIVING ON SUSPENDED LICENSE</b>		
27-16-303	2	1
<b>DWI (UNLAWFUL ACT)</b>		
5-65-103A	1	1
<b>DWI - DRUGS (UNLAWFUL ACT)</b>		
5-65-103B	1	1
<b>FAILURE TO APPEAR</b>		
5-54-120	1	7
Failure to Maintain Control		

	<u>2014</u>	<u>2015</u>
27-51-104(6)	1	0
<b>FAILURE TO PAY FINES &amp; COSTS</b>		
5-4-203	12	7
<b>Failure to Pay Registration/No Vehicle License</b>		
27-14-903	0	1
<b>Fictitious Tags</b>		
27-14-306	1	0
<b>FORGERY</b>		
5-37-201	1	1
<b>FRAUD - POSSESS CONTROLLED SUBSTANCE BY FRAUD, FORGERY, THEFT</b>		
5-64-403A(2)	1	0
<b>FRAUD - FINANCIAL IDENTITY</b>		
5-37-227	1	0
<b>FRAUDULENT USE OF A CREDIT CARD / CARD OR ACCOUNT NUMBER ARE FORGED</b>		
5-37-207A(3)	1	0
<b>HARASSING COMMUNICATIONS / TELEPHONE, TELEGRAPH, MAIL, OR ANY WRITTEN FORM</b>		
5-71-209A(1)	0	1
<b>Interference with Emergency Communication/1st dgree/disables communication</b>		
5-60-124	1	0
<b>Leaving Scene of Accident/Personal Injury</b>		
27-53-101	0	1
<b>Leaving Scene of Accident/Property Damage</b>		
27-53-102	1	1
<b>Left of Center</b>		
27-51-301	1	0
<b>No Proof Insurance</b>		
27-22-104	2	1
<b>No Tail Lights/Reflectors</b>		
27-36-215	1	0
<b>POSSESSING INSTRUMENTS OF CRIME</b>		
5-73-102	1	0
<b>POSSESSION OF A CONTROLLED SUBSTANCE - MARIJUANA</b>		
5-64-401	3	0
<b>POSSESSION OF DRUG PARAPHERNALIA</b>		
5-64-443	1	0
<b>POSSESSION OF SCH VI WITH PURPOSE TO DELIVERY</b>		
5-64-436	1	0
<b>PUBLIC INTOXICATION / DRINKING IN PUBLIC</b>		
5-71-212	1	3
<b>REFUSAL TO SUBMIT</b>		
5-65-205	1	1
<b>RESISTING ARREST - REFUSAL TO SUBMIT TO ARREST / ACTIVE OR PASSIVE REFUSAL</b>		
5-54-103B(1)	1	0
<b>RUNAWAY</b>		
90I	1	0

	<u>2014</u>	<u>2015</u>
<b>THEFT \$1,000 OR LESS - ALL OTHERS</b>		
5-36-103(b)(4)(A)	2	4
<b>THEFT \$1,000 OR LESS - FROM BUILDING</b>		
5-36-103(b)(4)(A)	1	2
<b>THEFT \$1,000 OR LESS - FROM VEHICLE</b>		
5-36-103(b)(4)(A)	1	2
<b>THEFT \$5,000 OR LESS BUT GREATER THAN \$1000 - FROM BUILDING</b>		
5-36-103(b)(3)(A)	1	0
<b>THEFT \$5,000 OR LESS BUT GREATER THAN \$1000 - FROM VEHICLE</b>		
5-36-103(b)(3)(A)	0	1
<b>THEFT OF PROPERTY - LOST, MISLAID, DELIVERED BY MISTAKE</b>		
5-36-105	0	1
<b>THEFT OF PROPERTY / ALL OTHER</b>		
5-36-103A(1)	1	2
<b>THEFT OF VEHICLE VALUED AT \$5,000 OR LESS BUT GREATER THAN \$1,000</b>		
5-36-103(b)(3)(A)	2	0
<b>UNATTENDED DEATH/NATURAL CAUSES</b>		
<b>DEATH</b>	0	1
<b>VIOLATION OF CONTACT ORDER</b>		
16-10-108(A)(3)	1	0
<b>VIOLATION OF OPEN CONTAINER</b>		
2009-01	0	1
<b>Totals:</b>	<b>64</b>	<b>53</b>

# Permit Report

8/1/2015 - 8/31/2015

Permit #	Permit Date	Site Address	Permit Type	Type of Work	Type of Building	Description of Work	Contractor	Total Fees
1103	8/28/2015	434 Hydrangea	Building	New	Residential	New House	Shaddox Construction	\$1,411.00
1101	8/26/2015	267 Broyles	Plumbing/Gas	New	Commercial	Plumbing for new storage building	Pinnacle Plumbing	\$25.00
1100	8/26/2015	257 Vineyard Ave	Plumbing/Gas	New	Residential	Plumbing for new house	Pinnacle Plumbing	\$45.00
1098	8/25/2015	464 Goldfinch	Building	Addition	Residential	Detached garage	North Rock Builders LLC	\$235.00
1097	8/25/2015	448 Twin Falls	Building	New	Residential	reinspection fee	PDM Designs Inc	\$25.00
1096	8/24/2015	81 Sable St	Mechanical	Repair	Residential	HVAC changeout	Bud Anderson	\$60.00
1095	8/19/2015	296 Greenfield Ave	Mechanical	New	Residential	HVAC system for new house	Comfort Heat and Air	\$35.00
1094	8/19/2015	432 Claybrook	Mechanical	New	Residential	HVAC system for new house	Comfort Heat and Air	\$35.00
1092	8/18/2015	10810 S Appleby	Storage Building	New	Residential	New metal shop	Coyle Enterprises	\$260.00
1091	8/17/2015	253 Rheas Mill	Plumbing/Gas	Repair	Commercial	Add new water line for High School	Lewis Plumbing	\$20.00
1090	8/13/2015	11578 Frisco Dr	Mechanical	New	Residential	HVAC system for new house	PDM Designs	\$40.00
1089	8/6/2015	156 Terry	Mechanical	Repair	Residential	New furnace	Bud Anderson	\$35.00
1087	8/4/2015	448 Twin Falls	Mechanical	New	Residential	HVAC for new house	Pro Heating and Cooling	\$50.00

1086	8/3/2015	446 Claybrook	Mechanical	New	Residential	HVAC System for new house	Pro Heating and Cooling	\$50.00
								<b>\$2,326.00</b>

**Total Records: 14**

**8/31/2015**

**Library  
Circulation and Patron Services**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<b>2015</b>												
Total Circulation	5,294	4,413	5,019	4,918	4,636	5,404	5,149	4,476				
YTD Circulation	5,294	9,707	14,726	19,644	24,280	29,684	34,833	39,309				
Holds Satisfied	927	870	1,063	1,045	862	995	994	1,014				
YTD Hold Satisfied	927	1,797	2,860	3,905	4,767	5,762	6,756	7,770				
PAC Logins	832	801	1,093	1,018	1,008	853	919	779				
YTD PAC Logins	832	1,633	2,726	3,744	4,752	5,605	6,524	7,303				
New Cardholders	47	37	23	17	26	50	33	39				
YTD New Cardholders	47	84	107	124	150	200	233	272				
<b>2014</b>												
Total Circulation	1,642	3,610	4,428	4,518	4,757	5,663	5,854	5,670	5,564	5,302	4,408	4,891
YTD Circulation	1,642	5,252	9,680	14,198	18,955	24,618	30,472	36,142	41,706	47,008	51,416	56,307
Holds Satisfied	212	765	814	844	866	974	954	1,044	1,034	995	815	944
YTD Holds Satisfied	212	977	1,791	2,635	3,501	4,475	5,429	6,473	7,507	8,502	9,317	10,261
PAC Logins	777	748	1,048	848	979	959	1,022	1,030	993	978	889	823
YTD PAC Logins	777	1,525	2,573	3,421	4,400	5,359	6,381	7,411	8,404	9,382	10,271	11,094
New Cardholders	13	40	51	35	42	60	61	57	43	29	21	24
YTD New Cardholders	13	53	104	139	181	241	302	359	402	431	452	476
<b>2013</b>												
Total Circulation	5,419	4,973	5,147	5,170	4,452	5,268	6,031	5,423	4,828	4,778	4,468	4,031
YTD Circulation	5,419	10,392	15,539	20,709	25,161	30,429	36,460	41,883	46,711	51,489	55,957	59,988
Holds Satisfied	1,031	943	1,004	1,050	827	1,083	1,076	953	848	969	802	670
YTD Holds Satisfied	1,031	1,974	2,978	4,028	4,855	5,938	7,014	7,967	8,815	9,784	10,586	11,256
PAC Logins	731	697	767	663	570	656	755	708	683	816	836	766
YTD PAC Logins	731	1,428	2,195	2,858	3,428	4,084	4,839	5,547	6,230	7,046	7,882	8,648
New Cardholders	33	20	35	15	2	46	36	35	16	33	14	13
YTD New Cardholders	33	53	88	103	105	151	187	222	238	271	285	298



**Library  
Computer Use**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2015</b>												
Users	362	280	286	389	279	302	343	395				
YTD Users	362	642	928	1317	1596	1898	2241	2636				
Device Checkout			2	1	0	0	1	1				
YTD Device Checkout			2	3	3	3	4	5				
<b>2014</b>												
Users	85	271	278	298	384	361	414	464	419	433	342	368
YTD Users	85	356	634	932	1316	1677	2091	2555	2974	3407	3749	4117

**Library  
Program Attendance**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2015</b>												
Adult Classes/Workshops						47	16	33				
YTD Adult Classes/Workshops						47	63	96				
Book Club	14	19	9	16	14	19	12	12				
YTD Book Club	14	33	42	58	72	91	103	115				
WCLS Book Talkers	7	6	3		1	5	8					
YTD WCLS Book Talkers	7	13	16	16	17	22	30					
Children's Summer Reading						65						
YTD Children's Summer Reading						65						
Children's Summer Reading Log Participation								29				
YTD Children's Summer Reading Log Participation								29				
Coupon Club		7					3					
YTD Coupon Club		7	7	7	7		10					
Digital Book Club								18				
YTD Digital Book Club				12	12			30				
Garden Club								7				
YTD Garden Club					15			22				
Kiwanis of Farmington						8		13				
YTD Kiwanis of Farmington						8		21				
WCLS Story Time		97	213	191	92	119	99					
YTD WCLS Story Time		97	310	501	593	712	811					
Tech Instruction	1	3		2		1						
YTD Tech Instruction	1	4	4	6	6	7						
Total Program Attendance	22	132	225	209	122	256	138	112				
<b>2014</b>												
Author Program Series							7					
YTD Author Program Series							7					
Book Club		10	13	13	12	15	14	15	17	17	17	17
YTD Book Club		10	23	36	48	63	77	92	107	121	133	147
Book Talkers	4	3	3	5	6	6	10	0	5	3	4	2
YTD Book Talkers	4	7	10	15	21	27	37	37	42	45	49	51
Coupon Club									5	3		
YTD Coupon Club									5	8	8	8
Story Time		109	174	228	94	166	90		190	169	142	136
YTD Story Time		109	283	511	605	771	861	861	1051	1220	1362	1498
Tech Instruction			7	7					12	8	2	4
YTD Tech Instruction			7	7	7	7	7	7	19	27	29	33
Total Program Attendance	4	122	197	246	112	187	121	15	237	197	160	156

**Library  
Daily Visitors**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2015</b>												
Visits	2540	2551	2803	3036	2595	3050	2812	2773				
<b>YTD Visits</b>	2540	5091	7894	10930	13525	16575	19387	22160				
<b>2014</b>												
Visits	n/a	n/a	n/a	2916	2772	3236	3366	3085	2579	3236	2459	2724
<b>YTD Visits</b>	n/a	n/a	n/a	2916	5688	8924	12290	15375	17954	21190	23649	26373

**Planning Commission Minutes  
July 27, 2015**

**1. ROLL CALL** – Meeting was called to order by Chair Robert Mann. A quorum was present.

**PRESENT**

Josh Clary  
Sean Schader  
Matt Hutcherson  
Robert Mann  
Gerry Harris  
Judy Horne  
Bobby Wilson

**ABSENT**

Toni Bahn

**City Employees Present:** Melissa McCarville - City Business Manager, Rick Brammall – City Inspector; Steve Tennant - City Attorney

**2. Approval of Minutes:** Minutes of June 22, 2015 were approved as written.

**3. Comments from Citizens:** There were no citizens present and no comments from citizens.

**4. Public Hearing – Changes to Zoning Ordinance**

No citizens were present for the public hearing regarding changes to the zoning ordinance which provides clarification of conditional use in the various zoning classifications. Melissa McCarville presented the new Use Units table with the few changes highlighted. She stated she could provide the entire ordinance if anyone needed to see it.

Steve Tennant asked for clarification on the wording “dust free” parking requirement. This allows only for asphalt, concrete, or the new pervious asphalt. It does not mean gravel or dirt can be used.

Motion was made and seconded to approve these changes and to send these recommended changes to the City Council for consideration at the August, 2015 meeting. Motion passed unanimously.

**5. New Business:** Review of Fayetteville Rezoning Adjacent to Farmington City Limits

The City of Fayetteville is rezoning land in west Fayetteville adjacent to Farmington City Limits. State law requires that this come before City of Farmington for its approval by City Council. An Exhibit A map was presented that shows where the land in question is located.

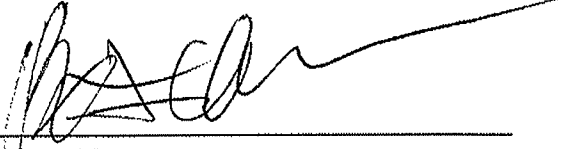
After discussion, the Planning Commission members voted unanimously to recommend to City Council the approval of Resolution No. 2015-05.

**6. Adjournment:** Having no further business, Bobby Wilson moved to adjourn, seconded by Sean Schader and passed unanimously.



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Judy Horne  
Secretary, Planning Commission



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Robert Mann  
Chair, Planning Commission