

ORDINANCE NO. 60-15**AN ORDINANCE AMENDING THE 2009 UNIFIED DEVELOPMENT  
ORDINANCE OF THE CITY OF FORT SMITH**

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**WHEREAS**, the Board of Directors passed and approved Ordinance No. 36-09 which adopted the Unified Development Ordinance on May 19, 2009; and,

**WHEREAS**, it is necessary to amend certain sections of the Unified Development Ordinance to provide clarity and remove conflicts with other provisions of the municipal code; and,

**WHEREAS**, the Planning Commission held a public hearing regarding these amendments and recommended on August 11, 2015, that said changes be made; and,

**WHEREAS**, three (3) copies of September 2015 Amendments to the Unified Development Ordinance have been on file in the Office of the City Clerk of the City of Fort Smith for inspection and review by the public prior to the passage of this Ordinance; and,

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH THAT:**

**SECTION 1:** The September 2015 Amendments to the Unified Development Ordinance are hereby adopted.

**SECTION 2:** The codifier shall amend Appendix A, Land Use Matrix of the Unified Development Ordinance.

**SECTION 3:** It is hereby found and determined that the adoption of these amendments to the Unified Development Ordinance is necessary to alleviate an emergency created by the lack

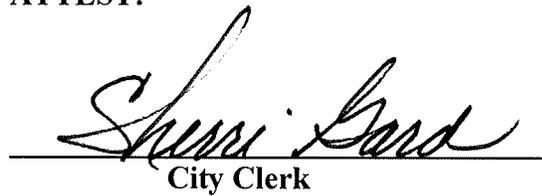
of regulation of uses of property within the City of Fort Smith so that the protection of the health, safety and welfare of the inhabitants of the City requires that the amendments be effective, and the amendments are hereby made effective, as of the date of approval of this Ordinance.

PASSED AND APPROVED THIS 1<sup>st</sup> DAY OF September, 2015.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
Publish One Time

**SEPTEMBER 2015**  
**AMENDMENTS TO THE UNIFIED DEVELOPMENT**  
**ORDINANCE**

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Fort Smith Use Matrix		J	K	L	M	N	O	Districts								Q	R	S	T	U	V	W	X	Y	AB	Z	AC	AD	AE	AF
		RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	T-1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	I-4		
<b>P = Permitted Use, C = Conditional Use, A = Accessory Use</b>		<i>Size or density restrictions for any use may be noted in the district</i>																												
<b>Residence or Accommodation</b>																														
<b>Private Household</b>																														
Structure	Single Family building																													
	Accessory residential dwelling unit																													
	Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Duplex																													
	Guest house	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	Manufactured home																													
	Mobile home park																													
	Mobile home subdivision																													
	Row house							P																						
	Zero lot line dwelling unit							P																						
	Multifamily development																													
	Community residential facility											P	P	P	P	P	P	P				P	P	P	P	P	P	P	P	
	Group home, family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	P	P	P	P	
	Group home, neighborhood											P	P	P	P	P	P	P				P	P	P	P	P	P	P	P	
	Homeless shelter																													
	Orphanage																													
	Transitional dwelling																													
	<b>Housing for the Elderly</b>																													
	Assisted living																													
	Retirement housing																													
<b>Hotels, Motels, or other Accommodations</b>																														
Bed and breakfast inn																														
Dormitory, sorority, fraternity																														
Hotel/motel																														
Rooming or boarding house																														
<b>General Sales or Services</b>																														
<b>Automobile Sales or Service</b>																														
Auto & vehicle impoundment or holding yard (no salvage)																														
Auto and vehicle dealer																														
Auto and vehicle towing (wrecker)																														
Auto auction																														
Auto body shop and paint (new parts)																														
Auto detailing service																														
Auto glass, muffler, and seatcover shop																														
Auto parts and accessories sales																														
Auto quick lube																														
Auto repair																														
Auto repair or assembly (salvage parts)																														
Boat or marine craft dealer																														

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	Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	
<b>P = Permitted Use, C = Conditional Use, A = Accessory Use</b>																											
	Car wash - full service			R-1	R-2	R-3	R-4																				
	Car wash self-service																										
	Gasoline service station																		C	P	P	P	PC	P	P	P	
	Motorcycle or ATV sales & service																				P	P	P	P	P	P	P
	Tire sales																					P	P	P	P	P	P
	Truck stop/travel plaza																					C		C	C		
	<b>Heavy Consumer Goods Sales or Service</b>																										
	Agricultural equipment and supplies (sales & service)																					P	P	P	P	P	P
	Appliance repair - (Large) (no outside storage)																					P	P	P	P	P	P
	Appliance repair (Small) (no outside storage)																				P	P	P	P	P	P	P
	Bus, truck sales and service																				P	P	P	P	P	P	P
	Clothing and personal items (repair)																		P	P	P	P	P	P	P	P	P
	Commercial, industrial machinery & equipment (sales & service)																					P		P		P	
	Department store, warehouse club or superstore																				P	P					P
	Computer and software shop																	P	P	P	P	P	P	P	P		
	Electronics and appliances (new)																		P	P	P	P	P	P	P		
	Electronics and appliances (used)																				P	P	P	P	P		
	Floor, paint, wall coverings, window treatments																				P	P	P	P	P	P	
	Furniture or home furnishings (new)																		P	P	P	P	P	P	P		
	Furniture or home furnishings (used)																				P	P	P	P	P		
	Furniture repair and upholstery shop																					P	P	P	P		P
	Greenhouse (sales)																				P	P	P	P	P		P
	Hardware store																				P	P	P	P	P		
	Hardware store (neighborhood)																		P		P	P	P	P	P		
	Home improvement center																		P		P	P	P	P	P		
	Lawn and garden supplies																		C	P	P	P	P	P	P		
	Locksmith																	P	P	P	P	P	P	P	P		
	Lumber yard and building materials																					P		P		P	
	Mall or shopping center																					P					
	Manufactured home and mobile home sales and service																					P		P	P	P	P
	Oil and gas equipment (sales and service)																					P		P	P	P	P
	Sand, gravel, stone, or earth sales and storage																					C		P	P	P	P
	Swimming pool sales and supply store (w/o storage yard)																				P	P	P	P	P		
	Truck or tractor sales and service facility																					P		P	P		P
	<b>Durable Consumer Goods Sales or Service</b>																										
	Bait and tackle shop																					P	P	P	P		
	Bicycle sales and service																					P	PC	P	P		
	Bicycle sales and service (no outside storage)																					P	P	P			
	Bookstore																					P	P	P			
	Bridal shop																					P	P	P			
	Cameras, photographic supplies and services																					P	P	P			
	Clothing, jewelry, luggage, shoes, accessories																					P	P	P			
	Gift shop																					P	P	P			

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	Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-3	
<b>P = Permitted Use, C = Conditional Use, A = Accessory Use</b>																											
	Laundry and cleaning facilities (self-service)																										
	Laundry, cleaner																										
	Laundry, cleaner (drop-off station)																										
	Photocopy shop																										
	Photography studio																										
	Print shop																										
	Shoe repair shop																										
	Tailor shop																										
	Tanning salons																										
	Tattoo/body piercing parlor																										
	Weight loss centers																										
	<b>Pet and animal services</b>																										
	Animal and pet services (indoor)																										
	Animal and pet services (outdoor)																										
	Animal shelter																										
	Equestrian facilities																										
	Kennels																										
	Pet cemetery																										
	Pet shop																										
	Pet supply store																										
	Veterinary clinic (no outdoor kennels)																										
	Veterinary clinic (with outdoor kennels)																										
	<b>Automobile Parking Facilities</b>																										
	Parking garage																										
	Parking lot (commercial)																										
	Parking lot (off site) (See Section 27-601-11)																										
	<b>Manufacturing and Wholesale Trade</b>																										
	<b>Food, Textiles and Related Products</b>																										
	Animal food processing																										
	Clothing manufacturing																										
	Food and beverage processing																										
	Leather and allied products																										
	Textiles																										
	Tobacco manufacturing																										
	<b>Wood, Paper and Printing Products</b>																										
	Cabinet and woodwork shop																										
	Furniture or home furnishings																										
	Manufacturing, boxes/containers/corrugated																										
	Manufacturing, packaging material																										
	Paper and printing materials																										
	Wood products manufacturing plant																										
	<b>Chemicals, Metals, Machinery, and Electronics Mfg.</b>																										
	Acid manufacturing																										