

**ORDINANCE NO. 3-24**

**AN ORDINANCE REZONING IDENTIFIED PROPERTY  
AND AMENDING THE ZONING MAP**

---

**WHEREAS**, the City Planning Commission has heretofore held a public hearing upon request 25-12-23 to rezone certain property hereinafter described, and, having considered said request, recommended on December 12, 2023, that said change be made;

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

That the following property to-wit:

APPROXIMATELY 6.46 ACRES IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4), APPROXIMATELY 1.50 ACRES IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4), APPROXIMATELY 3.85 ACRES IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4), AND APPROXIMATELY 0.48 ACRES IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4), ALL IN THE EAST HALF (E/2) OF SECTION 18, TOWNSHIP 7 NORTH (T7N), RANGE 31 WEST (R31W), FIFTH PRINCIPLE MERIDIAN, SEBASTIAN COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST QUARTER OF SECTION 18; THENCE S2°32'59"W, 2658.10 FEET; THENCE N87°16'31"W, 641.58 FEET TO A FOUND ALUMINUM CAP (PS#1201) ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 49; THENCE S40°12'13"W, 182.79 FEET TO A FOUND ½" REBAR (MWC#1369) FOR THE POINT OF BEGINNING; THENCE CONTINUING S40°12'13" W, 377.13 FEET TO A SET 5/8" REBAR (PS#1741); THENCE N47°56'00"W, 19.54 FEET; THENCE S40°11'50"W, 20.00 FEET; THENCE N47°56'00"W, 1241.06 FEET TO A FOUND 5/8" REBAR (PS#1741) ON THE SOUTH RIGHT-OF-WAY OF SOUTH CHAD COLLEY BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) CALLS:

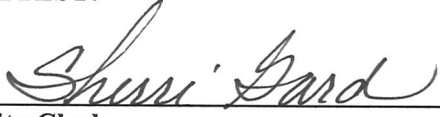
1. N23°31'30"E, 43.90 FEET TO A FOUND 5/8" REBAR (PS#1741);
2. THENCE N66°28'30"W, 30.00 FEET TO A FOUND 5/8" REBAR (PS#1741);
3. THENCE N23°31'30"E, 384.81 FEET TO A FOUND 5/8" REBAR (PS#1741); THENCE S47°56'00" E, 1412.46 FEET TO THE POINT OF BEGINNING, CONTAINING IN THE AGGREGATE 12.29 ACRES, MORE OR LESS.

more commonly known as 10001 Chad Colley Boulevard should be, and is hereby zoned from Residential Multifamily Medium Density (RM-3) to a Planned Zoning District (PZD). The approved zoning classification is based and conditioned upon the Planned Zoning District provisions of Section 27-341 of the Unified Development Ordinance and the Planned Zoning District Project Booklet reviewed by the Fort Smith Planning Commission and approved hereby, which Project Booklet shall be filed in the office of the City Clerk.

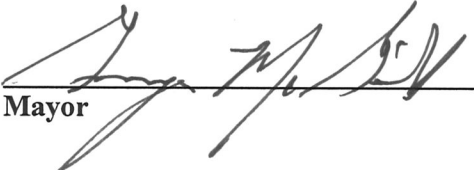
The zoning map of the City of Fort Smith is hereby amended to reflect said zoning contingent upon the Fort Chaffee Redevelopment Authority's land use amendment to Single Family Residential.

PASSED AND APPROVED THIS 2<sup>nd</sup> DAY OF January, 2024.

ATTEST:

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

APPROVED:

  
\_\_\_\_\_  
Mayor

Approved as to form:

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

November 29, 2023

# Ridge Creek PZD Project Booklet Planned Zoning District

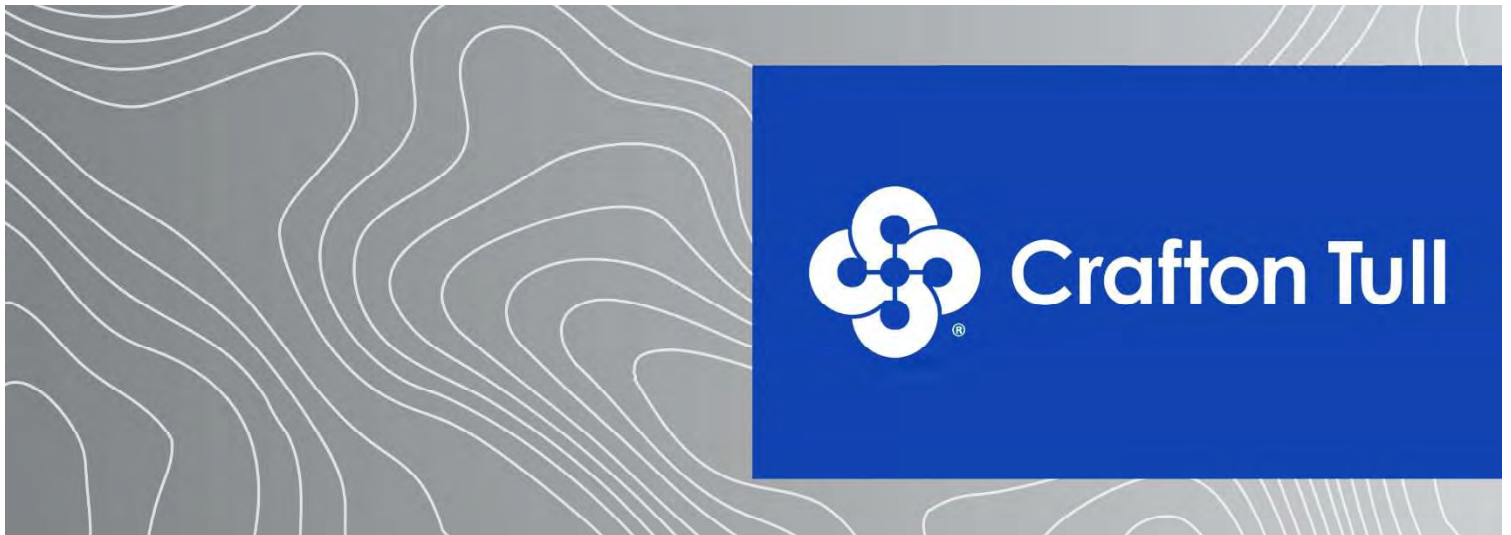
**Submitted to:**

City of Fort Smith Planning Department  
623 Garrison Ave, Room 331  
Fort Smith, AR 72901

**Owner:**

ERC Create, LLC  
9301 R. A. Young Jr. Drive, STE 104  
Fort Smith, AR 72916

**CT JOB NO.** 22302100



Prepared by:  **Crafton Tull**

300 N College Ave, Suite 317 | Fayetteville, AR 72701 | 479-455-2207 | [www.craftontull.com](http://www.craftontull.com)



**3a. Reason (need) for requesting the zoning change and response to how the proposal fulfills the intent/purpose of the Planning Zoning District.**

The subject project, located at 10001 Chad Colley Blvd is currently zoned RM-3. A Planned Zoning District (PZD) will provide an efficient use of the land to better accommodate future residents and allow an aesthetically pleasing development that fits well within the growing Chaffee Crossing community. It will allow the development to meet and exceed the minimum required UDO design standards.

**3b. Current ownership information (landowner/applicant and representative if applicable) and any proposed or pending property sales.**

Owner: ERC Create, LLC, 9301 R. A. Young Jr. Drive, Suite 104, Fort Smith, AR 72916, Phone (479)478-5103. Applicant: Crafton Tull & Associates, 8101 McClure Drive, Suite 201, Fort Smith, AR 72916, Phone (479)878-2467.

**3c. Summary description of the scope, nature, and intent of the proposal.**

The PZD will include an area of approximately 12.30 acres located on Chad Colley Blvd, directly southwest of the Abbington subdivision. The future development will consist of approximately 52 single family homes on individual lots and a detention pond located at the southeast end of the development.

**3d. General project scope:**

**i. Street and Lot Layout**

All future developments will be reviewed and approved by the City of Fort Smith. There will be one new public roadway accessing off Chad Colley Blvd and connecting to Talavera Trail within the Abbington subdivision.

**ii. Site Plan showing proposed improvements.**

A site plan showing proposed improvements will be submitted to the City of Fort Smith for review on any future developments.

**iii. Buffer areas, screening, and landscaping**

Buffer areas, screening, and landscaping will meet or exceed the UDO except the subdivision variance request for the perimeter landscaping. Landscape plans are included with the preliminary plat submittal.

**iv. Storm water detention areas and drainage**

Drainage facilities and a detention pond will be provided with the development. All drainage and detention will comply with the latest addition of the City of Fort Smith Drainage Standards.

**v. Undisturbed natural areas**

There is roughly 1.75 acres that will remain undisturbed along the southwestern boundary of the site.

**vi. Existing and proposed utility connections and extensions**

All future utility connections and extensions must be reviewed and approved by the City of Fort Smith Utility Department.

**vii. Development and architectural design standards**

The development will comply with the Chaffee Crossing Master Development guidelines and the Unified Development Ordinance. All dumpsters will be screened with split face CMU, brick veneer or other acceptable masonry units with opaque wood or metal gates. Landscape materials and types will meet the requirements or the UDO and FCRA Design Guidelines. All



buildings will have 100% high quality materials on the exterior facades. Site lighting shall meet UDO and FCRA lighting guidelines.

**viii. Building Elevations**

Future buildings will comply with UDO and FCRA design guidelines.

**ix. Proposed signage (type and size)**

All signage will comply with UDO and Chaffee Crossing Design Guidelines. All stand-alone signs will be monument signs and if illuminated will be lit with flood lights or backlit. Façade and building mounted signage to be per UDO and Chaffee Crossing guidelines. Lighted signage, canopies or building lighting shall be controlled to avoid spillage onto surrounding properties. Pole signs are prohibited.

**3e. Proposed development phasing and timeframe**

This development will be constructed in one phase. This development will begin as soon as reasonably practical.

**3f. Identify land use designations**

Chaffee Crossing current land use designation is “Mixed Use: Residential/Commercial/Office”. A land use map amendment to single-family residential has been requested.

**3g. Identify area and bulk regulations**

Bulk and Area regulations for this PZD are shown below:

	PZD Rowhouse	PZD Single-family	PZD Zero Lot Line
Minimum Lot Size	2200s.f	4500 s.f.	5000 s.f.
Minimum Lot Width at BSL	25 feet	40 feet	25 feet
Maximum Lot Coverage	60%	65%	60%
Minimum Street Frontage	25 feet	30 feet	25 feet
Maximum Height	35 feet (see height Section 27-404D of UDO)	35 feet (see height Section 27-404D of UDO)	35 feet (see height Section 27-404D of UDO)
Front Setback	22 feet	25 feet	50 feet
Side Setback	0 feet	5 feet	0 feet
Rear Setback	20 feet	10 feet	20 feet
Street Side Setback	20 feet	20 feet	15 feet
Side/Rear (Adjacent to RS Development)	20 feet	10 feet	20 feet

Minimum building separation shall be 10 feet for mixed use and single family. Minimum building separation shall be 0 feet for row-housing/zero-lot line.



**3h. A chart comparing the proposed planned zoning district to the current zoning district requirements (land uses, setbacks, density, height, intensity, bulk and area regulations, etc.)**

The subject property is currently zoned RM-3. Below is a comparison between the proposed PZD and RM-3.

	PZD Rowhouse	PZD Single-family	PZD Zero Lot Line	RM-3
Minimum Lot Size	2200s.f	4500 s.f.	5000 s.f.	6500 s.f.
Minimum Lot Width at BSL	25 feet	40 feet	25 feet	60 feet
Maximum Lot Coverage	60%	65%	60%	65%
Minimum Street Frontage	25 feet	40 Feet	25 feet	20 feet
Maximum Height	35 feet (see height Section 27-404D of UDO)	35 feet (see height Section 27-404D of UDO)	35 feet (see height Section 27-404D of UDO)	40 (see height Section 27-404D of UDO)
Front Setback	22 feet	25 feet	50 feet	25 feet
Side Setback	0 feet	5 feet	0 feet	7.5 feet
Rear Setback	20 feet	10 feet	20 feet	10 feet
Street Side Setback	20 feet	20 feet	15 feet	15 feet
Side/Rear (Adjacent to RS Development)	20 feet	10 feet	20 feet	30 feet

Zero lot line and Row house developments will comply with the UDO Residential Single Family Rowhouse and Zero Lot Line District RS-5 Section D with the above-mentioned bulk/area standards.

**3i. A chart comparing the proposed land uses and zoning district(s) where such land uses are permitted**

Please see Chart 1-PZD Permitted Land Uses vs. Existing Zone Designations.

**3j. A chart articulating how the project exceeds the UDO requirements (ex. Increased landscaping, increased high quality materials on the façade, etc.)**

The development will comply with the Chaffee Crossing Master Development guidelines and the Unified Development Ordinance. Landscape materials and types will meet the requirements or the UDO and FCRA Design Guidelines. Site lighting shall meet UDO and FCRA lighting guidelines.

**3k. Statement of how the development will relate to the existing and surrounding properties in terms of land use, traffic, appearance, and signage.**

This property will have residential single-family homes. The property to the northeast is a PZD and duplexes are currently under construction. The property to the southwest is zoned RS-3, and single-family homes are currently under construction. The property to the north is zoned RS-3 and is a completed single-family subdivision. The property to the southeast is not zoned and is developed as Interstate 549. The property to the west is not zoned and is part of the Torraine Lake park.

**3l. A traffic study when required by the Engineering Department (consult with staff prior to submittal)**

The City of Fort Smith Engineering Department has determined that a traffic study is not required.



**3m. Statement of availability of water and sewer (state size of line)**

The existing 12" water main along Chad Colley Blvd will be extended along the frontage. An 8" water main is at the southeastern corner along Talavera Trail. There is an 8" sewer main along the southwestern side of the site.

Appendix A

Fort Smith Use Matrix						J	K	L	M	N	O											PZD																
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	W	X	Y	AB	Z	AC	AD	AE	AF								
P = Permitted Use, C = Conditional Use, A = Accessory Use								R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4								
Size or density restrictions for any use may be noted in the district																																						
Residence or Accommodation																																						
Structure	<b>Private Household</b>																																					
	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	P			
		Duplex											P	P	P	P	P	P	P	P	P	P																
		Guest house					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	P	P	P	P	P	P	P	P	P															P	
		Zero lot line dwelling unit											P	P	P	P	P	P	P	P	P	P															P	
		Multifamily development														P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P			
		Community residential facility															P	P	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															
		Group home, neighborhood															P	P	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															C	C	C	C	C	C	C			P	P	P	P	P	P	P	P	P	P			
	Retirement housing															P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P				
	<b>Hotels, Motels, or other Accommodations</b>																																					
	Bed and breakfast inn															C	C	C	C	C	C	C			C	P	P	P	P	P	P	P	P	P				
	Dormitory, sorority, fraternity															C	C	C	C	C	C	C			C	C	C	C	C	C	C	C	C	C				
	Hotel/motel																																					
	Rooming or boarding house															C	C	C	C	C	C																	
	<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 dealer (indoors)																																					
	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																																					
	Car wash - full service																																					
	Car wash self-service																																					
	Gasoline service station																																					
	Motorcycle or ATV sales & service																																					



Appendix A

	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	PZD	
				R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T,1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4		
<b>P = Permitted Use, C = Conditional Use, A = Accessory Use</b>																												
	Tire sales																					P						
	Truck stop/travel plaza																					C		C				
<b>Heavy Consumer Goods Sales or Service</b>																												
	Agricultural equipment and supplies (sales & service)																					P	P	P				
	Appliance repair - (Large)																					P	P	P				
	Appliance repair (Small)																					P	P	P				
	Bus, truck sales and service																					P	P	P				
	Cellular phone and accessory sales																		P	P	P	P	P	P				
	Clothing and personal items (repair)																		P	P	P	P	P					
	Commercial, industrial machinery & equipment (sales & service)																					P		P				
	Department store, warehouse club or superstore																					P						
	Computer and software shop																		P	P	P	P	P	P				
	Electronics and appliances (new)																			P	P	P	P	P				
	Electronics and appliances (used)																					P	P	P				
	Floor, paint, wall coverings, window treatments																					P	P	P				
	Furniture or home furnishings (new)																					P	P	P				
	Furniture or home furnishings (used)																					P	P	P				
	Furniture repair and upholstery shop																					P	P	P		P		
	Greenhouse (sales)																					P	P	P				
	Hardware store																					P	P	P				
	Hardware store (neighborhood)																					P	P	P				
	Home improvement center																					P	P	P				
	Lawn and garden supplies																					P	P	P				
	Locksmith																		P	P	P	P	P	P				
	Lumber yard and building materials																							P		P		
	Mall																					P						
	Manufactured home and mobile home sales and service																					P		P		P		
	Oil and gas equipment (sales and service)																						P	P		P		
	Sand, gravel, stone, or earth sales and storage																					C		P		P		
	Shopping center																					P						
	Swimming pool sales and supply store (w/o storage yard)																					P	P	P				
	Truck or tractor sales and service facility																					P		P			P	
<b>Durable Consumer Goods Sales or Service</b>																												
	Bait and tackle shop																					P	P	P				
	Bicycle sales and service																					C	C	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				
	Sewing machine store (sales & service)																					P	P	P				
	Sporting goods, toys, & musical instruments																					P	P	P				
	Thrift store																					P	P	P				
<b>Consumer Goods, Other</b>																												
	Antique shop																					P	P	P				
	Art dealers, art studio, galleries, supplies																					P	P	P				
	Arts and craft shop																					P	P	P				

Appendix A

		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	PZD
					R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T,1,2,3	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>																										
		Flea market (indoor)																					P	P	P			
		Flea market (outdoor)																							C			
		Florist shop																P	P	P	P	P	P	P	P			
		Hobby shop																P	P	P	P	P	P	P	P			
		Office supply store																				P	P	P	P			
		Pawnshop																							P			
		Pawnshop (no outside storage)																							P			
		Tobacco shop																							P			
		<b>Grocery, Food, Beverage, Dairy</b>																										
		Bakery or confectionery shop																P							P			
		Beer, wine and liquor store (with drive-through)																							P			
		Beer, wine and liquor store (without drive-through)																							P			
		Convenience store (with gasoline sales)																							P			
		Farmer's market																							P			
		Fruit and vegetable store																P							C			
		Grocery store or supermarket																P							P			
		Neighborhood store																P							P			
		<b>Health and Personal Care</b>																										
		Cosmetics, beauty supplies, and perfume stores																							P			
		Medical appliance services																							P			
		Optical shop																							P			
		Pharmacy or drug store																							P	P	P	
		<b>Finance and Insurance</b>																										
		Auto insurance claims office																										
		Automatic teller machine																										
		Bank, credit union, or savings institution																										
		Credit and finance establishment																										
		Fund, trust, or other financial establishment																										
		Insurance office																										
		Investment banking, securities, and brokerages																										
		<b>Rental and Leasing</b>																										
		Auto (rental and leasing)																										
		Commercial, industrial machinery & equipment																										
		Consumer rental center																										
		Oil and gas field equipment																										
		Video, music, software																										
		<b>Business, Professional, Scientific, and Technical Services</b>																										
		<b>Professional Services</b>																										
		Abstract services																										
		Accounting, tax, bookkeeping, payroll																										
		Advertising and media services																										
		Architectural, engineering																										
		Carpet and upholstery cleaning																										
		Consulting services																										
		Extermination and pest control																										
		Graphic, industrial, interior design																										
		Investigation and security services																										
		Janitorial services																										

Appendix A

	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	PZD		
<b>P = Permitted Use, C = Conditional Use, A = Accessory Use</b>				R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T,1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3			
	Legal services															P	P	P	P	P	P	P	P	P					
	Medical laboratory																												
	Medical laboratory (no animal research/testing)																				C	C	C	C	P	P			
	Offices, corporate															P	P	P	P	P	P	P	P	P					
	Offices, general															P	P	P	P	P	P	P	P	P					
	Property management services (office only)															P	P	P	P	P	P	P	P	P					
	Real estate agency															P	P	P	P	P	P	P	P	P					
	Travel arrangement and reservation services															P	P	P	P	P	P	P	P	P					
	<b>Administrative Services</b>																												
	Business support services															P	P	P	P	P	P	P	P	P					
	Collection agency															P	P	P	P	P	P	P	P	P					
	Employment agency																				P	P	P	P	P				
	Employment agency (day labor)																					P	P	P					
	Facilities support services															P	P	P	P	P	P	P	P	P					
	Office and administrative services															P	P	P	P	P	P	P	P	P					
	Telemarketer/call center																				P	P	P	P					
	<b>Food Services</b>																												
	Bar or tavern																				C	C	C	P	P	P			
	Beer garden																				C	C	C	P	C				
	Catering service																			P	P	P	P	P	P				
	Food distribution center																												
	Microbrewery/microwinery/microdistillery																			C	C	P	P	P	P	P			
	Mobile food services																						P	P	P				
	Restaurant															P		C	P	P	P	P	P	P	P				
	Restaurant (with drive-in services)																				P	P	P	P					
	Restaurant (with drive-through services)																			C	P	P	P	P	P				
	Restaurant (with outdoor dining)																			C	C	C	C	P	C				
	Specialty Manufacturing																			C	C	P	P	C	P				
	Vending																						P	P	P				
	<b>Personal Services</b>																												
	Bail bonds office																						P	P	P	P			
	Barber shop/salon/spa/massage services															P		C	P	P	P	P	P	P	P				
	Laundry (commercial/industrial)																									P	P		
	Laundry and cleaning facilities (self-service)																												
	Laundry, cleaner																				P	P	P	P					
	Laundry, cleaner (drop-off station)																				P	P	P	P					
	Photocopy shop																				P	P	P	P	P				
	Photography studio																				P	P	P	P	P				
	Print shop																				P	P	P	P	P				
	Shoe repair shop																				P	P	P	P	P				
	Tailor shop																				P	P	P	P	P				
	Tanning salons																				C	P	P	P	P	P			
	Tattoo/body piercing parlor																					P	P	P	P				
	Weight loss centers																				P	P	P	P	P				
	<b>Pet and animal services</b>																												
	Animal and pet services (indoor)																				P	P	P	P	P	P			
	Animal and pet services (outdoor)																						P	P	P				
	Animal shelter																					P	P	P	P				

Appendix A

		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	PZD		
<b>P = Permitted Use, C = Conditional Use, A = Accessory Use</b>					R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4			
	Equestrian facilities																													
	Kennels																								P	P	P			
	Pet cemetery																			C	C	C	C	C	C	C	C			
	Pet shop																			C	C	C	C	C	C	C	C			
	Pet supply store																			P	P	P	P	P	P	P	P			
	Veterinary clinic (no outdoor kennels)																			P	P	P	P	P	P	P	P			
	Veterinary clinic (with outdoor kennels)																			P	P	P	P	P	P	P	P			
	<b>Automobile Parking Facilities</b>																													
	Parking garage																													
	Parking lot (commercial)																				C	C	P	C	P	P	P			
	Parking lot (off site) (See Section 27-601-11)																C	C	C	P	P	P	C	C	P	P	P			
	<b>Manufacturing and Wholesale Trade</b>																													
	<b>Food, Textiles and Related Products</b>																													
	Animal food processing																								C	C	P			
	Clothing manufacturing																								P	P	P			
	Food and beverage processing																								P	P	P			
	Leather and allied products																										P			
	Textiles																									P	P			
	Tobacco manufacturing																									P	P			
	<b>Wood, Paper and Printing Products</b>																													
	Cabinet and woodwork shop																								P	P	P			
	Furniture or home furnishings																									P	P	P		
	Manufacturing, boxes/containers/corrugated																								P	P	P			
	Manufacturing, packaging material																								P	P	P			
	Paper and printing materials																								P	P	P			
	Wood products manufacturing plant																								P	P	P			
	<b>Chemicals, Metals, Machinery, and Electronics Mfg.</b>																													
	Acid manufacturing																											P		
	Asphalt or concrete batching plant (permanent)																											P		
	Chemicals, plastics and rubber industry																									C	P	P		
	Electrical equipment, appliance and components mfg.																								P	P	P			
	Explosives manufacturing																										C	P		
	Foundry or metal-works facility																									P	P	P		
	Laboratory (manufacturing)																								P	P	P			
	Machine, welding, or sheet metal shop																								P	P	P			
	Nonmetallic manufacturing																									C	P			
	Petroleum and coal products																										C			
	Pharmaceutical manufacturing																								P	P	P			
	Refinery																											C		
	Tire retreading																										P			
	<b>Miscellaneous Manufacturing</b>																													
	Auto manufacturing																									P	P			
	Barge and ship manufacturing																											P		
	Boat manufacturing																								P	P	P			
	Dolls, toys, games, musical instruments																								P	P	P			
	Jewelry and silverware																								P	P	P			
	Manufacturing, batteries																								P	P	P			
	Manufacturing, fiberglass																									P	P			

Appendix A

		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	PZD
					R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3							I-1,2	I-3	I-4	
<b>P = Permitted Use, C = Conditional Use, A = Accessory Use</b>																												
	Manufacturing, foam products																									P	P	
	Manufacturing, heavy																									P	P	
	Manufacturing, light																								P	P	P	
	Manufacturing, medium																									P	P	
	Manufacturing, motors, drives, and generators																									P	P	
	Office supplies																								P	P	P	
<b>Wholesale Trade Establishment</b>																												
	Durable goods																							P	P	P	P	
	Electrical, plumbing, heat & air conditioning																									P	P	
	Nondurable goods																							P	P	P	P	
<b>Warehouse and Storage Services</b>																												
	Auto salvage yard																											P
	Building materials salvage yard																									P	P	
	Bulk petroleum storage																											P
	Container storage																						P		P	P	P	
	Mini storage warehouse																						P		P	P	P	
	Packaging and distribution center																									P	P	
	Petroleum distribution facility																									C	P	
	Portable storage Unit																							P		P	P	
	Vehicle storage yard																							P		P	P	
	Warehouse																								P	P	P	
<b>Transportation, Communication, Information and Utilities</b>																												
Transportation Services																												
	Airport																									P	P	P
	Bus station and terminal																									C	C	C
	Courier and messenger services																				C	P	P	C	C	P	P	P
	Ferry boat facility																									P	P	
	Heliport																									P	P	
	Limousine service																									P	P	
	Mail services																									P	P	
	Marina																									P	P	
	Motor freight terminal																									P	P	
	Moving and storage																									P	P	
	Moving company																									P	P	
	Pipeline transportation																									P	P	
	Port facility																									P	P	
	Rail transportation																									P	P	
	Taxicab service																									P	P	
Communications and Information																												
	Commercial communication towers		C	C	C	C	C	C	C	C	C	C	C	C	C	C											P	P
	Data processing facility																									P	P	
	Motion pictures and sound recording studios																									P	P	
	Printing commercial/industrial																									P	P	
	Telecommunications and broadcasting studios																									P	P	
Utilities and Utility Services																												
	Amateur radio transmitting towers				C	C	C	C	C	C	C	C	C	C	C	C											P	P
	Electric power plant																									C	C	
	Hazardous waste treatment and disposal																											C

Appendix A

		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	PZD		
<b>P = Permitted Use, C = Conditional Use, A = Accessory Use</b>					R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3												
	Incinerator																													
	Nuclear power plant																													
	Radio, television, and microwave transmitting towers																				C	P	P	C	P	P				
	Recycling center																													
	Recycling collection station																				C	C	C	C	P	P				
	Sanitary landfill																													
	Solid waste collection																									P	P			
	Utility shop, storage yard or building																									P	P	P		
	Utility substation		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P		
	Wastewater treatment plant																									P	P			
<b>Arts, Entertainment, and Recreation</b>																														
<b>Performing Arts or Supporting Establishments</b>																														
	Drive-in theater																													
	Movie theater																													
	Performance theater																	P												
	Carnival or circus (temporary with permit)																				P	P								
	Fairground/rodeo ground																													
<b>Museums and Other Special Purpose Recreational Institutions</b>																														
	Historical or archaeological institution																													
	Museum																													
	Zoos, botanical gardens, arboreta																													
<b>Amusement, Sports, or Recreation Establishment</b>																														
	Amusement center (indoor)																													
	Amusement center (outdoor)																													
	Convention/Event center																													
	Bingo parlor																													
	Casino gaming business																													
	Country club		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
	Dance hall/night club																													
	Private club																													
	Race track																													
<b>Fitness, Recreational Sports, Athletic Club</b>																														
	Bowling alley																													
	Community recreation center											C	C	C	C	C														
	Driving range (outdoor)																													
	Golf course				C	C	C	C	C	C	C	C	C	C	C	C														
	Pistol Range (Indoor)																													
	Health club																													
	Fitness studio																													
<b>Indoor Games Facility</b>																														
	Miniature golf course																													
	Pool hall																													
	Sexually oriented business (see Ft. Smith Muni. Code Sec.14-141)																													
	Skating rink																													
	Sports complex/athletic field																													
	Swimming pool																													
	Water park																													
<b>Camps, Camping, and Related Establishments</b>																														

Appendix A

		Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RS-6	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	PZD
<b>P = Permitted Use, C = Conditional Use, A = Accessory Use</b>					R-1	R-2	R-3	R-4			DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T-1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	
Camps, camping, and related establishments																													
<b>Natural and Other Recreational Parks</b>																													
Park or playground (public and nonpublic)			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
<b>Education, Public Administration, Health Care and Other Institutions</b>																													
<b>Educational Services</b>																													
College, university, or seminary			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Fine art and performance education																					C	C	C	C	C	C	C	C	
Library or public arts complex					C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Nursery school			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Preschool			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Primary and secondary school			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
School, business professional																				C	C	C	C	C	C	C	C		
School, technical or trade																				C	C	C	C	C	C	C	C		
<b>Public Administration - Government</b>																													
Criminal justice facility																										C	C	C	
Detention facility																										C	C	C	
Government office																			P		P	P	P	P	P	P	P		
<b>Public Safety</b>																													
Emergency response station																				C	P	P	P	P	C	P	P	P	
Fire and rescue station			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	P	P	P	P	P	P	
Police station																					C	C	C	C	C	C	C	C	
Police substation (no incarceration)			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		C	P	P	P	P	P	P	P	P	
<b>Health and Human Services</b>																													
Community health and welfare clinic																						C	C	C	C	C	C		
Diagnostic laboratory testing facility																						C	C	C	C	C	C		
Doctor office and clinic																			P										
Hospice residential care facility																				P	P	P	P	P	P	P	P		
Hospital																				C	P	P	P	P	P	P	P		
Mental health hospital																				C	C	C	C	C	C	C	C		
Nursing home																				C	C	C	C	C	C	C	C		
Substance abuse treatment facility																				C	C	C	C	C	C	C	C		
Substance abuse treatment facility (outpatient only)																				C	C	C	C	P		P	P		
<b>Social Assistance, Welfare, and Charitable Services</b>																													
Child and youth services (office)																					P	P	P	P	P				
Day care Home (12 or less)			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C										
Day care center																						C	C	C	C	C	C		
Shelter for abused persons																						C	C	C	C	C	C		
Community food services																									C	C	C		
Emergency and relief services																						P	P	P	P	P	P		
Family support services																								P	P	P	P		
Senior citizen center														C	C	C	C	C	C	C	C	C	C	C	C	C	P		
Vocational rehabilitation																								C	C	C	C		
<b>Religious Institutions</b>																													
Church, synagogue, temple, mosque			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Rectory, convent, monastery														C	C	C	C	C	C	C	A	A	A	A	A	A	A		
<b>Note: educational/hospital facilities owned or run by religious institutions are classified by use not ownership</b>																													
Wedding chapel																			P		P	P	P	P	P	P			

Appendix A

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	PZD											
P = Permitted Use, C = Conditional Use, A = Accessory Use												R-1	R-2	R-3	R-4	R-6	DP-2	DP-3	DP-4	MF-2	MF-3	MF-4	R-5	H	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-3	I-4												
<b>Death Care Services</b>																																														
Cemetery, mausoleum, crematorium, funeral home, & mortuary																																														
Monument (manufacturing)																																														
Monument (sales)																																														
<b>Associations, Nonprofit Organizations</b>																																														
Lodge or fraternal organization																																														
<b>Construction-Related Businesses</b>																																														
Contractor's office																																														
Contractor's shop and storage yard																																														
Glass sales and service																																														
Landscaping contractor																																														
Sign contractor																																														
<b>Mining and Extraction Establishments</b>																																														
Coal mining																																														
Metallic mining																																														
Non-metallic manufacturing and mining																																														
<b>Agriculture, Forestry, Fishing, and Hunting</b>																																														
Grain storage and processing																																														
Livestock yard, feed lot, holding pens, and auction facility																																														
Commercial grower																																														
<b>Tanning and Slaughtering of Animals or Fowl</b>																																														
Animal slaughter and processing																																														
<b>Note: Section 4-5 of the Fort Smith Municipal Code prohibits the collection or keeping of hogs or swine within the Fort Smith city limits</b>																																														
<b>Forestry and Logging</b>																																														
<b>Fishing, Hunting and Trapping, Game Preserves</b>																																														
Taxidermy shop																																														