

IN THE COUNTY COURT OF WASHINGTON COUNTY, ARKANSAS

IN THE MATTER OF THE  
RULES AND REGULATIONS  
OF THE PLANNING DIRECTOR  
REGARDING ZONING

2008 SEP 12 PM 4:13  
FILED  
CLERK OF COURT  
CO. & PROBATE CLERK  
WASHINGTON CO. ARK.


ORDER

NOW, on this 12<sup>th</sup> day of September, 2008, comes the above matter,

and the Court finds:

That the Rules and Regulations of the Planning Director Regarding Zoning, a copy of which is attached hereto and approved by the Quorum Court on September 11, 2008, should be and hereby are ordered to be filed of record in the Office of the County Clerk.

IT IS SO ORDERED.

  
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JERRY HUNTON, County Judge

2008-131

**AMENDMENT TO THE**  
**RULES AND REGULATIONS**  
**OF THE PLANNING DIRECTOR**  
**REGARDING ZONING**

Approved by Quorum Court September 11, 2008

**WHEREAS**, pursuant to Article 7 of Ordinance No. 2006-66 the Planning Administrator is authorized to promulgate rules and regulations in regard to zoning matters; and,

**WHEREAS**, rules and regulations were promulgated and approved by the Quorum Court on January 8, 2007 and March 8, 2007; and,

**WHEREAS**, additional rules were promulgated and approved by the Quorum Court on April 15, 2008, regarding temporary uses; and,

**WHEREAS**, there is a need to amend said rules further to authorize administrative review in certain situations when a land owner desires to add an additional home or guest house on an existing lot, parcel or tract so long as the density does not exceed one dwelling unit per acre.

**NOW, THEREFORE;**

**ARTICLE 1.** The following is hereby promulgated subject to the approval of the Quorum Court:

Use by right shall be allowed with an administrative review requirement only when a land owner makes an application for the addition of one single family home or guest house and there exists only one other single family home on the lot, parcel or tract and the following criteria can be met:

1. After the addition of the proposed single family home or guest house there will be only a total of two single-family homes on the property.

2. The property is at least two acres in size. If the property is located in the City of Goshen's Planning area, then the property must be at least four acres in size, as the maximum density in this area is one unit per two acres.
3. The lot, tract, or parcel has frontage on a Federal, State, or County maintained public road or highway.
4. Acceptable soils work with a report from a designated representative of the Health Department stating that there is enough capacity for additional sewage with the existing system and alternate areas, or a complete separate septic system design. In any event, the septic system must be installed and operational prior to the occupancy of the new home.
5. Proof that a water tap to accommodate the new home is available or that there is adequate space for a well on the property along with both septic systems, as per Arkansas Department of Health Standards.
6. Minimum County setbacks can be met (if lot is within a subdivision with more stringent setbacks, then these setbacks must be able to be met); and there is no encroachment into any existing utility or other type of easements.
7. Space between the structures must be a minimum of 20 feet.

  
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JULIET RICHEY, Planning Director

9/12/08  
\_\_\_\_\_  
DATE