

**ORDINANCE NO. 21-843**

**AN ORDINANCE AMENDING THE GENTRY MUNICIPAL CODE TO  
ADOPT THE RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT;  
AND FOR OTHER PURPOSES.**

WHEREAS, it has come to the attention of the Gentry City Council that there is a need to amend the Gentry Municipal Code to create a new zoning district to preserve the established neighborhood character of certain neighborhoods bordering the City's downtown sector;

WHEREAS, notice has been given and a public hearing has been held in accordance with the requirements of Gentry Municipal Code Section 14.04.14;

WHEREAS, the Gentry Planning Commission has recommended adoption of the proposed Residential Neighborhood zoning district

NOW, therefore, be it ordained by the City Council of the City of Gentry, Arkansas:

**Section 1:** Section 14.04.06.A. of the Gentry Municipal Code is amended to add as a new residential zoning district (after R-4 - High-density Residential and before R-O - Residential Office) the following: R-N - Residential Neighborhood.

**Section 2:** Section 14.04.06.C. of the Gentry Municipal Code is hereby amended by adding the following subparagraph after subparagraph 7 (and renumbering the succeeding subparagraphs appropriately), which shall provide as follows:

8. R-N Residential Neighborhood District. The intent of the Residential Neighborhood District is to preserve the established development pattern of the historic neighborhoods that border downtown Gentry, which are predominantly single-family residences with lots generally smaller than 60 feet in width.

**Section 3:** Appendix B (currently included as a table under Section 14.04.06.D.) of the Gentry Municipal Code is hereby amended by adding a new column before the R-O column, titled "R-N". In said column, the following uses should be marked with an "X": Single-family; Park; Field crops/gardens; Accessory uses; and Emergency facilities. The following uses should be marked with an "SUP" designation: Church/places of worship; Community Building; and Mobile Food Vendor.

**Section 4:** The table in Section 14.04.06.H. of the Gentry Municipal Code is hereby amended by adding a new row above R-O, titled "R-N". In said row, Lot Area (Square Feet) shall be 5,000; Lot Area Per Family shall be 5,000; Lot Width shall be 50 feet; Front setback shall be 25 feet; Interior side setback shall be 7 feet; Exterior Back to Side setback shall be 10 feet; Corner Back to Rear setback shall be left blank; Rear setback shall be 10 feet; Maximum Stories shall be 2½; and Height shall be 35 feet.

**Section 5:** Section 4.20.04 of the Gentry Municipal Code is hereby amended by adding “R-N” to the list of residential districts for which a privilege license may issued only after any required conditional use permit has been issued.

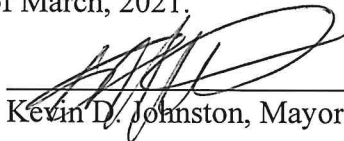
**Section 6:** Section 7.32.02 of the Gentry Municipal Code is hereby amended by adding “R-N” and “R-E” to the definition of “Residential District.”

**Section 7:** Section 14.04.09.B.2 of the Gentry Municipal Code is hereby amended to include “R-N” and “R-E” in the list of residential districts.

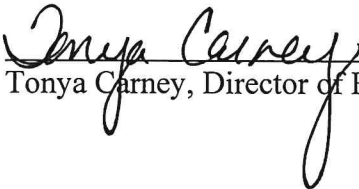
**Section 8:** Section 14.04.10.A. of the Gentry Municipal Code is hereby amended to include “R-N” and “R-E” in the list of districts in which nonresidential accessory structures are regulated. Section 14.04.10.E. is hereby amended to include “R-N” in the list of districts for which a Home Occupation Permit is required. Section 14.04.10.H. is hereby amended to include “R-N” and “R-E” in the list of districts in which nonresidential accessory structures are regulated.

**Section 9:** Any Code provision, Resolution, or Ordinance contrary to the provisions of this Ordinance is hereby repealed to the extent of such conflict.

PASSED AND APPROVED THIS 5<sup>th</sup> day of March, 2021.

  
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Kevin D. Johnston, Mayor

ATTEST:

  
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Tonya Carney, Director of Finance

