

OUACHITA COUNTY CODE OF ORDINANCES
Chapter 13 - Urban / Rural Development

Chapter 13: URBAN /RURAL DEVELOPMENT

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Article I. BUILDING

Section

Reserved.

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Article II. PLANNING / ZONING

A.C.A § 14-17-209. Zoning ordinance – Board of zoning adjustment.

- (a) The county planning board shall have authority to prepare, or to cause to be prepared, a zoning ordinance for all or part of the unincorporated area of the county, which ordinance shall include both a map and a text. The zoning ordinance may evaluate the location, height, bulk, number of stories, and the size of the building; open space; lot coverage; density and distribution of population; and the uses of land, buildings and structures. It may require off-street parking and loading. It may provide for districts of compatible uses, for large scale unified development, for the control and elimination of uses not in conformance with provisions of the ordinance, and for such other matters as are necessary to the health, safety, and general welfare of the county. The zoning ordinance shall designate districts or zones of such shape, size, or characteristic as deemed advisable for all, or part, of the unincorporated area of the county. The regulations imposed within each district or zone shall be uniform throughout the district or zone.

A.C.A. § 14-17-210. Jurisdiction over unincorporated areas.

The county planning board shall have the exclusive zoning and planning jurisdiction over all unincorporated areas lying within a county and along a navigable stream notwithstanding the fact that such areas may be within five (5) miles of the corporate limits of a city having a planning commission if the unincorporated areas are lands upon which a new community has been or is being developed with funds guaranteed, in whole or in part, by the federal government under Title IV of the Housing and Urban Development Act of 1968 or under Title VII of the Housing and Urban Development Act of 1970.

Section

1320.00 Uniform system for numbering houses, buildings, and road frontage.

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§ 1320.00 UNIFORM SYSTEM FOR NUMBERING HOUSES, BUILDINGS, AND ROAD FRONTAGE.

- 1) There is hereby established a uniform system for numbering the property frontage on all the roads and highways in the unincorporated area of Ouachita County. All houses and other buildings shall be numbered in accordance with the provisions of this Ordinance.
- 2) The beginning point for numbering of buildings on State Highways and County Roads in the unincorporated area of the County will be:
 - a. The city limits of Camden for all State Highways and County Roads that begin or proceed through Camden. The appropriate compass suffix (N, E, S, W) will be added to those roads proceeding through Camden.
 - b. The city limits of the other incorporated entities in Ouachita County for the State Highways and County Roads beginning there.
 - c. State Highways for County Roads beginning there.
 - d. Primary County Roads for those connecting County Roads.
 - e. The Northern or Eastern beginning point for connecting secondary County Roads.
 - f. Primary State Highways for connecting State Highways 76, 203, 205, 332, 368, 376, and 387.
- 3) The numbering of buildings on each road shall be based on its block number. The block numbering for each road shall start at the beginning point. A block will be 2,500 feet. All numbers assigned to property and building shall be assigned on the basis of 100 numbers (50 odd and 50 even) for every 2,500 feet of road frontage. This is 50 feet for each separate number.
- 4) All buildings on the South and East sides of each road shall bear odd numbers. All buildings on the North and West side of each road shall bear even numbers.
- 5) SURVEY.
 - a. The Ouachita County 911 Office shall cause the necessary survey to be made and completed within eighteen (18) months from the date of the adoption of this Ordinance, to determine the address of property requiring the assignment of an address or requiring a change of address under the terms of this Ordinance. Thereafter, there shall be assigned to each house and other residential, commercial, industrial, or public building located on or gaining access to any road

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or highway in the unincorporated area of the County, its respective number under the uniform system provided for this Ordinance according to said survey.

- b. When the said survey shall have been completed and each house or building has been assigned its respective number or numbers, and the Postmasters throughout the County agree they are ready to implement the assigned numbers, the County shall notify:
 - i. The owner, occupant, or agent of affected house or building.
 - ii. The U.S. Postal Service and the major utilities serving the address area, i.e., electric, gas, telephone, water, sewer and all emergency services (ambulance, fire, etc.).

6) **INSTALLATION OF BUILDING NUMBERS.**

- a. The owner, occupant, or agent of the affected house or building shall place or cause to be placed upon each house or building, the number or numbers assigned under the address system as provided in this Ordinance.
 - b. Such number or numbers shall be placed on existing buildings within thirty (30) days from the date of notification. The cost of the number or numbers shall be paid for by the property owner. Replacement of numbers shall be procured and paid for by the owner. The numbers used shall be not less than three (3) inches in height for commercial and residential and shall be made of a durable and clearly visible material. If the proper number is not placed on an existing building within thirty (30) days from the date of notification, it shall be the duty of the Ouachita County 911 Office to install the proper number or numbers on said premises as hereinafter set forth, and to make a charge of cost of expense for each number so installed; which said charge shall be added to the Property Taxes of the owner.
- 7) The numbers shall be conspicuously placed immediately above, on or at the side of the proper door of each building so that the number can be seen plainly from the road on which the number is based. Whenever any building is situated so that the number is not clearly discernible from the road line or vision of the building from the road is otherwise obscured, the number or numbers assigned shall be placed near the walk, driveway or common entrance to such buildings, and affixed upon a gate post, fence, mailbox, post, or other appropriate place so as to be easily discernible.
- 8) Where only one number can be assigned to a particular road frontage and several buildings are located on that frontage, suffix's (A), (A), (C), etc., may be required. The

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assigned number with suffix will be placed at both the common entrance on the building. Fractional numbers shall not be used as an alternative to alphabetical designations.

- 9) For the purpose of facilitating correct numbering, a plat book of all roads and highways within the County service area showing the proper numbers of all houses or other buildings fronting these roads and highways shall be kept on file in the Ouachita County 911 Office. These plats shall be open to inspection of all persons during the office hours of the manager.
- 10) It shall be the duty of the Ouachita County 911 Office to inform any party applying for address numbers of the number or numbers belonging to or embraced within the limits of any said lot or proper number to be assigned to any building, the Ouachita County 911 Office shall determine the number of such building.

11) APPLICATION FOR BUILDING NUMBERS.

- a. The owner or agent proposing to locate any house, building or structure in need of an address in the address service area of the City of Camden, Bearden, Chidester, East Camden, Louann, Reader, and Stephens shall apply to the appropriate city for the assignment of the correct number or numbers.
- b. In the unincorporated area of Ouachita County, the owner or agent shall apply to Ouachita County 911 Office for the assignment of the correct address. The address must be known by the owner or agent before electrical service is extended to the proposed building site.

12) ADDRESS DEFINITIONS.

- a. The Ouachita County road numbers assigned by the Arkansas Highway and Transportation Department are hereby adopted to be used with an assigned house/building number for the Postal Address and the 911 Emergency Telephone Data Address for most residences and buildings in the rural area of Ouachita County. An address example follows: (House Number) (Road-Ouachita for County, Highway for State and United States) (Road Number) 11 Ouachita 67 or 11 Highway 79 N.
- b. In the subdivisions of the unincorporated area of the County that are plated, officially accepted and on file in the Circuit Clerk's Office, the names of the streets assigned by the developer will be used with the building number for the address. Example: 100 Joan Street.

- 13) REPEALER. All ordinances and part of ordinances in conflict with this Ordinance are hereby repealed.

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14) SEVERABILITY CLAUSE. If any provision of this Ordinance or the application thereof to any person circumstance is held invalid, invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provisions or applications, and to this end, the provisions of this Ordinance are declared to be severable.

([Ord. 1989-010](#), passed 2/14/1989)

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Article III. ECONOMIC DEVELOPMENT

A.C.A. §§ 14-173-101-105. City and County Economic Development Grant Authorization Act.

A.C.A. §§ 14-169-901-903. Subchapter intention.

It is the intention of this subchapter to permit municipal and county government in the State of Arkansas to participate fully in the Community Development Act of 1974, specifically, but not limited to, community development activities eligible for assistance in section 105 of it, and to have their governing bodies exercise any and all powers conferred on housing authorities and urban renewal agencies, including, but not limited to:

- (1) Eminent domain;
- (2) Redevelopment activities;
- (3) Housing;
- (4) Public housing;
- (5) Urban renewal; and
- (6) Community development in its broadest sense.

Section

Reserved.

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Article IV. HOUSING

A.C.A. §§ 14-54-1601-1606. The Affordable Housing Accessibility Act.

A.C.A. §§ 16-123-201-210. Arkansas Fair Housing Act.

Section

Reserved.

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**Article V. WATERCOURSE, DRAINAGE, IRRIGATION, FLOOD
CONTROL SERVICES**

A.C.A. §§ 14-121-101-1110. Drainage Improvement Districts Generally.

A.C.A. §§ 14-117-101-427. Arkansas Irrigation, Drainage, and Watershed Improvement District Act of 1949.

A.C.A. § 14-16-112. Flood control improvements.

(a) (1) The counties of this state are authorized and empowered to enter upon, take, and hold any lands or interest, easement or servitude therein, whether by purchase, grant, donation devise, or otherwise, that may be necessary and proper for the location, construction, operation, repair, or maintenance of any floodway, reservoir, spillway, levee or diversion, or other flood control improvements.

(2) (A) In order to acquire such rights, easements, and servitudes, the counties are given the authority and power to condemn land or interest therein for these purposes.

(B) In the event it becomes necessary for counties to exercise the right of eminent domain, condemnation proceedings shall be instituted and conducted in the same manner as provided in §§ 18-15-304—18-15-307.

(b) Nothing in this section shall ever be so construed or applied as to relieve the federal government of any liability or responsibility which it has assumed by the passage of the Flood Control Act of May 15, 1928, or the Flood Control Act of June 15, 1936, or any other existing law, or any law that may hereafter be passed by the Congress of the United States.

Section

Reserved.