

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

Chapter 13: URBAN /RURAL DEVELOPMENT

Article

I. BUILDING

II. PLANNING / ZONING

III. ECONOMIC DEVELOPMENT

IV. HOUSING

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

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

Article I. BUILDING

Section

Reserved.

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

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

Reserved.

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

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.

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

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

1330.00 Housing authority.

1330.01 Fair housing policies.

§ 1330.00 HOUSING AUTHORITY.

- 1) WHEREAS, Act 298 of 1937, as amended created in each county of the State a body corporate and politic to be known as the “Housing Authority” of the County, such Act provided that such authority shall not transact any business or exercise any of its powers until and unless the governing body of the county shall declare that there is a need for an Authority to function in such county; and;
- 2) WHEREAS, appointments were made and confirmed to the Housing Authority on March 9, 1987, with appointments of a one-year term to Elizabeth Harrison, a two-year term to Richard Pettigrew, a three-year term to Norma Leftwich, a four-year term to Doris Tate, and a five-year term to Jim Best. Said appointments are hereby confirmed to serve on the Logan County Housing Authority.
- 3) NOW THEREFORE BE IT ORDAINED by the Quorum Court that the Logan County Quorum Court hereby determines, finds, and declares in pursuance of the “Housing Authorities Act” of the State of Arkansas, that:
 - a. Insanitary and unsafe inhabited dwelling accommodations exist in the County of Logan, Arkansas; and
 - b. There is a shortage of safe and sanitary dwelling accommodations in the County of Logan, available to persons of low income at rentals they can afford; and
 - c. There is a need for a Housing Authority in Logan County, Arkansas.

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

- 4) EMERGENCY CLAUSE. Therefore, an emergency is hereby declared to exist, and this Ordinance being necessary for the immediate preservation of the public, peace, health, and safety shall be in full force and effect from after its passage and approval in order for the Logan County Housing Authority to transact business.
([Ord. 1987-030](#), passed 06-11-1987)

§ 1300.01 FAIR HOUSING POLICIES.

- 1) Whereas, the United States Congress has declared that all citizens of the United States shall have the same right in every state and territory, thereof to inherit, purchase, lease, sell, hold, and convey real and personal property and has, thereby, declared fair and open housing to be the law of the land, it is hereby declared that the policy of the County of Logan is to adhere to, comply with and enforce all laws prohibiting discriminatory policies and practices based on race, color, sex, creed, or natural origin in relation to both the private and public sectors of the housing industry in the County of Logan. Specifically, it is hereby declared to be the intention and purpose of law dealing with fair and open housing and nondiscrimination in relation to local housing. The following acts are prohibited: 1) discrimination in the sale or rental of housing, 2) discrimination in the financing of housing, and 3) discrimination in the provision of brokerage services.
- 2) The designated official to whom complaints shall be made is the County Judge of Logan County, Buster Tritt, at County Courthouse, Paris, Arkansas.
- 3) The designated official shall initiate such educational activities as in his judgment will further the purposes of this Ordinance.
- 4) The designated official will receive information concerning alleged violations from any person. Such person may file a complaint no later than 30 days after the alleged discriminatory housing practice occurred. The complaint should contain written information sufficiently precise to identify the parties and describe generally the action or practice complained of. Within 30 days after a complaint is filed, the designated official shall investigate the complaint and give notice in writing to the person aggrieved and to the respondent.
- 5) If possible, the designated official will proceed to eliminate or correct the alleged discriminatory housing practice by informal methods of conference, conciliation, and persuasion. Any person, firm, or corporation who shall violate any provision of this Ordinance by doing any act prohibited or declared to be unlawful thereby, or declared to be an offense or misdemeanor thereby, or who shall fail to do any act required by any such provision, or who shall fail to do any act such provision declares such failure to be unlawful or to be an offense or misdemeanor shall be guilty of a misdemeanor; and upon

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

conviction thereof shall be punished by a fine not exceed five hundred dollars (\$500.00), including costs. Each day upon which any such violation continues shall constitute a separate misdemeanor.

- 6) REPEALER. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
- 7) EMERGENCY CLAUSE. It being found by the Quorum Court of the County of Logan that the County of Logan should have a policy in relation to the enforcement of fair housing and that no such policy has been established thereby declares an emergency exists and therefore this Ordinance shall be in full force an defect form and after its passage and publication.
([Ord. 1978-016](#), no passage date; Am. [Ord. 1980-077](#), passed 04-15-1980)

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

**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.