

**Subdivision & Development Code
Of
Garland County**



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Chapter 1: General Provisions

Section 1.1 Title

The code herein shall be officially known, cited, and referred to as the Subdivision and Development Code of Garland County, Arkansas.

Section 1.2 Authority

The code herein is adopted pursuant to the authority granted in Arkansas Code Annotated (A.C.A.) §§14-17-201, et. Seq.

Section 1.3 Purpose

The purposes of the code are consistent with Arkansas Code Annotated (A.C.A.) § 14-17-206, and are intended to:

- A. **Establish reasonable standards and procedures for subdivisions and re-subdivisions to promote an efficient, economic and orderly use of land development of the within the County, or part thereof.**
- B. Promote the health, safety, convenience, prosperity, and welfare of the people of the County.
- ~~C. Conserve natural resources.~~
- ~~D. Protect areas of environmental concern.~~
- C. To ensure proper legal descriptions and monumenting of subdivided land.**
- E. Guide the development of land **with regard to natural features to ensure adequate drainage and minimize subject to flooding.**
- F. Provide for adequate recreation, education, and community facilities including water, sewer, solid waste, and drainage improvements.
- G. Guide the development of transportation facilities, housing development, and redevelopment.

Section 1.4 Jurisdiction

- A. This code shall apply to the unincorporated portion of Garland County lying outside the corporate limits of any municipality.
- B. No developer shall proceed with any construction or work on **a the proposed** development, ~~other than grading, clearing or other ground preparations,~~ before obtaining Preliminary Plat or Site Plan approval, and shall not convey title to any lot or lots before obtaining from the County Judge Final Plat approval or acceptance of the Site Plan.
- C. The unincorporated areas of Hot Springs Village and of Diamondhead Community shall be excluded from these regulations.
- D. If a proposed development is within the jurisdiction of a city planning commission, the process of that city shall be followed.

LEGAL QUESTION – HOW DEAL WITH FTN. LAKE, LONSDALE, MOUNTAIN PINE. WHO ENFORCES DEVELOPMENT REGS ?

- E. The Garland County Floodplain and Flood Damage Prevention Ordinance, Ordinance No. 97-OR-119 as amended from time to time, shall apply to land disturbing activities including

but not limited to subdivisions, and commercial development **and industrial** development within the unincorporated portions of Garland County.

- F. **Land development and building construction shall be in accordance with the Arkansas Fire Prevention Code, latest edition, notwithstanding Section 1.7.B herein.**

SECTION 1.5 TO BE RE-REVIEWED IN ITS ENTIRETY.

Section 1.5 Administration

- A. Garland County shall administer this Subdivision and Development Code. All applications shall be submitted to the County Judge or his designated representative for review and approval. Any action of the County Judge may be appealed to the Garland County Planning Committee. Any action of the Planning Committee may be appealed to the Quorum Court.
- B. **The County Judge may designate a representative(s) to act in his behalf with regard to implementation of this Code.**
- C. No subdivider shall record the plat of a subdivision or bill of assurance or any part thereof before obtaining from the County Judge a certificate of final plat approval.
- D. No property number may be issued by the Garland County Department of Emergency Management for a proposed structure requiring a number unless the applicant shows proof of one of the following:
 - 1. That the lot is on a recorded plat or parcel.
 - 2. That the lot is on a multi-family or non-residential development with written approval of the Site Plan issued by the County Judge.
 - 3. The lot is part of a lot split with written approval by the County Judge.
- E. The construction of any building or structure located on a lot or plat subdivided or sold in violation of the provisions of this code shall not be permitted, nor shall Garland County have any obligation to allow the addressing or the extension of utility services to any parcel or building created or constructed in violation of these regulations.

Section 1.6 Enactment

- A. In order that land may be subdivided or developed in accordance with this code, this code is hereby adopted and made effective as of _____.

Section 1.7 Interpretation, Conflict, and Severability

- A. Interpretation
 - 1. In the interpretation and application of the provisions of this code, the requirements shall be held to the minimum requirements for the promotion of the public health, safety, and general welfare.
- B. Conflict
 - 1. This code is not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, code, or other provision of law except as provided in this code. Where any provision of this code imposes restrictions different from those imposed by any other provision of this code or any other ordinance, rule or regulations, code, or other provision of law, the provision which is more restrictive or imposes higher standards shall control.

2. Upon the adoption of this code as provided by law, **all previously adopted ordinances concerning subdivision rules** the Subdivision Rules and Regulations of Garland County adopted October 1968, as amended or revised, are hereby repealed, except as those sections expressly retained in this code.

C. Severability

1. If any section, clause, part, or provision of this code shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, part, or provision of this code.

Section 1.8 Variances and Exclusions

A. Variances

1. Requests for variances shall be submitted to the County Judge in writing. The County Judge will forward the request to the Planning Committee for consideration and thence to the Quorum Court for final consideration.

Where the Planning Committee finds that extraordinary hardships or practical difficulties may result from strict compliance with this code and/or the purposes of this code may be served to a greater extent by an alternative proposal, it may approve variances to this code so that substantial justice may be done and the public interest served, provided that the variance(s) shall not have the effect of nullifying the intent and purpose of this code; and further provided the County shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

- a. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property;
 - b. The conditions upon which the request(s) are based are unique to the property for which the relief is sought and are not applicable generally to other property;
 - c. Because of particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this code is carried out.
 - d. Pecuniary hardship, standing alone, shall not constitute grounds for the granting of a variance.
2. Family Subdivision - applicant shall submit three (3) copies of a plat to the County Judge for consideration which shall meet the following criteria:
 - ~~a. Only one lot can be conveyed to each family member.~~
 - b. All lots created shall have access to a public right-of-way or shall have access on an adequate easement extending to a public right-of-way for the provision of accessibility and utilities. Said access shall be clearly indicated on the plat.
 - c. The plat shall clearly state that it is a family subdivision and shall state the name(s) and signature of the owner(s) of the original tract being subdivided and the specific family member and relation to which the subdivided property is to be conveyed.

- d. The plat shall contain an attachment including the following statement: "The subdivision of land described in the survey attached hereto and incorporated herein is exempt from the requirements of the **Subdivision and Development Code of Garland County Subdivision Ordinance** through a variance approved by the Garland County Planning Committee on (date). This variance expires upon transfer of any lot within the subdivision to a person who is not identified on the list of transferees as an immediate family member of one of the listed transferees. Prior to a transfer of a subdivided lot to a person who is not identified as an immediate family member of one of the listed transferees, the Owner or transferee must comply with all of the applicable provisions of the **Subdivision and Development Code of Garland County Subdivision Ordinance**."
 - 1) The written statement must be signed by all parties involved which in effect states that the property must remain in the immediate family or all the subdivision rules and regulations will apply. Signatures of all parties involved must be on the written statement and signed before a notary.
 - e. The plat shall show the Certificate of Surveying Accuracy as required for a final subdivision plat.
 - f. Applicant shall provide written verification from the Arkansas Department of Health with regard to adequate water supply and sanitary sewage disposal for each lot created. **If potable water and sewage disposal is achieved via the use of a private well and individual sewage disposal system, no lots shall share the same water well or individual sewage disposal system.**
 - g. The plat shall be recorded by the subdivider after the plat has received a certificate of final approval from the County Judge. Family subdivision plats shall be duly recorded within six (6) months of plat approval or the plat shall be **declared** null and void.
3. The County Judge shall have the authority to vary the requirements set forth herein as applicable to the following:
 - a. Replat of an existing subdivision of record in the event of the following:
 - 1) Replat of an existing lot into two (2) lots (Lot Split) both of which comply with minimum lot size specified herein and both are served by an existing public road.
 - 2) Adjustment of a common lot line between two lots.
 - 3) Combination of two or more lots into a single lot.

B. Procedures

1. A petition for a variance shall be submitted in writing by the subdivider at the time when the Site Plan, Preliminary Plat, or other documentation is filed for consideration by the County. The petition shall state fully the grounds for the variance and all of the facts relied upon by the petitioner.

C. Notice

1. The County shall provide legal notice for all applications that seek a variance from the standards of this code.

2. The applicant shall be responsible for payment of all costs associated with the provision of legal notice for variances.

D. Exclusions

The following shall not be included within this nor be subject to the subdivision rules and regulations of this code:

1. The division of land into parcels ten (10) acres or greater, each parcel, provided each newly created lot or parcel has a minimum of fifty (50) feet of lot frontage on an existing fifty (50) foot public road right-of-way or on an existing fifty (50) foot wide ingress/egress easement which connects to a public right-of-way. Said division of land shall be excluded from the definition of subdivision and will not be subject to the subdivision rules and regulations of this code.

The division of land into parcels ten (10) acres or greater which does not meet the aforementioned existing road or ingress/egress frontage requirements shall be subject to the platting and approval process for a minor subdivision.

2. The division of land with regard to judicial action.

SECTION 1.9 NEEDS LEGAL REVIEW

Section 1.9 Violations and Penalties

A. Violations and Penalties

Any violation of this code or amendment hereto shall be deemed a violation of County Ordinance under the laws of the State of Arkansas and the offender upon conviction shall be punished for a violation. Any courts having jurisdiction of violation cases shall have jurisdiction to try such offender and upon conviction to fine them not less than one hundred dollars (\$100.00) but not more than five hundred dollars (\$500.00) for each offense. Each day that any violation of this code is in effect shall constitute a separate offense.

B. Civil Enforcement

Appropriate actions and proceedings may be taken in law or in equity by the County to prevent any violation of this code, to prevent unlawful construction, to recover damages, to restrain, correct, or abate a violation and to prevent illegal occupancy of a building, structure, or premises. These remedies shall be in addition to the penalties described above. No right of action is granted to any private citizen to enforce the provisions of the regulations against another property owner.

Section 1.10 Fees

- A. Filing fees for plats and site plans shall be established by the County Quorum Court.

Chapter 2: Definitions

Section 2.1 Usage

- A. For the purpose of this code, certain numbers, abbreviations, terms, and words shall be used, interpreted, and defined as set forth in Section 2.2.
- B. As used in this code, words in the present tense include the future; words in the singular include the plural number and words in the plural include the singular; the word “building” includes the word “structure”; the word “shall” is mandatory.

Section 2.2 Definitions

Accessory Building. A building which: (1) is subordinate to and serves a principal building or principal use; (2) is subordinate in area, extent or purpose to the principal building or principal use served; (3) contributes to the comfort, convenience or necessity of occupants of the principal building; and (4) is located on the same lot as the principal building.

Alley. A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

Applicant. The owner of land proposed to be subdivided / developed, or his/her representative.

Bill of Assurance. A private agreement attached to a plat which establishes property use and development rules specific to the properties in the particular subdivision and which may be binding upon subsequent owners of the property.

Block. A tract of land bounded by streets, or by a combination of streets, railroad rights-of-way, shorelines of waterways, or boundary lines of municipalities.

Bond. Any form of a surety bond in an amount and form satisfactory to the County to ensure the completion, maintenance, or performance of improvements.

Building. Any structure built for the support, shelter, or enclosure or persons, property of any kind including but not limited to animals and chattels.

Building Line. A line across a lot establishing the minimum open space to be provided between the buildings and structures and the property line.

Commercial. The broad range of retail uses designed for the market.

Common Ownership. Ownership by the same person, corporation, firm, entity, partnership, or unincorporated association.

Cul-de-Sac. A local street with only one outlet that terminates in a vehicular turnaround.

County. The Garland County Government.

County Judge. The chief executive officer of Garland County, Arkansas. ~~The County Judge may designate a representative(s) to act in his behalf with regard to implementation of this Code.~~

Designated Representative. A person or persons designated by the County Judge to act in his behalf with regard to implementation of this Code.

Design Criteria. Standards that set forth specific improvement requirements.

Developer. The owner of land proposed to be subdivided/developed or his/her representative who is responsible for any undertaking that requires review and/or approval under this code.

Development. A project involving any structure; which requires the approval of a plat or Site Plan pursuant to this code.

Duplex. A structure designed for two families.

Easement. A grant of one or more property rights by a property owner to and/or for use by the public, a corporation, or another person or entity.

Escrow. A deposit of cash with the local government or escrow agent to secure the promise to perform specific improvements required by this code.

Family Subdivision. (see Subdivision, Family).

Final Subdivision Plat. The map of a subdivision to be recorded after approval by the County Judge and any accompanying material as described **in and required by** this code.

Frontage. That side of a lot abutting on a street; the front lot line.

Frontage Road. A service road, usually parallel to a highway, designed to reduce the number of driveways that intersect the highway.

Grade. The slope of a **parcel of land**, road, street, or other public way specified in percentage terms.

High Slope. An area with a slope of more than 15%.

Individual Sewage Disposal System. A septic tank, or any other **approved** individual sewage treatment device **approved by the Arkansas Department of Health and/or by the Arkansas Department of Environmental Quality.**

Industrial. A facility for light to heavy industrial uses.

Landlocked Parcel. A lot or parcel of land without any means of ingress or egress, whether public or private.

Letter of Credit. A letter issued by a bank designating a specific account to complete a specific project in the event that the developer abandons completion of the required improvements.

Local Road. A road whose sole function is to provide access to abutting properties and to other roads from individual properties and to provide right-of-way for storm drainage, or other facilities.

Lot. A tract, plot, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership, or possession, or for building development.

Lot, Corner. A lot situated at the intersection of two (2) or more streets.

Lot Improvement. Any building or structure situated on a lot.

Lot Split. The one-time division of a lot within a previously platted subdivision or existing lot of record into no more than two lots and where no new street, change in existing streets, or new public right-of-way is proposed, and where both of the resulting lots will be served by an existing street.

Master Road Plan. The long-range transportation plan of Garland County prepared and adopted by the Quorum Court, pursuant to state law and including any amendment to such plan, or part thereof.

Mobile Home Park. A parcel of land in which three (3) or more spaces are occupied or intended for occupancy by mobile homes, including recreational vehicles, where placement, maintenance and/or rent of mobile homes for residential purposes or services are provided for a fee.

Multi-family. A structure designed for three or more families.

Nonresidential Development. Any development whose intended use is other than residential, such as office, commercial or industrial.

Office. A place for the regular transaction of business, but not to include the occupation by retail sales, transfer of manufactured goods or storage of commodities.

On-Site Systems. Refers to sub-surface discharge systems such as septic tank/leach field wastewater systems, capped mound wastewater systems, package treatment plants with drip irrigation wastewater systems, or other similar systems that manage wastewater within the development.

Owner. An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

Planning Committee. A joint committee comprised of **three (3)** members of The Garland County Public Works and Building Committee and **three (3) members of** the Public Health, Welfare and Safety Committee.

Preliminary Plat. The preliminary drawing or drawings, described in this code, indicating the proposed layout of the subdivision to be submitted to the County for approval.

Private Sewage Treatment System. A non-public sewer system including collection and treatment facilities established by the developer to serve a new subdivision **as approved by the Arkansas Department of Health and/or the Arkansas Department of Environmental Quality.**

Private Water System. A non-public water system formed by a developer to serve a subdivision and includes water treatment and distribution facilities **as approved by the Arkansas Department of Health.**

Property Owners Association (POA). An association or organization, whether or not incorporated, which operates under and pursuant to recorded covenants or deed restrictions, through which each owner of a portion of a subdivision is automatically a member as a condition of ownership.

Public Improvement. Any drainage ditch, roadway, parkway, sidewalk, other facility for which the County may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which the County responsibility is established.

Registered Professional Engineer. An engineer properly licensed and registered in the State of Arkansas.

Registered Professional Land Surveyor. A land surveyor properly licensed and registered in the State of Arkansas.

Replat. The combination or recombination of previously platted lots or portions thereof, where the total number of the lots combined is not increased and where no new street, change in existing streets, or new public right-of-way is proposed, and where each lot or lots will be served by an existing street.

Reverse Frontage Lot. A lot that fronts on two parallel streets or that fronts on two streets that do not intersect at the boundaries of the lot.

Right-of-Way. A strip of land acquired by negotiations, reservation, dedication, prescription, or condemnation and intended to be occupied by a street, railroad, electric transmission lines, gas pipe lines, water lines, sanitary or storm sewer, or other similar uses.

Road Classification. The road/street classification as outlined in the Garland County Master Road Plan.

Road Right-of-Way Width. The distance between property lines measured at right angles to the center of the street.

Sale or Lease. Any immediate or future transfer of ownership, or any possessory interest in land, including contract of sale, lease, or other transfer of an interest in a subdivision or part thereof, whether by metes and bounds or lot block description.

Setback. The distance between the building and any lot line.

Single Family. A structure designed for one family.

Site Plan. A layout of a proposed development indicating proposed improvements as indicated in this code.

Street. A dedicated and accepted right-of-way for vehicular traffic which affords the principal means of access to abutting property. For the purposes of this Code, "street" shall be synonymous with "road".

Structure. Anything constructed or erected.

Subdivide. The act or process of creating a subdivision.

Subdivider. Any person, individual, firm, partnership, association, corporation, estate, or trust, or any other group or combination acting as a unit, dividing or proposing to divide land so as to constitute a subdivision as herein defined, and includes any agent of the subdivider.

Subdivision. A subdivision shall include all divisions of a tract or parcel of land into two or more lots for the purpose of immediate or future sale, and shall include all divisions of land involving the dedication of new street(s) or a change in the existing street(s).

Subdivision, Family. A subdivision in which all lots are to be conveyed to members of the owner's lineal family. Lineal family shall include only direct lineal descendants (children, stepchildren, and grandchildren) and direct lineal ascendants (father, mother, stepparents, grandfather, and grandmother).

Subdivision, Major. All subdivisions not classified as minor subdivisions, including but not limited to the subdivision of a tract into **of** four or more lots, or any size subdivision requiring any new street or extension of public facilities or the creation of any public improvements.

Subdivision, Minor. Any subdivision containing not more than three lots, fronting on an existing street, not involving any new street or road construction, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property.

Surety. The bond, letter of credit, cash deposit, escrow, or other financial assurance provided by the applicant to secure its promise to complete the subdivision improvements.

Tract. The term "tract" is used interchangeably with the term "lot" particularly in the context of a

subdivision, where a “tract” is subdivided into several lots, parcels, sites, units, plots, condominiums, tracts or interest.

Variance. Permission to depart from the literal requirements of the subdivision ordinance.

Chapter 3: Residential Subdivisions-Application Procedure, and Approval Process

Section 3.1 Pre-Application Conference

- A. Whenever a subdivision of a tract of land is proposed to be made, the subdivider may schedule an appointment with the County Judge to acquaint the subdivider with this code and policies of Garland County and to convey intentions regarding the proposed layout and type of development.

Section 3.2 Minor Subdivisions

A. Procedure

1. The subdivider of a proposed minor subdivision shall submit to the County Judge an application and a plat with supporting documents that meet all requirements of a Final Plat as stated in this code.
2. The County Judge shall approve, approve with conditions, table for no longer than 60 days, deny, or defer at the applicant's request for the submitted minor subdivision application in accordance with the purposes and procedures outlined in this code.
3. After approval of the minor subdivision Final Plat the County Judge shall sign the submitted plat to certify that the applicant plat has met all requirements and conditions of this ordinance code and that the plat may shall be recorded by the Subdivider / Developer with the Garland County Circuit Clerk.

Section 3.3 Major Subdivisions

A. Procedure

1. The subdivider of a proposed major subdivision shall submit to the County Judge an application and a preliminary plat and with supporting documents that meet all the requirements of a Preliminary Plat as stated in this code.

The County Judge shall approve, approve with conditions, table for no longer than 60 days, deny, or defer at the applicant's request for the submitted major subdivision application in accordance with the purposes and procedures outlined in this code.
2. After approval of the major subdivision Preliminary Plat, the County Judge shall sign to certify the submitted preliminary plat to certify that the plat has met all requirements and conditions of this Code and the construction of the subdivision infrastructure improvements may commence.
3. After the construction, inspection, and completion of all subdivision infrastructure improvements required by the approved Preliminary Plat, the applicant shall submit to the County Judge an application for Final Plat approval in accordance with the provisions of this code.
4. After approval of the major subdivision Final Plat, the County Judge shall sign the submitted plat to certify that the applicant plat has met all requirements and conditions of this ordinance code and that the plat shall be recorded by the subdivider / developer with the Garland County Circuit Clerk.

~~a. No sale of property, contract of sale, or additional structures shall be placed on property within a subdivision until the Final Plat has been duly recorded.~~

- a. Replats shall follow the same procedure as Final Plats.

Section 3.4 Preliminary Plat Application and Specifications

A. Application

2. A Preliminary Plat application shall include the following documents and information:
 - a. A letter of request to be considered for Preliminary Plat approval.
 - b. Three (3) copies of **the preliminary** plat, development plans, and ~~etc~~ **other documents** as specified in Section 3.4.B, Specifications.

B. Specifications

1. The Preliminary Plat shall contain the following information:
 - a. Proposed name of the subdivision.
 - b. Name and address of the owner of record.
 - c. Name and address of subdivider/developer
 - d. North arrow and graphic scale.
 - e. Location of the tract by legal description and giving total acreage.
 - f. Vicinity map locating streets and roads, section lines, railroads, schools, parks and other significant features within one-half mile of the proposed subdivision.
 - g. Exact boundary lines of the tract giving ~~bearings and dimensions~~ **dimensions to the nearest one-hundredth foot and bearings to the nearest second.**
 - h. Contour intervals to mean sea level datum of not more than two feet.
 - i. Natural features within the surrounding and proposed subdivision including drainage channels, bodies of water, wooded areas, and other significant features.
 - j. Water courses leaving the tract and the direction of flow and all water courses entering the tract with the drainage area noted at the point of entry.
 - k. Cultural features within and surrounding the proposed subdivision including existing and platted streets, bridges, culverts, utility lines, pipe lines, power transmission lines, all easements, park areas, structures, city and county lines, section lines, and any other relevant features.
 - l. Names of recorded subdivisions abutting the proposed subdivision, with plat book and page number.
 - m. Names of owners and recordation information of un-subdivided property abutting the proposed subdivision.
 - n. Proposed layout including lot lines with dimensions, lot numbers, block numbers, street and alley lines with proposed street names, rights-of-way and widths, sites

reserved for public facilities, sites for non-residential and non-public uses, and building lines with dimensions.

- o. The lot area for each lot in square feet.
- p. Certificate of Engineering Accuracy if designed improvements are included in the subdivision.
- q. Preliminary Certificate of Accuracy by a Registered Professional Land Surveyor.
- r. Existing and proposed covenants and restrictions.
- s. Source of water supply. **If potable water is achieved via the use of a private well, no lots shall share the same water well.**
- t. Provisions for sewage disposal, drainage and flood control.
 - (1) For lots not served by public sewer the developer shall submit written approval from the Arkansas Department of Health as to the suitability of soils for individual wastewater systems. **If waste water/sewage disposal is achieved via the use of an individual sewage treatment system, no lots shall share the same individual sewage treatment system.**
- u. Letters of approval from the city, county, state, federal or other agencies, as well as from applicable utility companies and volunteer fire districts.
- v. Cross-sections of streets.
- w. Centerline profiles showing preliminary street grades.
- x. Street centerlines plan showing angles of deflection, angles of intersection, radii, length of tangents and arcs, and degree of curvature with basic curve data.
- y. Lot and block numbers.
- z. Storm drainage plan including, but not limited to, the identification of drainage areas, culvert sizes, flow calculations, and type of materials.
- aa. FEMA Panel Number and Floodway/Floodplain designation.

C. Staff Review

- 1. Upon receipt of the Preliminary Plat application, the County Judge shall review the application for conformance with this and any other applicable ordinances or codes of the County.

Section 3.5 (Reserved).

Section 3.6 Final Plat Application and Specifications.

A. Application

- 1. A Final Plat application shall include the following documents and information:

- a. A letter of request to be considered for Final Plat approval.
- b. Three (3) copies of the Final Plat and other documents as specified in Section 3.6.B, **Specifications**.
- c. Bill of Assurance.

B. Specifications

1. The Final Plat shall conform to the approved Preliminary Plat specifications, conditions of approval, and design criteria as stated in this code.
2. The Final Plat may constitute only a portion or phase of the approved preliminary plat, provided that the plat conforms to the requirements of conditions of approval, and this code.
3. The Final Plat shall contain the following information:
 - a. Name of subdivision.
 - b. Name and address of owner **of record**.
 - c. Name and address of subdivider / **developer**
 - d. Date of survey, date of drawing, north ~~point~~ **arrow** and graphic scales.
 - e. Location of the tract by legal description and giving total acreage.
 - f. Vicinity map locating streets and roads, section lines, railroads, schools, parks and other significant features within one-half mile of the proposed subdivision.
 - g. Exact boundary lines of the tract indicated by a heavy line, or other acceptable traverse, giving dimensions to the nearest one-hundredth foot and bearings to the nearest second.
 - h. Street and alley and other right-of-way lines with location and width with street names indicated.
 - i. Street centerlines showing angles of deflection, angles of intersection, radii, length of tangents and arcs, and degree of curvature with basis of curve data.
 - j. Lot and block numbers.
 - k. Easements and public service or utility rights-of-way lines giving dimensions, locations, purposes.
 - l. Accurate outlines and description of any areas to be dedicated or reserved for public use or acquisition with the purposes indicated thereon, and of any areas to be reserved by deed covenant or the Bill of Assurance for common uses of all property owners.
 - m. Lot width at the building line, lot dimensions, and the angles, arcs, and chords of rounded corners.
 - n. Certificate of Engineering Accuracy if designed improvements are included in the subdivision.

- o. Certificate of Surveying Accuracy by a Registered Professional Land Surveyor.
 - p. Certificate of Owner.
 - q. Certificate of Recording.
 - r. Certificate of Final Plat Approval.
 - s. FEMA Panel Number and Floodway/Floodplain designation.
4. The Final Plat shall be accompanied by the following information and documents:
- a. Certification of water supply and sanitary sewer disposal by the appropriate agency regardless of lot size.
 - b. Required bonds, letters of credit, cash deposits, escrow or other surety to ensure the completion, performance or maintenance of improvements.
 - c. An electronic copy of the Final Plat in .pdf format.

Section 3.7 Plat Certificates.

A. Preliminary Plat Certificates

1. The following certifications shall be placed on the Preliminary Plat:

- a. Certificate of Surveying Accuracy

I, _____, hereby certify that this proposed Preliminary Plat correctly represents a survey completed by me, or under my supervision on _____, 20____ that the boundary lines shown herein correspond with the description in the deeds cited in the source of title; and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution

Name (signature)
Registered Professional Surveyor
No. _____ Arkansas

- b. Certificate of Engineering Accuracy

I, _____, hereby certify that this plat correctly represents a plan of improvements made by me or under my supervision; and that construction of improvements will be monitored in order to fulfill the requirements of the ~~Garland County~~ **Garland County** Subdivision and Development Code **of Garland County.**

Date of Execution

Name (signature)
Registered Professional Engineer
No. _____ Arkansas

c. Certificate of Preliminary Plat Approval

All requirements of the ~~Garland County~~ Subdivision and Development Code of **Garland County** relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said rules and regulations.

This Certificate shall expire _____ .

Date of Execution

Name (signature)
Garland County Judge

d. Certificate of Owner

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we do hereby agree to the plat and subdivision of said real estate in accordance with this plat.

Date of Execution

Name (signature)
Address

B. Final Plat Certificates

1. Certificate of Surveying Accuracy

I, _____, hereby certify that this plat correctly represents a survey completed by me, or under my supervision on _____, 20____ that the boundary lines shown herein correspond with the description in the deeds cited in the source of title(s); and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution

Name (signature)
Registered Professional Surveyor

No. _____ Arkansas

2. Certificate of Engineering Accuracy

I, _____, hereby certify that this plat correctly represents a plan of improvements made by me or under my supervision and that the engineering requirements of the ~~Garland County~~ Subdivision and Development **Code of Garland County** have been fully complied with.

Date of Execution

Name (signature)
Registered Professional Engineer
No. _____ Arkansas

3. Certificate of Final Plat Approval

Pursuant to the ~~Garland County~~ Subdivision and Development Code **of Garland County**, this document was given approval by the Garland County Planning Committee. All of the conditions of approval having been completed, this document is hereby accepted and this certification executed under the authority of said code.

Date of Execution

Name (signature)
Garland County Judge

4. Certificate of Owner

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we do hereby plat and subdivide said real estate in accordance with this plat.

Date of Execution

Name (signature)
Address

Source of Title. Book. _____ Page _____ Instrument No. _____

5. Certificate of Recording

This document, number _____ filed for record _____, 20____, in Plat Book _____, Page _____.

Signed

Printed Name

For Bill of Assurance see deed record book _____, page _____,
Instrument No. _____

Section 3.8 Bills of Assurance

A. Criteria

1. Bills of Assurance submitted for review by the County Judge shall meet the following criteria.

a. The owner shall sign and certify that:

- 1) He/she is the owner of the land described;
- 2) He/she has ordered the land to be surveyed and divided into lots as shown on the plat;
- 3) He/she has adopted this name for the subdivision;

- 4) All lots shall hereafter be transferred in deeds as lot numbers of the named subdivision.
2. An accurate legal description shall be provided for the land which is platted.
3. A procedure for revision or amendment of the document shall be included in the document.
4. A section is included offering dedication of streets, alleys, parks and other public lands; establishing easements; and setting forth privileges and conditions, if applicable.

Section 3.9 Assurance for Completion and Maintenance of Improvements

A. Completion of Improvements

1. Before the final subdivision plat is signed by the County Judge , all applicants shall be required to complete all the street, sanitary, water, drainage, and other public improvements as required in this code, as specified on the Preliminary Plat. Improvements intended for maintenance by the County shall be required to be dedicated to Garland County, free and clear of all liens and encumbrances on the dedicated property and public improvements.

B. Assurance

1. Posting of Bond, Cash Deposit, Escrow, Letter of Credit, or other Surety

The County Judge ~~at his~~ **has** sole discretion to vary the requirement that the applicant complete all public improvements prior to approval of the final subdivision plat and, as an alternative, permit the applicant to post a bond, letter of credit, cash deposit, escrow, or other surety by which the subdivider agrees and covenants to complete all required public improvements no later than one year following the date on which the County Judge signs and certifies the Final Plat.

2. Maintenance

- a. The applicant shall agree to maintain each required improvement and post a bond, letter of credit, cash deposit, escrow, or other surety to guarantee such maintenance for a period of one year following the acceptance of the dedicated and completed improvements.

3. Performance

- a. The applicant shall also post a bond, letter of credit, cash deposit, escrow, or other surety to guarantee that all required public improvements will be free from defect for a period of one year following the acceptance of the last completed public improvements.

C. Surety Conditions

1. Bonds, letters of credit, cash deposits, escrow, or other sureties shall:

- a. Garland County shall be named as beneficiary.

- b. Be in an amount ~~determined by the County Judge to be of~~ 120% of the estimated cost of completion, maintenance, or performance of the required improvements

and held by the County Judge or his designated representative. **Said estimated cost shall be the greater of that amount determined by the County Judge or that amount determined by the developer's registered professional engineer.**

- c. Be issued by a surety company entered and licensed to do business by the State of Arkansas and
- d. Specify the time for the completion of improvements and installations.
- e. Letters of Credit shall:
 - 1) Be irrevocable;
 - 2) Be for a term sufficient to cover the completion, maintenance, and performance periods; and
 - 3) Require only that Garland County present the credit with a sight draft and an affidavit signed by the County Attorney attesting to the county's right to draw funds under the credit.
- f. Cash Escrows shall provide:
 - 1) That the subdivider will have no right to a return of any of the fund except as provided in Section 3.9 D;
 - 2) That the escrow agent shall have a legal duty to deliver the funds to the County whenever the County Attorney presents an affidavit to the agent attesting to the County's right to receive funds whether or not the subdivider protests the right.

D. Release or Reduction of Surety

- 1. Garland County will not accept dedication of required improvements, nor release or reduce the amount of any surety posted by the subdivider until the County Judge has determined that all required improvements have been satisfactorily completed.

Section 3.10 Inspection and Testing of Improvements

- A. All testing shall be at the expense of the Developer.
- B. Soils investigations, materials testing and quality control testing shall be performed by an approved laboratory. All reports submitted to the county shall bear the name of the responsible engineer.
- C. Upon completion of construction of public improvements, certification shall be submitted by a registered professional engineer and shall include as a minimum a statement that the following complies with the minimum requirements of these specifications:
 - 1. Compacted density of subgrade and base course.
 - 2. Geometric design with respect to dimensions and slopes.
 - 3. Drainage facilities.
- D. Developer shall be responsible for complying with testing, inspection and/or certification pertaining to all other facilities, improvements and installations that may be regulated by other authorities having jurisdiction over the improvements (e.g. public utilities, water, sewer,

etc.).

- E. The County reserves the right to inspect all improvements and installations for conformance with these specifications.
- F. The County may in extreme circumstances grant a variance from these rules in accordance with procedures specified herein.

Section 3.11 Acceptance of Improvements

A. Plat Approval

1. Public dedication of roads and public facilities may be accepted by the County following execution of satisfactory guarantees for completion as described in Section 3.9 and as otherwise may be prescribed by law.
2. The approval of a subdivision plat by the County Judge shall not be deemed to constitute or imply the acceptance by Garland County of any street, easement, park, or other improvement shown on the plat.

Section 3.12 Expiration of Plats

A. Preliminary Plat

1. Preliminary Plat approval shall be valid for one-year from the date of certification, and shall expire at the end of one year if no work is actively progressing on the installation of the required improvements.
2. In the event of **the** expiration of **the** Preliminary Plat approval, **the** developer may reapply for a Preliminary Plat approval subject to rules and regulations in effect at the time of reapplication.

B. Final Plat

1. The Final Plat ~~can~~ **shall** be recorded by the **subdivider** / developer only after the plat has received a certificate of final approval from the County Judge. Final plats shall be duly recorded within six (6) months of final plat approval or the plat shall be null and void.

Section 3.13 Time Extensions

- A. In those instances where sufficient **good** cause is established by the developer which may justify an extension of time, the developer may formally apply for an extension of time which shall only be granted by the County Judge. An application for an extension of time must be made by the developer prior to default.

Chapter 4: Design Criteria for Residential Subdivisions

Section 4.1 General

A. Access

1. Every subdivision shall be served by a publicly dedicated street or streets with adequate capacity to serve the proposed subdivision unless the developer clearly requests that the streets remain private and that the Bill of Assurance indicates that future lot owners will be responsible for maintenance.

B. Street and Subdivision Names

1. The Garland County Office of Emergency Services shall have the authority to review the street names and subdivision names and require changes in any proposed names.

C. Landlocked Parcels Prohibited

1. The creation of landlocked parcels within a subdivision or the act of subdividing a portion of land where the remaining un-platted land is landlocked is prohibited.

D. New Private Streets

1. Private streets/roads may be approved by the County Judge only under all of the following circumstances:
 - a. When the design standards conform to public street and road standards as specified in the Garland County Master Road Plan and Specifications.
 - b. When there is no possibility of through traffic.
 - c. When they will not unreasonably limit access to adjacent parcels, hinder logical traffic patterns, or otherwise be contrary to the public interest.
 - d. When the subdivider provides for permanent maintenance in the Bill of Assurance.

Section 4.2 Design Specifications

A. Streets

1. Street systems within proposed subdivisions shall be planned to extend existing streets or projections that exist in the surrounding area to allow for efficient traffic circulation. Street extensions shall be extended at the same or greater width, but in no case shall the width be less than the required minimum width.
2. Except as provided in Section 4.2.A.1. street design and construction requirements shall be in accordance with the Garland County Master Road Plan and Specifications.

B. Lots

1. Minimum Lot Size

- a. No lot shall be more than four (4) times as deep as it is wide nor shall any lot average less than one hundred (100) feet deep.

- b. Where a public water and sewer system of adequate capacity are available and will be utilized for the proposed development, the minimum lot size shall be 7,500 square feet and be a minimum sixty (60) feet wide at the building line except for corner lots which shall be a minimum seventy five (75) feet wide at the building line.
- c. Where a public water system of adequate capacity is available and will be utilized, and where individual sewage disposal systems will be utilized, the sewage disposal system shall be approved and permitted by the Arkansas Department of Health and the minimum lot size shall be adequate to fulfill the health department requirements. In no case shall the minimum lot size be less than one (1) acre.
- d. Where no public water system of adequate capacity is available and where private wells will be utilized in conjunction with individual sewage disposal systems, the private well and sewage disposal system shall be approved and permitted by the Arkansas Department of Health and the minimum lot size shall be adequate to fulfill the health department requirements. In no case shall the minimum lot size be less than one and one-half (1 ½) acre.

2. Lot Design

- a. When a lot fronts on streets other than local or collector roads, the County Judge may require that the lots be provided with frontage roads or a re-design to reverse frontage lots.
- b. **Insofar** as practical, side lot lines shall be perpendicular or radial to street lines. Each lot shall abut upon a public **or approved private** street or road.
- c. Property lines radius at street intersections (corner lots) shall not be less than twenty-five (25) feet.

3. Lot Setbacks

- a. Building setbacks for lots shall be as shown in the following table:

<u>Usage</u>	<u>Front Yard</u>	<u>Rear Yard</u>	<u>Interior Side Yard</u>	<u>Exterior Side (Corner Lots)</u>
Residential	25 feet	15 feet	7 ½ feet*	25 feet
Non-Residential	40 feet	15 feet plus one foot for each foot of building height over 20 feet	10 feet plus ½ foot per foot of building height over 20 feet	40 feet

* If lot is served by ~~a septic~~ **an individual sewage disposal** system, the side yard setback shall be a minimum of ten (10) feet to allow for access by a septic tank pumper truck.

4. Arkansas Fire Protection Code

- a. **The** developer shall obtain approval from the local fire marshall regarding clearance between building setbacks prior to **the** submittal of **the** Preliminary Plat.

5. Accessory Buildings

- a. Accessory buildings larger than 125 square feet shall meet all lot setback requirements.

C. Easements

1. Easements for utility lines, water, sewer , or other public utilities shall not be less than required by the public utility and in no case less than ten (10) feet in width.
2. Easements for drainage shall be a minimum of twenty (20) feet.

Chapter 5: Improvements for Residential Subdivisions

Section 5.1 General

- A. Every subdivider shall be required to install at his/her own expense the improvements described in this code.

Section 5.2 Improvements

A. Street grading

- 1. All street excavation and fill, including drainage ditches and underground drainage facilities that are intended for maintenance by the County shall be located in the public right-of-way.

B. Storm drainage facilities

- 1. All storm drainage facilities that are essential components of the drainage system of a proposed subdivision and that are intended for maintenance by the County shall be located in the public right-of-way.
- 2. Every subdivision shall be served by storm drainage facilities including but not limited to drains, sewers, catch basins, culverts and other facilities.
- 3. All drainage facilities shall be so designed to serve any area(s) draining through the subdivision including from off-site sources.
- 4. All storm drainage facilities shall be designed and constructed in accordance with the Garland County Master Road Plan and Specifications and the Garland County Storm Water Code.
- 5. All drainage easements shall be indicated on the Final Plat.

C. Street paving

- 1. Street paving design and construction shall be in accordance with the Garland County Master Road Plan and Specifications.

Section 5.3 Curbs and Gutters

- A. Curbs and gutters, where installed, shall be in accordance with the Garland County Master Road Plan and Specifications.

Section 5.4 Sidewalks

- A. Sidewalks, where installed, shall be designed in accordance with the standards of the American Disabilities Act.
- B. Sidewalks may be required on one side of the street when the proposed subdivision is located within 500 feet of a school building and the street provides direct vehicular access to the school.
- C. The County Judge may require additional sidewalks within 500' of commercial areas, schools, and other places of public assembly.

- D. Sidewalks shall be constructed in accordance with the Garland County Master Road Plan and Specifications.

Section 5.5 Utilities

A. Water Supply

~~1. Where a public water supply is within 1,320 feet of a proposed subdivision, the subdivider shall extend water mains to serve the subdivision. Fire hydrants with adequate water pressure may be required for compliance with the Arkansas Fire Protection Code.~~

- 1. Where a public water supply is not within 1,320 feet of a proposed subdivision, the subdivider shall furnish the County Judge evidence that a sufficient quantity of water of a quality approved by the Arkansas Department of Health will be available to each lot.

B. Sanitary Sewage Disposal

- 1. Where a public sanitary sewer is within 300 feet of **any part of** a proposed subdivision, the subdivider shall connect with such sewer, **or as may otherwise be required by the Arkansas Department of Health**, and provide a connection to each lot.
- 2. Where a public sanitary sewer is not within 300 feet of **any part of** a proposed subdivision, an alternate method, such as a private sewage treatment system or an individual sewage disposal system, shall be used when in compliance with the standards of the Arkansas Department of Health or the Arkansas Department of Environmental Quality. **If waste water/sewage disposal is achieved via the use of an individual sewage disposal system, no lots shall share the same individual sewage disposal system.**

Section 5.6 Other Utilities

- A. Other public facilities, except service connections and underground facilities shall be located in the right-of-way of streets, in platted alleys or in dedicated utility easements.

Section 5.7 Survey Monuments

- A. All surveys and plats shall comply with Arkansas State Minimum Standards for Property Boundary Surveys and Plats.
- B. Iron pins shall be placed at all lot corners by a Registered Professional Land Surveyor.

Chapter 6: Multi-Family and Non-Residential Development

Section 6.1 Applicability

- A. This Section applies to the development of a single parcel, platted or un-platted, without the subdivision of land into multiple parcels and includes a parcel with more than one dwelling unit, such as an additional single-family house, duplex, multi-family unit(s), a non-residential development or an expansion of existing non-residential development by increasing the gross floor area by ten (10) percent or more.

Section 6.2 Application Procedure

- A. The developer or owner of a parcel proposed for development with an additional dwelling, duplex, multi-family unit(s), or with a non-residential use shall submit to the County Judge a Site Plan and supporting documents that meet all requirements of a Site Plan as stated in Section 6.3.
- B. The Site Plan shall be reviewed by the County Judge for conformance with the provisions of this chapter and provide written approval prior to any development or construction activities. After issuance of written approval, development or construction activities may commence.

Section 6.3 Site Plan Requirements

- A. Site Plan application submittal shall include the following:
 - 1. A letter of request for Site Plan review.
 - 2. Proposed name of the development.
 - 3. Name and address of the owner of record.
 - 4. Name and address of the developer.
 - 5. Date of survey, north arrows, and graphic scale.
 - 6. Seal and signature of a registered professional engineer and a registered professional surveyor.
 - 7. Location of the tract by legal description and giving total acreage.
 - 8. Vicinity map locating streets and roads, section lines, railroads, schools, parks, and other significant features within one-half mile of the proposed development.
 - 9. Exact boundary lines of the tract, giving ~~bearings and dimensions~~ **dimensions to the nearest one-hundredth foot and bearings to the nearest second.**
 - 10. Existing and proposed contour intervals to mean sea level datum of not more than two feet.
 - 11. Natural features within the surrounding and proposed development including drainage channels, bodies of water, wooded areas, and other significant features.

12. Water courses leaving the tract and the direction of flow and all water courses entering the tract with the drainage area noted above the point of entry.
13. Cultural features within and surrounding the proposed development including existing and platted streets, bridges, culverts, utility lines, pipe lines, power transmission lines, all easements, park areas, structures, city and county lines, section lines, and any other cultural features.
14. Names of owners of property abutting the proposed development.
15. A written summary of the proposed development which provides information such as the overall development plan, the type of structures of the dwelling units, and types of non-residential uses.
16. Existing covenants and restrictions.
17. Source of water supply and provision for fire hydrants and adequate fire pressure in accordance with the Arkansas Fire Protection Code. **If potable water is achieved via the use of a private well, no parcels shall share the same water well.**
18. **Provisions for sewage disposal, drainage and flood control.**
 - (a) **For parcels not served by public sewer the developer shall submit written approval from the Arkansas Department of Health as to the suitability of soils for individual wastewater systems. If waste water/sewage disposal is achieved via the use of an individual sewage treatment system, no parcels shall share the same individual sewage treatment system.**
19. Storm drainage plan including, the identification of drainage areas, culvert sizes, flow calculations, and type of materials.

Section 6.4 Design Criteria for Multi-Family and Non-Residential Development

A. Parking Criteria

1. Additional Single Family: One off-street parking space per dwelling unit.
2. Duplex: Three (3) off-street parking spaces.
3. Multi-Family: One and one-half (1 ½) off-street parking space per dwelling unit.
4. Non-Residential Development:
 - a. Office Use: Minimum of one space per 400 square feet of floor space.
 - b. Commercial Use: One space per 300 square feet of floor space.
 - c. Industrial Use: One space per 600 square feet of floor space.
5. Minimum dimensions of a parking space: 9 feet wide and 18 feet length.
6. All Site Plans shall adhere to the standards of the American with Disabilities Act.

B. Driveways Within Public Right-of-Way

1. Driveways shall be designed and constructed in accordance with the Garland County Master Road Plan and Specifications.

C. Parcels

1. Minimum parcel size

- a. Where a public water and sewer system of adequate capacity are available and will be utilized for the proposed development, the minimum parcel size shall be as follows **shown in the following table:**

Usage	Minimum Parcel Area
Additional Single-Family Dwelling	15,000 square feet
Duplex	12,000 square feet
Multi-Family Unit and Non-Residential Development	Total floor area of all buildings shall not exceed 66% of the gross parcel area

- b. Where a public water system of adequate capacity is available and will be utilized, and where individual sewage disposal systems will be utilized, the minimum parcel size of each of the above usages shall be a minimum of one (1) acre.
- c. Where no public water system of adequate capacity is available and where private wells will be utilized in conjunction with individual sewage disposal systems, the minimum parcel size of each of the above usages shall be a minimum of one and one-half (1 ½) acre.

2. Building Setbacks

- a. Building setbacks shall be as shown in the following table:

Usage	Front Yard	Rear Yard	Interior Side Yard	Exterior Side (Corner Lots)
Additional Single-Family Dwelling*	25 feet	15 feet	7 ½ feet**	25 feet
Duplex and Multi-Family Units	30 feet	15 feet	10 feet	30 feet
Non-Residential Development	40 feet	15 feet plus one foot for each foot of building height over 20 feet	10 feet plus ½ foot per foot of building height over 20 feet	40 feet

*Note-Additional single-family dwelling shall have sufficient clearance from all other structures in order to comply with the Arkansas Fire Protection Code.

** If lot is served by ~~a septic~~ **an individual sewage disposal** system, the side yard setback shall be a minimum of ten (10) feet to allow for access by a septic tank pumper truck.

- b. Arkansas Fire Protection Code
 - 1) **The subdivider** / developer shall obtain approval from the local fire marshal regarding clearance between buildings prior to submittal of **the** Site Plan.
- 3. Accessory Buildings
 - a. Accessory buildings larger than 125 square feet shall meet all setback requirements.

D. Storm Drainage Facilities

- 1. Storm drainage facilities shall be in accordance with Section 5.2.B.**

Chapter 7: Industrial Subdivisions

Section 7.1 Applicability

- A. Any subdivider of land for industrial purposes within Garland County shall submit to the County Judge plats of the subdivision and plans for indicated improvements according to these regulations. These regulations are specifically for industrial developments.
- B. This chapter shall apply to the subdivision of land into two or more industrial lots.

Section 7.2 Preliminary Plat and Final Plat

- A. Preliminary Plat and Final Plat application and specifications requirements and procedures shall be the same as specified in Section 3.4 and Section 3.6 of this Code.
- B. Preliminary Plat and Final Plat certificates shall be the same as specified in Section 3.7 of this Code.
- C. Bill of Assurance submittal and criteria shall be the same as specified in Section 3.8 of this Code.

Section 7.3 Industrial Streets

- A. All streets and traffic lanes inside of a platted industrial subdivision shall be classified as a local street unless it meets any of the following conditions:
 - 1. The street is classified as an arterial street as defined in the Garland County Master Road Plan and Specifications.
 - 2. The street provides direct access to more than 100 residential dwelling units or any equivalent combination.
 - 3. The street provides a continuous and direct route between two population clusters of at least 200 persons or between two arterial or collector streets.
- B. Local streets inside of an industrial subdivision shall not be considered for acceptance by the County for maintenance.
- C. Driveways for access to solid waste containers for service by the County shall be designed and constructed in accordance with requirements of the Garland County Department of Environmental Services.
- D. Industrial streets which are intended for acceptance by the County for maintenance shall comply with the design criteria, inspection, testing and certification requirements as specified in the Garland County Master Road Plan and Specifications.
- E. Grades: The maximum allowable grades shall be 6% on all streets within an industrial subdivision.

- F. The minimum radius of a cul-de-sac turnaround shall be **the greater of** 50 feet to edge of pavement **or the radius required by the Arkansas Fire Prevention Code.**
- G. The property line radius at an industrial street or alley intersection shall be a minimum of 40 feet.
- H. All parking areas and loading docks for wheeled vehicles shall be so designed that all maneuvering room shall be on private property.

Section 7.4 Improvements

- A. Every subdivider shall be required to install at his own expense the improvements as specified in Chapter 5 of this Code.
- B. Storm drainage facilities shall be in accordance with Section 5.2.B.**

Section 7.5 Lot or Tract Design Requirements

- A. Front and side yard exterior building lines shall be a minimum of 50 feet on all local roads and a minimum of 70 feet on all roads classified higher than a local road.
- B. The side yard interior building line shall be a minimum of 30 feet from the side interior property line(s).
- C. The area of all buildings combined shall not exceed 50% of the lot area.

Chapter 8 : Mobile Home Parks and Recreational Vehicle Parks

Section 8.1 General

- A. No person, firm, corporation, or association shall begin construction, alteration, repair, or extension of a mobile home or recreational vehicle park without first submitting and receiving approval from the Arkansas Department of Health.
- B. Detailed plans and specifications shall be submitted to the Arkansas Department of Health conforming to the requirements of that Department's Rules and Regulations Pertaining to Mobile Home and Recreational Vehicle Parks.