

14.04.04 Establishment of Zoning Districts and Boundaries

A. Zoning Districts Established The following zoning districts, which may be referred to by their abbreviations, are hereby established:

1. Base zoning districts:

A	Agricultural
ORC	Outdoor Recreational Commercial
RE	Residential Estates
RSF1	Residential Single-Family 1
RSF2	Residential Single-Family 2
RSF4	Residential Single-Family 4
R6	Residential 6
R10	Residential 10
H	Heritage
UN1	Urban Neighborhood 1
UN1-C	Urban Neighborhood 1-Commercial
UN2	Urban Neighborhood 2
UN2-C	Urban Neighborhood 2-Commercial
TC	Towncenter
TC-C	Towncenter-Commercial
HC	Highway Corridor
LI	Light Industrial

2. Overlay and Special Purpose Zoning Districts:

DOD	Design Overlay District – certain street and highway corridors
JMOD	Johnson Mill Overlay District
WMOD	Wilkerson-Main Overlay District
PUD	Planned Unit Development District

B. Zoning District Hierarchy References to less restrictive, more restrictive, less intensive and more intensive zoning districts refer to the base zoning districts established above and represent a progression from the Agricultural district as the least intensive base district to the Highway Corridor and Light Industrial districts as the most intensive use base districts. Overlay and special purpose districts are not included in the zoning district hierarchy.

C. Zoning district boundary map. The location and boundaries of the zoning districts established herein are defined as shown on the map entitled "Official Zoning Map of the City of Johnson, Arkansas," which is on file in the office of the Recorder/Treasurer. This map together with all explanatory data thereof is hereby adopted by reference and declared to be a part of these regulations. The

B. Uses permitted Uses permitted in these districts are set forth in the following table. Where the letter “P” appears opposite a listed use and underneath a district, the use is permitted in that district “by right” subject to: (1) providing off-street parking and loading facilities as required by Section 153-101; (2) providing landscaping and screening as provided by Section 153-103 and/or within any applicable Overlay District; and (3), conformance with special conditions applying to certain uses as set forth in Division 8.

Where the letter “C” appears instead of “P”, the use is permitted subject to acquiring a Conditional Use Permit as set forth in Sections 153-061 through 153-064. Where neither “P” nor “C” appears similarly within the table, the use is not allowed.

TABLE 1
ZONING DISTRICT
LAND USES

Accessory uses: permitted subject to provisions of 14.04.07.

AGRICULTURAL USES														
LAND USES	A	ORC	RE	RSF 1	RSF 2	RSF 4	Herit -age	R6	R10	UN1 & UN1-C	UN2 & UN2-C	TC & TC-C	HC	LI
Agricultural, animal	P		P											
Agriculture, crop	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agriculture, farmers market	P	P	P							P	P	P	P	P
Agriculture, product sales	P	P	P	C	C	C	C	C	C	P	P	P	P	P
Fowl	P	P	P	P	P	P	P	P	P	P	P			

RESIDENTIAL USES														
LAND USES	A	ORC	RE	RSF 1	RSF 2	RSF 4	Herit -age	R6	R10	UN1 & UN1-C	UN2 & UN2-C	TC & TC-C	HC	LI
Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P	P		
Multi-family: Duplex, triplex, 4-plex	P							P	P	P	P			
Emergency Housing Unit	C	C	C	C	C	C	C	C	C					
Group residential	P							C	P	P	P	P	P	
Loft apartment (commercial use)										P	P	P		
Manuf. housing, residential design	P	P	P	C	C	C								
Manufactured housing unit	P	P	P	C	C	C								
Manufactured housing park														
Multi-family: 5 or more units								P	P	P	P	P	P	
Single-family detached	P	P	P	P	P	P	P	P	P	P	P	P		
Townhome							P	P	P	P	P	P	P	

CIVIC AND COMMERCIAL USES														
LAND USES	A	ORC	RE	RSF 1	RSF 2	RSF 4	Herit -age	R6	R10	UN1 & UN1-C	UN2 & UN2-C	TC & TC-C	HC	LI
Airport or airstrip	C		C											P
Animal care, general	C		C								C	C	C	P
Animal care, limited	C		C							P	P	P	P	P
Auditorium or stadium												C	P	P
Automated teller machine								P	P	P	P	P	P	P
Bank or financial institution										P	P	P	P	
Bed and breakfast	C	C	C				C			C	P	P	P	
Car wash											C	P	P	P
Cemetery	C	C	P	P	P	P	P	P	P	P	P	P	P	P
Church	C		C	C	C	C	C	C	C	P	P	P	P	P
College or university			C							C	C	P	P	
Communicatio n tower	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Construction sales and service										C	C	C	P	P
Convenience store										P	P	P	P	P
Day care, limited (family home)	C		C	C	C	C	C	C	C	P	P			
Day care, general	C		C						C	C	P	P		
Entertainment, adult												C	C	C
Funeral home											C	P		

LAND USES	A	ORC	RE	RSF 1	RSF 2	RSF 4	Herit -age	R6	R10	UN1 & UN1-C	UN2 & UN2-C	TC & TC-C	HC	LI
Golf Course & Ancillary Uses	C	P	C	C	C	C		C	C	C	C	C	C	C
Government service	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospital										C	C	P	P	P
Hotel or motel										C	C	P	P	P
Library			P	P	P	P	P	P	P	P	P	P	P	
Medical service/office										P	P	P	P	
Museum	C		C	C	C	C	C	C	C	P	P	P	P	
Nursing home			C					C	P	P	P	P	C	
Office, general										P	P	P	P	C
Parking lot, commercial										C	C	P	P	P
Parks, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pawn shops											P	P		
Post office										P	P	P	P	P
Recreation/entertainment, indoor										C	C	P	P	P
Recreation/entertainment, outdoor	C	C	C							C	C	C	C	C
Recreational vehicle park	C											C	C	C
Restaurant, fast-food										C	C	P	P	
Restaurant, general										P	P	P	P	
Retail/service										P	P	P	P	P
Retail/service, high impact												P	P	C
Safety services	C		C	C	C	C	C	C	C	P	P	P	P	P
School, elementary/middle & high			P	P	P	P	P	P	P	C	C	P	P	P
Service station											C	P	P	P
Utility, major	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P

LAND USES	A	ORC	RE	RSF 1	RSF 2	RSF 4	Herit -age	R6	R10	UN1 & UN1-C	UN2 & UN2-C	TC & TC-C	HC	LI
Vehicle and equipment sales												C	P	P
Vehicle repair, general										C	C	C	P	P
Vehicle repair, paint and body										C	C	C	P	P
Vocation school										C	C	P	P	P

MANUFACTURING, WAREHOUSING, AND EXTRACTIVE USES														
LAND USES	A	ORC	RE	RSF 1	RSF 2	RSF 4	Herit -age	R6	R10	UN1 & UN1-C	UN2 & UN2-C	TC & TC-C	HC	LI
Asphalt or concrete plant														C
Auto wrecking or salvage yard														C
Freight terminal														C
Manufacturing												C	C	P
Mining or quarrying	C													
Research services												P	P	P
Residential (mini) storage										P				P
Sod farm	C													
Topsoil farm	C													
Warehousing												C	C	P
Welding or machine shop	C													P