

TITLE 14

ZONING

Chapters:

- 14.04 Zoning Adopted
- 14.08 Amendments to Zoning Ordinance
- 14.12 Flood Damage Prevention
- 14.16 Guidelines for Annexation
- 14.20 Annexing, Vacating and Re-Zoning Property
- 14.24 Special Use Variance
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- 14.32 Filing fees for Petitions

CHAPTER 14.04

ZONING ADOPTED

Sections:

- 14.04.01 Ordinance adopted by reference

14.04.01 Ordinance adopted by reference

It is hereby adopted by the city of Mountain Home, Arkansas, for the purpose of establishing rules and regulations with regard to zoning within the city of Mountain Home a zoning code prepared by the City Council and Planning Commission, captioned "Zoning Ordinance, Mountain Home, Arkansas 1998." The same is hereby adopted and incorporated as fully as if set out at length herein, word for word and from the date on which this ordinance shall take effect the provisions thereof shall be controlling in the matters regulated thereby within the corporate limits of the city of Mountain Home, Arkansas. (Ord. No. 98-21, Sec. 1.)

That properties currently owned by Baxter County Regional Hospital, shall be permitted in Residential R-2 until December 31, 2007 and grandfather thereafter. (Ord. No. 98-21)

CHAPTER 14.08**AMENDMENTS TO ZONING ORDINANCE****Sections:**

14.08.01 Amendments

14.08.01 Amendments**New Classification M-1R (Manufactured Home Residential)**

- A. The M-1R zoning is established to permit and encourage the development of single-family manufactured home subdivisions, or the placement of manufactured homes on individual lots in a suitable environment.
- B. Area requirements
 - 1. Minimum lot area: 7,500 sq. ft.
 - 2. Minimum lot width: (at front yard building line) 75 feet
 - 3. Front yard: minimum of 30 feet from property line.
 - 4. Side yard (each): minimum of 10 feet from each property line.
 - 5. Side yard street: minimum of 25 feet from property line.
 - 6. Rear yard: minimum of 25 feet from rear property line or center of alley if one exists.
- C. All manufactured homes shall have the tongue removed.
(Ord. No. 03-30, Sec. 1.)

Additional requirements for all residential zonings

- A. All units shall have a minimum dimension on all sides of 20 feet.
- B. All units shall be constructed on a slab or have continuous masonry underpinning.
- C. new units constructed shall have siding materials compatible with other units within 200 feet. Unless specifically approved by the Planning Commission.

- D. All units shall have the front door oriented toward the front yard.
- E. All units shall have a covered front landing of at least six feet by six feet and oriented to the front yard.
- F. All units shall have shingle roofs. Unless specifically approved by the Planning Commission. (Ord. No. 2003-30, Sec. 2.)

Façade ordinance

Section 1 Article 3-2.A.4, Article 3-3.A.4, Article 3-4.A.7, Article 3-5.A.4, and Article 3-6.A.6, of the Zoning Ordinance No. 98-021 of the city of Mountain Home, Arkansas, is hereby deleted and replaced with the following:

- A. Façade requirements should be based on the zoning of a particular building all commercially zoned buildings must maintain a façade covering 100% of the entry way side (front-side) of the building. Those sides not considered an "entryway" side, but are street-side, must maintain a façade matching that of the front-side façade extending a minimum height of three (3) feet above first floor level. Any metal façade cannot extend lower than three (3) feet above the first floor level on street-side walls.
- B. Types of façade Exterior façade material can include stone, brick, brick veneer, glass, cultured stone, architectural precast (panels or detailing), stucco, wood, Dryvit, concrete siding or decorative concrete block. Vinyl siding and standard concrete blocks (pained or natural) are not to be considered façade materials.
- C. Retrofitting or remodeling projects Any remodeling of a commercial building that requires a building permit would require compliance with the current façade ordinance.
- D. Occupancy permits Occupancy permits, including temporary permits, would not be issued without completion of façade requirements.
- E. Building maintenance. No observable paint peel, material deterioration, mold, or rusted metal should be allowed. All visible sides of a commercial building should remain free of weeds and vines at all times.
- F. Trash receptacles and enclosures Any areas where trash or recyclables are stored outside a building must be screened; construction shall be out of one of the materials listed above under "Types of Façade." All lift dumpsters shall be required to have a trash enclosure built to eliminate receptacle visibility from a public street.

- G. Architectural Review Committee The Architectural Review Committee shall be required to approve any commercial building permit issued under the provisions of this ordinance. The Mountain Home Planning Commission shall be designated as the Architectural Review Committee for the purpose of insuring compliance with this ordinance. The Architectural Review Committee shall review colored rendered drawings, provided by the owner or builder, of all exterior faces of the building for approval. (Ord. No. 2007-20, Sec. 1.)

Section 2 A Building Permit for the purpose of triggering this the Façade Ordinance shall be required when:

- A. The roof line is to be changed; or
- B. The square footage of the enclosed portion of the improvement is to be increased or decreased; or
- C. Making a new entrance or moving an existing entrance; or
- D. Making interior alterations, when the reasonable value of such alterations is estimated by the Building Inspector to exceed 25% of the existing county appraised value of the altered structure.

The Building Inspector may at his/her discretion refer this question to the Architectural Review Committee for a decision or, if the owner is unhappy with the Building Inspector's decision, then the owner may appeal the Building Inspector's decision to the Architectural Review Committee. (Ord. No. 2007-20, Sec. 2.)

Board of Zoning Adjustment

Chapter 8, Art. 8-1 This section of the Mountain Home, Arkansas Zoning Ordinance shall be and hereby is deleted and shall be replaced with the following:

Article 8-1 Organization of Board of Zoning Adjustment The Mountain Home Planning Commission, as a whole, shall sit as the Board of Zoning Adjustment. (Ord. No. 2007-43, Sec. 1.)

Building Façade Requirements

Article 3-2 Façade Requirements, Article 3-3 Façade Requirements, Article 3-4 Façade Requirements, Article 3-5 Façade Requirements and Article 3-6 Façade Requirements of the Zoning Ordinance No. 2007-14 of the City of Mountain Home, Arkansas is here deleted and replaced with the following:

Building Landscaping, Façade Requirements and Permits

All commercially zoned buildings shall be reviewed and approved by the Planning Commission for compliance with Building Landscaping & Façade Requirements before a building permit can be issued. (See Development Regulations for Landscaping Requirements)

A Copy of the plans and letter of intent shall be submitted to the Board Secretary of the Planning Commission at least fifteen (15) working days prior to the scheduled meeting of the Commission at which consideration is requested. (Ord. No. 2022-13, Sec. 1)

Façade Requirements

All commercial zoned buildings must maintain a façade covering 100% of the entryway side (front-side) that is visible from the street or not. Also any side and rear walls which are 50% visible from the street shall have the same façade covering as the front entry. (Ord. No. 2022-13, Sec. 2)

Types of Façade

Exterior façade material can include stone, cultured stone, brick, brick veneer, glass, architectural precast (panels or detailing) stucco, dryvit, wood, concrete siding, decorative concrete block or metal siding with no visible fasteners.

Vinyl siding, concrete blocks (painted or natural), metal siding with visible fasteners are not to be considered façade materials.

If Vinyl siding, concrete blocks (painted or natural) or metal siding with visible fasteners are desired it shall be reviewed and approved or denied by the Planning Commission. For metal siding with visible fasteners to be considered the Planning Commission will need to know the manufacturer name, profile name and a sample of the panel at least as wide as the panel and two feet tall shall be submitted along with a letter requesting a variance to the façade requirements. (Ord. No. 2022-13, Sec. 3)

Permitted Use Table

Permitted uses under all zoning districts in Ordinance No. 98-21 shall be deleted and replaced with. See Mountain Home Zoning Ordinance Permitted Use Table. (Ord. No. 2023-9, Sec. 1)

Mountain Home Zoning Ordinance Permitted Use Table shall be adopted as Appendix A (See Attached) to the current Zoning Ordinance No. 98.21. (Ord. No. 2023-9, Sec. 2)

When the Administrative Officials cannot determine the compatibility of a use in the Permitted Use Table, the Planning Commission shall recommend a Zoning District(s) in which the use can be determined to be compatible based upon the nature and external impacts of the use. The Planning Commission's recommendation shall be forwarded to the City Council to determine if the Zoning Ordinance Permitted Use Table should be amended to include the Planning Commission's recommendation. (Ord. No. 2023-9, Sec. 3)

CHAPTER 14.12

FLOOD DAMAGE PREVENTION

Sections:

- 14.12.01 Ordinance adopted by reference
- 14.12.02 Penalty

14.12.01 Ordinance adopted by reference The “Flood Damage Prevention Ordinance” of the city of Mountain Home, Arkansas, is hereby adopted in its entirety by reference thereto, as the regulations pertaining to and controlling the floodplain in the city of Mountain Home. (Ord. No. 2001-16, Sec. 1.)

14.12.02 Penalty No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Any person violating any provision of this ordinance shall be deemed guilty of a misdemeanor and punished by a fine not less than One Hundred Dollars (\$100.00) nor more than Two Hundred and Fifty Dollars (\$250.00) and if such violation be continued, each day’s violation shall be a separate offense. (Ord. No. 2001-16, Sec. 2.)

CHAPTER 14.16

GUIDELINES FOR ANNEXATION

Sections:

- 14.16.01 Process
- 14.16.02 Guidelines

14.16.01 Process All owners of property in existing subdivision in Baxter County, Arkansas, which desire to annex to the city of Mountain Home shall proceed in the time and manner authorized by state law. (Ord. No. 2010-4, Sec. 1.)

14.16.02 Guidelines In addition to the procedure outlined by state law, the persons desiring to annex to the city shall also meet the following guidelines, to wit:

- A. The property owners shall, prior to approval of the annexation by the city, provide an agreement and a schedule of making such improvements and connections and for a method to pay for any such water and sewer improvements and connections. The schedule of improvements and connections and method of paying for said improvements and connections shall be subject to the approval of the City Council.
- B. The property owners shall, prior to approval of the annexation by the city, provide an agreement and a schedule of making any and all street upgrades and for a method of paying for any and all street upgrades which are needed to bring the streets into compliance with the regulations and requirements of the city. The schedule of street upgrades and the method of making such upgrades shall be subject to the approval of the City Council. (Ord. No. 2010-4, Sec. 2.)

CHAPTER 14.20

ANNEXING, VACATING AND RE-ZONING PROPERTY

Sections:

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| 14.20.01 | Annexing |
| 14.20.02 | Vacating |
| 14.20.03 | Re-zoning |

14.20.01 Annexing

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|------------------|---|
| Ord. No. 2009-18 | Leisure Homes Corporation for Park West Condominiums Phase Four |
| Ord. No. 2009-21 | Part of NW 1/4 of Sec. 16, Twp 10 N, Range 13 West |
| Ord. No. 2009-22 | Property contiguous to the Water & Sewer Improvement District No. 3 |
| Ord. No. 2010-24 | Property contiguous to the Water & Sewer Improvement District No. 3 |
| Ord. No. 2014-1 | Property contiguous to & adjoining the City of Mountain Home and to Water and Sewer Improvement District No. 3, Zone C-2 |
| Ord. No. 2019-25 | Territory contiguous to & adjoining the City to annex that property is granted & the property described in Exhibit "A" is accepted as part of & annexed to the City of Mountain Home. Zoned C-2, Ward 1
No additional billboards are permitted unless they comply with the ordinance permitting signs. |
| Ord. No. 2021-27 | Part of NW 1/4 of NE 1/4 of Sec. 2, Twp 19 N, Range 13 West. Zoned C-2, Ward 1 |
| Ord. No. 2022-31 | Part of the S 1/2 SW 1/4 NE 1/4 of Sec. 10, Twp 19 N, Range 13 West & Part of the S 1/2 SE 1/4 NW 1/4 of Sec. 10, Twp 19 N, Range 13 West. Zoned R-1. |
| Ord. No. 2023-7 | Part of the E 1/2 of the NE 1/4 of the NW 1/4 of Sec. 19, Twp 19 N, Range 13 West. Zoned C-2, Ward 1 |

- Ord. No. 2023-30 Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 34, Twp 20 N, Range 13 West & Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 34, Twp 20 N, Range 13 West. Zoned C-2, Ward 2
- Ord. No. 2023-37 Lots 14, 15, 16, 20, 21, 22, 26, 27 and 28 of Watertree Ridge, a subdivision, as shown by the recorded plat there of, and Watertree Drive and Robin Street, as shown on the plat of Watertree Ridge Subdivision. Zoned R-2, Ward 2

14.20.02 Vacating

- Ord. No. 2009-20 Utility easements of Lots 20-36, Plaza Park Subdivision
- Ord. No. 2021-34 The 20 foot utility easements located between Lots 94 and 95 in Big Creek Estates, Phase 1, excluding that part of said easements along the front and rear of each lot
- Ord. No. 2023-29 Utility easement Part of Lots 55 & 56 of Big Creek Estates Phase 1B

14.20.03 Re-zoning

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| Ord. No. 2009-10 | From R-2 to C-3 | Part of SW $\frac{1}{4}$ of Sec. 4, Twp 19 N, Range 13 West |
| Ord. No. 2009-25 | From R-2 to C-3 | Part of SW of Sec. 4, Twp 19 N, Range 13 West |
| Ord. No. 2010-3 | From R-2 to C-2A | Part of SE of Sec. 8, Twp 10 N, Range 13 West |
| Ord. No. 2010-7 | From R-1 to C-3 | Part of SE $\frac{1}{4}$ of Sec. 8, Twp 19 N, Range 13 West |
| Ord. No. 2010-8 | From R-2 to C-3 | Part of SW $\frac{1}{4}$ of Sec. 4, Twp 19 N, Range 13 West |
| Ord. No. 2010-9 | From R-2 to R-4 | Part of W $\frac{1}{2}$ of Sec. 3, Twp 19 N, Range 13 West |
| Ord. No. 2010-13 | From R-1 to R-2 | Lots 1-12, The Heights Condos Phase I |
| Ord. No. 2010-16 | From R-1 to C-2A | Part of NE of Sec. 17, Twp 19 N, Range 13 West |
| Ord. No. 2010-25 | From R-1 to C-3 | Part of Lot 12, Sunset View Addition |
| Ord. No. 2011-1 | From C-3 to R-1 | 1002 South College Street |
| Ord. No. 2011-2 | From R-1 to C-2 | Part of NW $\frac{1}{4}$ of Sec. 3, Twp 109 N, Range 13 W. |
| Ord. No. 2012-10 | From R-1 to C-2A | Part of NE $\frac{1}{4}$ of Sec. 17, Twp 19 N, Range 13 W. |
| Ord. No. 2012-15 | From C-3 to R-1 | Part of NE $\frac{1}{4}$ of Sec. 9, Twp 19 N, Range 13 W. |
| Ord. No. 2013-2 | From R-2 to C-3 | Part of NE $\frac{1}{4}$ of Sec. 9, Twp 19 N, Range 13 W. |
| Ord. No. 2014-4 | From R-1 to R-2 | Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Sec 9, Twp 19 N, Range 13 West (509 East 7 th Street) |
| Ord. No. 2014-5 | From R-1 to C-2 | 2448 & 2674 Hwy 62 West |
| Ord. No. 2014-6 | From R-1 to C-2 | 2538 Hwy 62 West |
| Ord. No. 2014-8 | From R-1 to C-2 | 2674 Hwy 62 West |
| Ord. No. 2014-14 | From R-1 to C-2 | 3260 Hwy 62 West |
| Ord. No. 2014-21 | From R-1 to C-2 | 42 Edmonds Street, Mountain Home |
| Ord. No. 2016-2 | From R-1 to C-3 | 1002 South College, Mountain Home |
| Ord. No. 2016-5 | From R-1 to C-2 | 305 and 309 West First Street, Mountain Home |
| Ord. No. 2016-6 | From R-1 to C-3 | Tract 1 @ 1509 Cross St & Tract 2 @ 1203 High St. |
| Ord. No. 2016-8 | From C-2A to R M-1R | 1334 Rossi Road, Mountain Home |

Ord. No. 2016-9	From R-1 to R-2	West pf N. Cardinal Dr. extended a/k/a CR 466 and N of Nottingham St., Mountain Home
Ord. No. 2016-10	From R-2 to C-3	@ the corner of College St. & Coley Dr.
Ord. No. 2017-2	From R-1 to C-2	In the 1000 block of Hwy 5 N, Mountain Home
Ord. No. 2017-9	From R-1 to R-4	Lot 6 of the 1 st add. to DelWood Manor Subdivision
Ord. No. 2017-9	From R-1A to R-4	SW Corner of lot 4 of DelWood Manor Subdivision
Ord. No. 2017-10	From R-1 to C-3	Lot 24, Schutt Subdivision shown on recorded plat
Ord. No. 2018-1	From C-3 to C-2	523 Hospital Drive, Mountain Home
Ord. No. 2018-5	From C-3 to C-2	519 Hospital Drive, Mountain Home
Ord. No. 2018-6	From R-1 to C-2A	3115 Hwy 62 W, EXCEPT land sold to Hwy Dept.
Ord. No. 2018-8	From R-1 & -5 to R-3	NE corner of Arkansas Ave. & North Cardinal Dr.
Ord. No. 2018-9	From R-1 to C-2A	1394 Rossi Road, at the corner of Rossi Road and the U.S. Hwy 62/412 by-pass, Mountain Home
Ord. No. 2019-16	R1 & C-2 to C4	corner of Old Arkana Road and the Highway 62/412 By-Pass,
Ord. No. 2019-26	From R-1 to C-2	3012 U.S. Hwy 62/412 SW, Mountain Home
Ord. No. 2019-29	From R-1 to R-2	1005 Waverly Rd., Mountain Home
Ord. No. 2019-33	From R-1 to C-2	903 Hwy 5 North, Mountain Home
Ord. No. 2021-6	From R-1 to C-2A	Lots 48 through 52 of East Side Few Acres, Bean Addition, Mountain Home
Ord. No. 2021-11	From R-1 to R-2	308 and 312 E. 10 th Street and 1017 South Street, Mountain Home
Ord. No. 2021-19	From R-1 to C-3	Part of the SE ¼ of the SW ¼ of Sec. 10, Twp 19 N, Range 13 W located behind 1559 Glenbriar Drive, Mountain Home
Ord. No. 2021-22	From R-1 to C-2	Lot 4 in Block 1, First Addition to Langston Subdivision located at 503 Spring Street, Mountain Home
Ord. No. 2021-24	From R-2 to C-2	Part of the NE ¼ SE ¼ and part of the SE ¼ NE ¼, Sec. 16, Twp 19 N, Range 13 W located at the corner of Pebble Creek Road and U.S. Highway 62/412 By-Pass in Mountain Home
Ord. No. 2021-25	From R-2 to C-2	128 College Street, Mountain Home
Ord. No. 2021-29	From R-1 to C-2	Part of the SE ¼ of the NW ¼, Part of the SW ¼ of the NE ¼, and part of the NE ¼ of the SW ¼, of Sec. 17, Twp 19 N, Range 13 W located at 123 Industrial Plaza, Mountain Home
Ord. No. 2022-1	From R-1 to R-1A	Lot 10, Ramey's Addition located between 1145 S. Church Street and 1153 S. Church Street, Mountain Home
Ord. No. 2022-2	From R-1 to C-3	1034 S. College Street, Mountain Home
Ord. No. 2022-3	From R-1 to C-3	Lot 23, Schutt Subdivision located at 812 Sanford Lane, Mountain Home

Ord. No. 2022-26	From C-2 to R-1	1620 Highway 62 W, Mountain Home
Ord. No. 2022-34	From R-1 to C-2	2169 Highway 62, Mountain Home
Ord. No. 2022-46	From R-2 to C2-A	2338 Highway 62 W, Mountain Home
Ord. No. 2023-1	From R-1 to C-2A	Part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 17, Twp 19 N, Range 13 W located at U.S. Highway 62 West, Mountain Home
Ord. No. 2023-4	From C-3 to R-2	Part of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Sec. 17, Twp 19 N, Range 13 W located at U.S. Highway 62W and U.S. Highway 62/412 By-Pass in Mountain Home
Ord. No. 2023-15	From R-1 to R-2	Part of the E $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 4, Twp 19 N, Range 12 W and Part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 4, Twp 19 N, Range 13 W in Mountain Home
Ord. No. 2023-16	From R-1 to C-2-A	The N $\frac{1}{2}$ of Lot 7, all of Lots 8, 9, and 10 and the N $\frac{1}{2}$ of Lot 11, Vista Valley Subdivision located at 60 Roberts Drive, Mountain Home
Ord. No. 2023-20	From R-1 to C-2A	Lots 29, 30, 31 and the E $\frac{1}{2}$ of Lot 32 in First Addition to Vista Valley Subdivision, Mountain Home
Ord. No. 2023-24	R-2 & C-3 to R-4	Part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 5, Twp 19 N, Range 13 W, Mountain Home
Ord. No. 2023-25	From R-1 to C-4	1314 Rossi Road, Mountain Home

CHAPTER 14.24

SPECIAL USE VARIANCE

Sections:

14.24.01 Authorized

14.24.01 Authorized

1. The following real estate in Baxter County, Arkansas be, and it hereby is granted a special use variance for a parking lot with no ingress and egress on Spring Street.

Lot 5 in Block 1, First Addition to Langston Subdivision located at 507 Spring Street, Mountain Home, Arkansas. (Ord. No. 2021-23)

2. The following real estate in Baxter County, Arkansas be, and it hereby is granted a special use variance for a specialty restaurant for a tea, coffee, pie and special food shop.

Part of the NW ¼ of the SE ¼ of Sec. 9, Twp 19 N, Range 13 W, located at 1039 South College Street, Mountain Home, Arkansas. (Ord. No. 2022-16)

CHAPTER 14.28

SHORT-TERM RENTALS

Sections:

14.28.01 Definition
 14.28.02 Requirements
 14.28.03 Additional requirements within platted subdivisions
 14.28.04 Business license
 14.28.05 Contractual agreement
 14.28.06 Violations

14.28.01 Definition **Short-term rental (STR)** means a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental owner or operator for a fee for fewer than thirty consecutive nights. STR are commonly referred to as vacation rentals. STR are a form of tourist or transient accommodations. Short-term rental units may be whole house rentals, apartments, condominiums, or individual rooms in homes. For the purpose of administration and enforcement of this Ordinance, the terms “overnight rental,” “nightly rental,” and “vacation rental” are interchangeable with short-term rentals. (Ord. No. 2022-42, Sec. 1)

14.28.02 Requirements All short-term rentals within the City of Mountain Home, Arkansas shall meet the following requirements to wit:

- A. Short-term rentals must show compliance with State, County and municipal tax requirements, and will obtain and maintain annually a business license through the City of Mountain Home prior to operation. Business licenses will be published monthly.
- B. Short-term rental operator shall provide 24-hour contact information to the City of Mountain Home.
- C. Short-term rental operator shall use the City business license number on all listings with third parties, such as Airbnb, FlipKey or VRBO.
- D. Any other State requirements for rental properties must be in compliance including the collection of all appropriate taxes, i.e.; State, County, Municipal and Tourism taxes.
- E. Parking for guests shall be provided onsite.
- F. Guests shall comply with local Noise, Pet ordinances and will not create a disturbance for adjacent landowners.
- G. Prior to issuance of the initial business license the property owner shall submit to an inspection by the City, Building Inspection and Fire Department to ensure compliance with all City Codes. Thereafter, the Short-term rental shall have an annual fire inspection and include the following safety devices: fire extinguisher(s), smoke detector(s), carbon monoxide detector(s). The Short-term rental operator shall follow all State, County and City fire codes.
- H. No permit issued pursuant to the terms of this Ordinance shall be transferable to any other person or location. (Ord. No. 2022-42, Sec. 2)

14.28.03 Additional requirements within platted subdivisions Short-term rentals within platted Subdivisions with an R zoning shall meet all the requirements of this Ordinance along with the following:

- A. Short-term rentals in platted Subdivisions may be advertised for short-term rental via internet sites such as Homeaway, Airbnb, VRBO, Flipkey and in tourism magazines or other printed material, but NO ADVERTISING SIGNAGE shall be allowed on the property or streets in the City of Mountain Home. A short-term rental may have a small sign attached to the entrance to identify a special name, i.e.; "Honeysuckle House." The sign may not be separated from the home but must be attached to the proper home. (Ord. No. 2022-42, Sec. 3)

14.28.04 Business license Upon compliance with the terms and conditions of this Ordinance, A Short-term rental business license shall be issued to the owner of the property by the City of Mountain Home. The City shall charge \$50 per house per year for the business license. Any permits issued during any part of any calendar year must be renewed the succeeding year. Annual license fees are due at the beginning of each calendar year.

Mountain Home City officials may revoke the Short-term rental business license if there are valid complaints from adjacent neighbors that are not corrected in a timely manner (no longer than 30 days from the properly completed complaint process). These complaints will be made in the form of a written document from the concerned citizen(s) with specific details for date and time, and issue(s) and presented to the City Council of Mountain Home.

If the City Council determines this to be a valid complaint, then a written correction plan with dates to verify resolution of the problem(s) from the property owner will be required. Failure to respond or resolve a valid complaint will result in a revocation of the business license with notice to the property owner to cease rentals until resolved. A renewal fee of \$50 will be required to reestablish rental operations, and all records of the event will be kept on file at the City Offices. If, and when three (3) separate violations occur, the short-term rental business license will be revoked permanently. (Ord. No. 2022-42, Sec. 4)

14.28.05 Contractual agreement Short-term rental property owners shall require renters to sign a CONTRACTUAL AGREEMENT which will be maintained in the property owner's possession and will be available for review should questions arise by City officials. (Ord. No. 2022-42, Sec. 5)

14.28.06 Violations Any violations of the terms and conditions of this Ordinance shall be subject to a fine ranging from \$0 to \$500 with each day of violation being deemed a separate offense. Furthermore, failure to comply with the terms and conditions of this Ordinance may result in the revocation of the short-term rental business licenses after any notices and hearings required by law. Violation of this Ordinance shall be treated as a strict liability offense regardless of intent. (Ord. No. 2022-42, Sec. 6)

CHAPTER 14.32**FILING FEES FOR PETITIONS****Sections:**

- 14.32.01 Hearings before the Planning Commission and City Council
- 14.32.02 Filing fees
- 14.32.03 Deposit funds

14.32.01 Hearings before the Planning Commission and City Council The City Clerk or a designated agent is hereby declared to the official of the City of Mountain Home, Arkansas, to receive petitions seeking action of the Planning Commission and the City Council thereof. Said Clerk or the designated agent shall, upon receipt of any petition, appropriately file the matter and place the same on the agenda of the meeting of the Planning Commission or City Council, as the case may be. (Ord. No. 2023-21, Sec. 1)

14.32.02 Filing fees Provided, however, that the City Clerk or designated agent shall accept no petition for filing unless the same is accompanied by a fee to cover the costs which may be incurred in the matter as follows:

- A. In the case of a petition for a change in zoning, the fee shall be two hundred dollars (\$200.00);
- B. In the case of a petition for a special use variance, the fee shall be two hundred dollars (\$200.00);
- C. In the case of a petition to annex property into the City of Mountain Home, Arkansas, the fee shall be two hundred and fifty dollars (\$250.00) (Ord. No. 2023-21, Sec. 2)

14.32.03 Deposit funds The City Clerk or designated agent shall deposit the funds collected into the General Fund of the City of Mountain Home in order to cover the costs of publishing. (Ord. No. 2023-21, Sec. 3)