

CITY OF MOUNTAIN VIEW PLANNING & ZONING DEPARTMENT

INTRODUCTION

Mountain View Planning and Zoning Department is dedicated to enhance the quality of life for the citizens of Mountain View by providing a department that encourages quality growth, development and stabilization of neighborhoods through an effort of planning, land use controls, permitting and enforcement. The duties of this department include issuing sign permits, special vendor permits, construction related permits, provides plan review, and inspections with regard to building, plumbing, electrical, and mechanical construction in the city limits of Mountain View. This department also issues plumbing permits and inspections outside the city limits of Mountain View if connecting to Mountain View municipal water. All inspectors and code enforcement personnel are State level plumbing and mechanical inspectors, and have the capability of performing all phases of inspections from start to finish. This department also acts as liaison between citizens and the Planning Commission, Board of Appeals, and Board of Zoning Adjustment.

CODES

The primary goal of the Mountain View Planning and Zoning Department is to protect the public health and safety through the administration and enforcement of the following codes:

1. Fire ----- Arkansas Fire Prevention Code 2012 Edition Volume I
With Appendices B, C, D, E, F, G & K
2. Building ---- Arkansas Fire Prevention Code 2012 Edition Volume II
With Appendices C, D, & E
3. Residential-- Arkansas Fire Prevention Code 2012 Edition Volume III
4. Electrical --- NFPA 70: National Electric Code 2014 Edition
NFPA 73: Code for Existing Buildings 2000 Edition
5. Plumbing --- Arkansas Plumbing Code 2006 Edition
With Appendices C, D, E, G & H
6. Natural Gas- Arkansas Fuel Gas Code 2006 Edition
With Appendices A, B, C & D
7. Mechanical- Arkansas Mechanical Code 2010 Edition
With Appendix A
8. Energy -----Arkansas Energy Code 2011 Edition
9. Nuisance – City of Mountain View Nuisance Abatement Code of 2014

PERMIT FEES

The fees for construction permits and inspections are as follows:

RESIDENTIAL BUILDING:

\$.10 per square foot of heated area; and \$.05 per square foot of unheated area; with a minimum permit fee of \$25.00.

NEW COMMERCIAL CONSTRUCTION OR REMODELING:

\$25.00 for the first \$5,000.00 in construction cost and \$2.00 for each additional \$1,000.00 or fraction thereof in construction cost; and \$.50 per \$1,000.00 in construction cost as a Construction Surcharge collected for the State of Arkansas.

RESIDENTIAL PLUMBING INSIDE CITY LIMITS:

Service lines for water or sewer requiring one inspection \$25.00;
Water, drainage, waste, and vent lines inside house requiring three inspections \$45.00;
Re-inspection fee per additional inspection \$15.00.

RESIDENTIAL PLUMBING OUTSIDE CITY LIMITS:

Service lines for water requiring one inspection \$35.00;
Water, drainage, waste, and vent lines inside house requiring three inspections \$60.00;
Re-inspection fee per additional inspection \$20.00.

COMMERCIAL PLUMBING INSIDE CITY LIMITS:

Service lines for water or sewer requiring one inspection \$35.00;
Water, drainage, waste, and vent lines inside business requiring three inspections \$60.00;
Re-inspection fee per additional inspection \$20.00.

COMMERCIAL PLUMBING OUTSIDE CITY LIMITS:

Service lines for water requiring one inspection \$45.00;
Water, drainage, waste, and vent lines inside business requiring three inspections \$75.00;
Re-inspection fee per additional inspection \$25.00.

RESIDENTIAL FUEL GAS:

Natural gas service lines requiring one inspection \$25.00;
Natural gas lines inside house requiring three inspections \$45.00; Re-inspection fee per additional inspection \$15.00.

COMMERCIAL FUEL GAS:

Natural gas service lines requiring one inspection \$35.00;
Natural gas lines inside business requiring three inspections \$60.00; Re-inspection fee per additional inspection \$20.00.

RESIDENTIAL ELECTRIC:

Outside service requiring one inspection \$25.00;
Complete electrical system requiring three inspections \$45.00; Re-inspection fee per additional inspection \$15.00.

COMMERCIAL ELECTRIC:

Outside service requiring one inspection \$35.00;
Complete electrical system requiring three inspections \$60.00; Re-inspection fee per additional inspection \$20.00.

RESIDENTIAL MECHANICAL:

Change-out unit requiring one inspection \$25.00;
Complete system installation requiring three inspections \$45.00; Re-inspection fee per additional inspection \$15.00.

COMMERCIAL MECHANICAL:

Change-out unit requiring one inspection \$35.00;
Complete system installation requiring three inspections \$60.00; Re-inspection fee per additional inspection \$20.00.

MULTI-FAMILY HOUSING UNITS AND COMMERCIAL STRIPMALLS WILL BE CHARGED A PERMIT FEE FOR EACH UNIT.

FESTIVALS

To be a vendor during the Arkansas Folk Festival, the third weekend in April, and the Beanfest, the last weekend in October, you will need to obtain an approved space to set up and complete an application form. A permit fee of \$25.00 and a completed application should be submitted to the Planning and Zoning Department before 12:00 noon on the Friday of the festival. If a permit has not been purchased before the time specified an additional \$10.00 will be added, making the fee \$35.00.

PLANNING COMMISSION

The Planning Commission hears and decides requests for amendments to the Zoning Districts Map, subdivision plats, and conditional use applications.

BOARD OF ZONING ADJUSTMENT

The Board of Zoning Adjustment hears and decides administrative appeals, requests for variance from the requirements of the Zoning Code, and requests for the remodeling, extension, or enlargement of non-conforming uses or structures.

ZONING AND SUBDIVISION

Zoning and Subdivision regulations are tools used in guiding the city objectives and plans to specified goals. They assure compatibility of uses while directing placement of infrastructure.

Zoning divides the city into distinct districts for the purpose of regulating the use and development of land. The zoning process attempts to ensure compatible land use patterns by minimizing conflicts between uses, thereby protecting property values, and enhancing the environment.

Subdivision Regulations are intended to guide the development of land in order to promote the public health, safety, morals, order, convenience, prosperity, and general welfare to the area by establishing procedures governing the filing and approval of subdivision plats, and minimum design standards governing streets, lots, utilities, public sites, and open spaces.

AMENDMENTS TO ZONING DISTRICTS MAP

Amendments to the Zoning Districts Map may be initiated by one or more persons who own property for which a change in classification is requested. If an amendment is requested by a property owner, the request shall be presented to the Secretary of the Planning Commission by application along with the legal description of the property, current zoning classification, zoning classification being requested, statement explaining reasons for requesting change, and map displaying other properties within 200 feet of proposed change, including names and addresses of all affected property owners.

Any person applying for a zoning change, which by law requires a notice to be published in the newspaper, will be responsible for the cost of all publications and in addition, the applicant will be required to pay a \$60.00 filing fee.

Upon completion of the application, the Commission Secretary will set a date for a public hearing. Notice of the public hearing will be published in a newspaper of general circulation at least fifteen (15) days prior to the hearing. A sign will be posted on the property stating the zoning classification that is being requested, as well as the date, time, and location of the public hearing. The Commission will conduct the public hearing, during which opponents and proponents of the proposed reclassification may speak. At a regular or called meeting following the public hearing, by majority vote, the Commission will deny or recommend approval of the proposed change in zoning classification. If the Commission recommends approval, a written recommendation will be submitted to the City Council. The City Council, by majority vote, may adopt the recommended amendment by ordinance, return the proposed change to the Commission for further study, or deny the recommended change. If the Commission denies a proposed change, the reason for denial shall be given in writing to the applicant within fifteen

(15) days from the date of the decision. The applicant may appeal the denial to the City Council, provided the applicant states specifically in writing to the City Clerk why he or she considers the Commission's findings and decision to be in error. Such appeal must be filed with the City Clerk within ten (10) days after the date the Commission sends written notice to the applicant. An application that has been denied by either the Commission or City Council will not be reconsidered by the Commission for a period of six (6) months from the date of final denial by either the Commission or City Council, unless the Commission determines by three-fourths (3/4) majority vote that a substantial reason exists for waiving the mandatory waiting period.

Section 14.07.03, 2. of the Zoning Code gives the complete description of the procedure, or you may call Mountain View Planning and Zoning at 870-269-3686 for more information.

CONDITIONAL USE

The Planning Commission will hear and decide only such special exceptions as it is specifically authorized to pass by the terms of the regulations, and to decide such questions as are involved in determining whether a conditional use should be granted, and to grant a conditional use with such conditions and safeguards as are appropriate under the regulations, or deny conditional use when not in harmony with the purpose and intent of the regulations.

Any person applying for a conditional use, which by law requires a notice to be published in the news paper, will be responsible for the cost of all publications and in addition, the applicant will be required to pay a \$60.00 filing fee.

When an application for a conditional use is submitted it must indicate the section of the regulation under which the conditional use is sought and state the grounds on which it is requested. Upon completion of an application, the Commission Secretary will set a date for a public hearing. Notice will be published at least seven (7) days in advance of the public hearing in a newspaper of general circulation in Mountain View. Notice of the hearing will be posted on the property for which conditional use is sought. The Commission will make a finding under the section of the regulation described in the application to grant the conditional use, and that the granting of the conditional use will not adversely affect the public interest. The decision of the Commission will be final unless an appeal is made to the City Council within ten (10) days after the Commission's decision. The appeal must be in writing to the City Council and filed with the City Clerk.

Section 14.07.04 of the Zoning Code gives the complete description of the procedure, or you may call Mountain View Planning and Zoning at 870-269-3686 for more information.

VARIANCE

A property owner may apply for a variance when the strict application of the terms of the regulations relating to construction or alteration of buildings or structures will impose practical difficulties or particular hardship. The Board of Zoning Adjustment may grant variances from the regulations if the variance will not be materially detrimental to the public welfare or injurious to the property or improvement in such district in which the property is located. The basis for claiming a practical difficulty or hardship must be based on a determination that a property is characterized by either exceptional narrowness, shallowness, depth or shape, topographic condition, or other exceptional situation or condition.

Any person applying for a variance, which by law requires a notice to be published in the news paper, will be responsible for the cost of all publications and in addition, the applicant will be required to pay a \$60.00 filing fee.

Upon completion of an application for variance, the Board Secretary will set a date for a public hearing. Notice of the public hearing will be published at least seven (7) days in advance of the hearing in a newspaper of general circulation in Mountain View to designate the particular location with which the variance is requested, and a brief statement as to what the application consists of. The Board will also give or cause to be given such additional notice of the hearing to interested persons and organizations as it deems feasible and practicable.

Section 14.06.04, 2 of the Zoning Code gives the complete description of the procedure, or you may call Mountain View Planning and Zoning at 870-269-3686 for more information.