

029251

City

ORDINANCE NO. O-06-169

AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE REVISING SIDE SETBACKS IN THE R-1 RESIDENTIAL ZONING DISTRICT, DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

Whereas; it is desirable to allow larger homes on the same size R-1 lots;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

Section 1: That Article 401.4, Residential Districts, C. Lot, Yard, and Height Regulations as adopted by Ordinance No. O-94-54, September 1994 be amended as follows:

ZONING DISTRICT	BUILDINGS OR STRUCTURES	MINIMUM LOT AREA SQ. FT.	MIN. LOT PER FAMILY AREA SQ. FT.	MIN. LOT WIDTH AT BLDG. LINE(4) FT.	MAXIMUM LOT COVERAGE INCLUDING MAIN STRUCTURE & ALL ACCESSORY BUILDINGS	MINIMUM FRONT SETBACK FT.	YARDS MINIMUM SIDE YARD SETBACKS		MINIMUM REAR SETBACK FT.	MAXIMUM NO. OF STORIES	MAX. HEIGHT FT.*
							INTERIOR FT.	EXTERIOR FT.			
R-1	All Except Accessory*	7,500	7,500	60	35%(9)	25	8	6	25	2.5	35

Section 2: That all ordinances in conflict herewith are hereby repealed to the extent of that conflict.

Section 3: That this ordinance is necessary for the protection of the public peace, health and safety, and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 12th day of December, 2006.

Approved:

Doc#2006- 28925

Date 12/27/2006

04:18:13 PM

Filed & Recorded in

Official Records of

Faulkner County

SHARON RIMMER

FAULKNER COUNTY CIRCUIT CLERK

Fees \$11.00

by

D. C.



Mayor Tab Townsell

Attest:


Michael O. Garrett
City Clerk/Treasurer