

② City of Conway
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FAULKNER COUNTY CIRCUIT CLERK

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ORDINANCE NO. O-06-35

AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE TO INCREASE ALLOWABLE LOT COVERAGES IN R-1 SINGLE-FAMILY RESIDENTIAL ZONES; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

Whereas, the City of Conway wishes to allow larger residences to be constructed on single-family lots:

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

SECTION 1: That ARTICLE 401 SECTION 401.4 – RESIDENTIAL DISTRICTS – LOT, YARD AND HEIGHT REGULATIONS of the Conway Zoning Ordinance as adopted by Ordinance O-94-54 on September 27, 1994 is hereby amended to add the following language:

ZONING DISTRICT	BUILDINGS OR STRUCTURES	MINIMUM LOT AREA SQ. FT.	MIN. LOT PER FAMILY 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	30% 35%(9)	25	8	25	25	2.5	35

(9) The lot coverage may be 40% on an exterior or corner lot in R-1 single-family residential.

SECTION 2: That any ordinances or parts of ordinances in effect at the time of the passage of this ordinance that are in conflict with this ordinance are repealed to the extent of the conflict.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 will be in full force and effect from and after its passage and approval.

PASSED this 28th day of March, 2006.

APPROVED:



Mayor Tab Townsell

ATTEST:



Michael O. Garrett
City Clerk/Treasurer