

ORDINANCE NO. 0-84-27

AN ORDINANCE AMENDING SECTION 401.42 OF THE CONWAY LAND DEVELOPMENT CODE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

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

Section 1. That Section 401.42 of the Conway Land Development Code is hereby amended by the addition of Section 401.425 which reads as follows:

"SECTION 401.425 - R-2A TWO FAMILY RESIDENTIAL DISTRICT

A. PURPOSE

The R-2A districts encourage similar basic restrictions as the R-1 districts and permit a quiet, slightly higher population density area for family living protected from all commercial and industrial activity.

1) Such a district shall encourage and maintain duplex development at appropriate locations. 2) The R-2A District has a dual purpose. First, the District should provide areas for the development of two family residential structures within adequate space. Second, the District should facilitate conversion of one family residences to two family use in established developed areas. The District may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversions may facilitate their continuation as a desirable residential area: Accessory uses, conditional uses and home occupations, provided for in this Ordinance, shall be allowed provided they are not of an objectionable character and that they conform to provisions of this Ordinance.

B. USE REGULATIONS

1. Permitted Uses

The permitted uses for this district are set forth in the Table of Permitted Uses. Where the letter "X" appears on the line of a use and column of a district the listed use is permitted. Where the letter "C" occurs similarly within the chart the use is permitted subject to acquiring a conditional use permit as set forth in Article 901 - Section 901.2.

Permitted uses in this district are subject to (a) provisions of off-street parking required by Article 501; (b) conformance to the special conditions applying to certain uses and set forth in Article 601 where such reference is made; and (c) the provision of off-street loading in accordance with Article 501.

2. Accessory Uses Permitted

Accessory uses that are incidental to permitted used in the Residential Districts and not detrimental to the adjacent property ow character of the zone may include guest houses, employee's quarters, private garages, barns and sheds. Accessory uses may include the following accessory signs, subject to provisions of Article 601: bulletin boards, home occupation signs, identification signs, nameplates, real estate signs and subdivision signs.

C. HEIGHT REGULATIONS

No building or structure shall hereafter be erected or enlarged that will exceed a maximum height of thirty-five (35) feet. Maximum number of stories shall be two and one-half (2½).

D. AREA REGULATIONS

Area regulations shall apply hereafter to all buildings constructed or altered in the City.

1. Front Yard

Single Family Dwelling: There shall be a front yard setback having a minimum depth of twenty-five (25) feet.

Two Family Dwelling: There shall be a front yard setback having a minimum depth of forty (40) feet.

2. Side Yard

Single Family Dwelling: Minimum interior side yard setback shall be six (6) feet with a minimum exterior side yard setback of twenty -five (25) feet.

Two Family Dwelling: Minimum interior side yard setback shall be ten (10) feet with a minimum exterior side yard setback of twenty-five (25) feet.

Where a building or structure exceeds thirty-five (35) feet in height, there shall be one foot of additional interior side yard required for each two (2) feet of additional height.

3. Rear Yard

There shall be a minimum rear yard setback of not less than twenty (20) feet.

4. Lot Area Regulations

Single Family Dwelling: There shall be a minimum lot area of six thousand (6,000) square feet. Additionally, there shall be a minimum lot width at the building line of not less than fifty (50) feet.

Two Family Dwelling: There shall be a minimum lot area per family of five thousand (5,000) square feet. Additionally, there shall be a minimum lot width at the building line of not less than one hundred (100) feet.

E. LOT COVERAGE

Lot Coverage regulations shall hereafter apply to any building within the City constructed or altered.

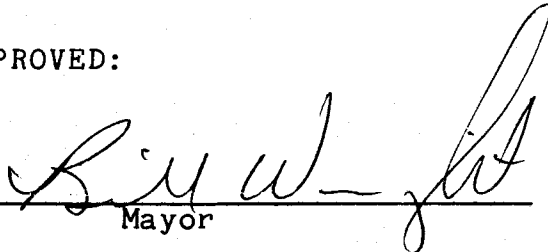
The main structure and all accessory buildings on the lot shall not occupy more than thirty percent (30%) of the total area on an interior lot and thirty-five percent (35%) of the total area on an exterior lot."

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

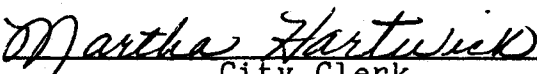
Section 3. That there is an immediate need for clarification in the zoning of duplex structures in the City of Conway, Arkansas, and to preserve the public peace, health and safety, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage and publication.

PASSED on this 22nd day of June, 1984.

APPROVED:

  
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Mayor

ATTEST:

  
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City Clerk