

ORDINANCE NO. 89- 089-31

AN ORDINANCE TO AMEND ORDINANCE NO. 80-09, SO AS TO PROVIDE AN ADDITIONAL RESIDENTIAL ZONING DISTRICT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES

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

SECTION 1. That ARTICLE 201, ESTABLISHMENT OF DISTRICTS, SECTION 201.2 - CLASSIFICATION OF DISTRICTS, of Ordinance 80-09 of the City of Conway, Arkansas, is hereby amended to read as follows:

SECTION 201.2 - CLASSIFICATION OF DISTRICTS

This ordinance classifies and regulates the use of land, buildings and structures within the city limits of Conway, Arkansas, hereinafter set forth. For the purpose of promoting the health, safety, convenience and welfare of the inhabitants by dividing the city into zones and regulating therein the use of the land and the use and size of buildings as to height and number of stories, the coverage of land by buildings, the size of yards and open spaces, density of population and location of buildings. Zoning districts shall be designated as follows:

Residential

- R-1 One-Family Residential District
- R-2 Two-Family Residential District
- R-2A Two-Family Residential District
- MF-1 Multi-Family Residential District
- MF-2 Multi-Family Residential District
- MF-3 High Density Multi-Family District
- R-T1 Mobile Home Subdivision District
- R-T2 Mobile Home Subdivision District
- R-T3 Mobile Home Park District
- Recreational Vehicle Park
- SR Suburban Residential District

All portions of said Section 201.2 following after the above shall be and remain in full force and effect without change.

SECTION 2. That ARTICLE 401 of said Ordinance No. 80-09 is hereby amended

by the addition of SECTION 401.415, which shall be as follows:

SECTION 401.415 - SR SUBURBAN RESIDENTIAL DISTRICT

A. PURPOSE

The SR Districts are designed to provide quiet, extremely low density areas for single family living and related recreational, religious and educational facilities protected from all commercial and industrial activity.

The SR Districts are characterized by single family homes located on large lots or acreage. The lot size and configuration shall be as delineated on a plat approved by Conway Planning Commission and properly recorded prior to SR zoning approval, but in no event, shall lots be less than 14,500 square feet. Lots in the SR District cannot be altered or subdivided. Subdivision of lots in an SR zone shall be accomplished only by said lots being rezoned by ordinance of the City Council after proper notification and hearings as set out in Section 901.5 of the Conway Land Development Code.

Persons seeking SR zoning must own 100 percent of the property located within the proposed zone.

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) provision 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 uses in the Residential Districts are not detrimental to the adjacent property or character of the zone may include guest homes, 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, name-plates, 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 forty-two (42) feet. Maximum number of stories shall be three.

D. AREA REGULATIONS

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

1. Front Yard

1. Lot Area Regulations

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

2. Side Yard

Minimum interior side yard setback shall be eight (8) 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-five (25) feet.

4. Lot Area Regulations

There shall be a minimum lot area of fourteen thousand five hundred (14,500) square feet. Minimum lot area per family unit shall be fourteen thousand five hundred (14,500) square feet. There shall be a minimum lot width at the building line of not less than one hundred (100) feet.

E, LOT COVERAGE

take effect 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 3. The Addendum to Zoning Ordinance, A-1, immediately following Section 1101.17 - COORDINATION OF PLANS, of said Ordinance No. 80-09, is hereby amended to add thereto zoning classification SR - Suburban Residential District and to provide for such zoning classification the identical Permitted Uses, Prohibited Uses and Conditional Uses which are designated for zoning classification R-1 One Family Residential District.

SECTION 4. EMERGENCY CLAUSE. That this ordinance being necessary for the orderly growth of the City of Conway, Arkansas, and the welfare of the citizens of said City, an emergency is hereby declared to exist and this ordinance shall take effect and be in force from and after its passage and publication.

ADOPTED this 26<sup>th</sup> day of \_\_\_\_\_ 1989.

APPROVED :

David A. Gentry  
Mayor

ATTEST:

Mattie Hartwick  
Clerk-Treasurer