

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CONWAY TO CHANGE THE ALLOWED AREA FOR ACCESSORY BUILDINGS; 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 601.2 - ACCESSORY BUILDINGS: GENERAL, LOCATION, MAXIMUM REAR YARD COVERAGE, A. GENERAL REQUIREMENTS of the Zoning Ordinance for the City of Conway, Arkansas dated September, 1994 as adopted by Ordinance No. O-94-54 is hereby amended to read as follows:

"A. GENERAL REQUIREMENTS

An accessory building attached to a main building shall be made structurally a part and have a common wall with the main building and shall comply in all respects with the requirements of this Ordinance applicable to the principal building. No accessory building shall be located closer than five (5) feet to any interior lot line, but such building may be located within five (5) feet of an alley where such alley abuts on the rear line of the lot. In the case of a corner lot, said accessory building shall not project beyond the building line required or existing on the adjacent lot. Accessory buildings shall not be located closer than sixty (60) feet from the front property line. Accessory buildings shall not exceed the maximum height as allowed by the appropriate table for the related principal buildings in that zone.

The area of accessory buildings is limited by the zoning district and the size of the lot on which the accessory buildings are placed. The total allowed area for accessory buildings is determined by calculating two different areas and adding them together. The first area is calculated by taking thirty percent (30%) of the result of multiplying the required rear yard setback by the width of the lot one hundred (100) feet from the front lot line. The second area is calculated by taking fifteen percent (15%) of the area of the lot more than one hundred (700) feet from the front lot line. Those two areas are added together to compute the total area that may be covered by any and/or all accessory buildings. For example, a lot in an R-I zone has a 25 foot rear yard setback. If the lot is 60 feet wide and 140 feet deep, you would multiply 30% times the lot width 100 feet from the front lot line (60 feet) times the required rear yard setback of 25 feet to develop the first area of 450 square feet. You would then multiply 15% times the remaining area, which would be 40 feet (140 feet of lot depth minus 100 feet) times the lot width of 60 feet to develop the second area of 360 square feet. These two areas would be added together to allow 810 square feet of accessory buildings on the lot."

Section 2: That all ordinances in conflict herewith are 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 8th day of September, 1998.

ATTEST:
Martha Hartman
City Clerk

APPROVED:
David D. Finley
Mayor

