

AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE TO REQUIRE THAT ALL NEW BUILDINGS IN THE C-1 CENTRAL BUSINESS DISTRICT BE BUILT NO CLOSER THAN EIGHT FEET FROM THE CLOSEST CURB OF AN EXISTING STREET; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

**Whereas;** it is desirable for the C-1 Central Business District to have sidewalks of an adequate width providing access along the sides of streets and to the establishments in the district, and;

**Whereas;** existing locations of streets within street rights-of-way and inadequate rights-of-way may make it impossible with current setback requirements in the C-1 Central Business District to maintain an adequate distance from the curb line of the street to the face of the buildings in this district;

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

**Section 1:** That the YARD REGULATIONS (IN FEET) as shown in SECTION 401.5-COMMERCIAL AND OFFICE DISTRICTS, D. LOT, YARD AND HEIGHT REGULATIONS is hereby amended to add a footnote, number (9), which shall read as follows:

“(9) No building in the C-1 Central Business District, regardless of the location of the lot lines of the property on which it is to be built, shall be built closer than eight (8) feet from the back of the curb line of any public street abutting the property on which the building is located. This spacing shall be maintained in order to provide adequate space for the required sidewalk to be built along that street frontage.”

**Section 2:** That all ordinances in conflict herewith are hereby repealed to the extent of that conflict.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 3 day of October, 2000.

APPROVED:

*Tab Townsell*

Mayor Tab Townsell

Doc#2001- 1381  
Date 01/29/2001  
11:45:28 AM  
Filed & Recorded in  
Official Records of 177915  
Faulkner County  
SHARON RIMMER  
FWLKNEH COUNTY CIRCUIT CLERK  
Fees \$8.00 *Chr* D.C.

ATTEST:

*Michael O. Garrett*  
City Clerk Michael O. Garrett