

② A-1415

ORDINANCE NO. O-00-153

AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE TO ALLOW SOME COMMERCIAL AND OFFICE LOTS TO BE CREATED WITHOUT STREET FRONTAGE; 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 paragraph 3 of SECTION 401.5 - COMMERCIAL AND OFFICE DISTRICTS, D. LOT, YARD AND HEIGHT REGULATIONS, of the Conway Zoning Ordinance as adopted by Ordinance No. O-94-54 on September 27, 1994 is hereby amended to read as follows:

"In C-4 zones, each lot must have a minimum of three hundred (300) feet of street frontage. In C-1, C-3 and O-1 zones, no streetfrontage is required for lots, but access must be assured through creation of an access easement no less than 25 feet in width and extending from the right-of-way of a public street to the lot. If streetfrontage is provided for lots in C-1, C-3 and O-1 zones as a means of access to the lots, each frontage must be no less than 35 feet in width and the part of the lot providing access from the street to the remainder of the lot must be no less than 35 feet in width at any point. In all other zones in this Section, each lot shall have a minimum of thirty-five (35) feet of street frontage and the part of the lot providing access from the street to the remainder of the lot must be no less than thirty-five (35) feet in width at any point."

Section 2: That all ordinances in conflict herewith are repealed to the extent of that conflict.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 28th day of November, 2000.

APPROVED:

Tab Townsell
Mayor Tab Townsell

ATTEST:

Michael O. Garrett
City Clerk Michael O. Garrett

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