

City of Conway

Doc 2000- 12975

R 13/58

ORDINANCE NO. O-00-53

AN ORDINANCE AMENDING THE CITY OF CONWAY ZONING ORDINANCE TO REQUIRE WIDER STREET FRONTAGES FOR NEW LOTS IN R-1, R-2, R-2A AND SR ZONING DISTRICTS; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

Whereas; it is undesirable in single family and duplex zones for lots to be created so that dwelling units may be built with one building behind another in relation to the road providing access, and;

Whereas; such lots, commonly called "flag pole" or "pipe stem" lots, are currently allowed through the City of Conway Zoning Ordinance;

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

Section 1: That the third paragraph of SECTION 401.4 - RESIDENTIAL DISTRICTS, C. LOT, YARD AND HEIGHT REGULATIONS of the CITY OF CONWAY ZONING ORDINANCE is hereby amended to read as follows:

"A minimum of ten (10) feet shall separate all detached buildings. Each lot in R-1, R-2, R-2A and SR zoning districts shall have a minimum streetfrontage equal to the minimum lot width required at the building line, except for lots fronting on cul-de-sac turnarounds and on curving streets frontages, which must have no less than thirty-five (35) feet of street frontage with the two side lot lines intersecting the street diverging until they are separated by the minimum required lot width at the building line. Each lot in the remaining zoning districts shall have a minimum of thirty-five (35) feet of streetfrontage. Each lot must be a minimum of one hundred (100) feet in depth at its shallowest point with the depth measured at right angles or radial to the centerline of the street line. That all lots existing at the time of the passage of this Ordinance that are rendered nonconforming by the passage of this Ordinance shall not be required to obtain a variance from such created nonconformity from the Board of Zoning Adjustment in order to obtain a building permit."

Section 2: That all ordinances in conflict herewith are hereby repealed to the extent of that conflict.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 9th day of May 2000.

APPROVED:

Tab Townsell
Mayor Tab Townsell

ATTEST:

Michael O. Garrett
City Clerk Michael O. Garrett

