

City of Conway
R-8/62

approved
2/10/01

ORDINANCE NO. 0-01- 33

AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE TO CREATE A NEW HISTORICAL RESIDENTIAL ZONING DISTRICT; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

Whereas; The current Conway Zoning Ordinance does not have a zoning district that is intended to allow primarily single-family homes on narrow lots and also allow a scattering of duplexes on larger lots, and;

Whereas: It is desirable to allow infill development in older parts of town and even allow for new development of areas for more dense single-family development while allowing for sparse development of duplexes;

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

Section 1 That SECTION 401.4 - RESIDENTIAL DISTRICTS, A. GENERAL DESCRIPTION of the City of Conway Zoning Ordinance as adopted by Ordinance No. 0-94-54 on September 27, 1994 is hereby amended to add the following zoning district:

9. HR HISTORICAL RESIDENTIAL DISTRICT

PURPOSE

The HR Historical Residential District is designed to provide low density residential housing in a historical context. Housing within this district is characterized by buildings that reflect the general historical context of the neighborhood.

Accessory uses and conditional uses as provided for in this Ordinance shall be allowed provided they are not of an objectionable character and that they conform to provisions of this Ordinance."

Section 2: That the permitted uses in SECTION 401.4 - RESIDENTIAL DISTRICTS, B. USE REGULATIONS of the City of Conway Zoning Ordinance as adopted by Ordinance No. 0-94-54 on September 27, 1994 is hereby amended to allow the following listed uses as permitted uses (noted with an X) and as conditional uses (noted with a C) with the addition of the indicated footnotes:

USES (PERMITTED-X) (CONDITIONAL-C)	HR
Agriculture- Limited	X
Art gallery, museum or similar public use	C
Bed & Breakfast	C
Church, synagogue or temple, including Sunday school facilities	C
Columbarium	C
Duplex	C*
Garage apartment	C**
Home occupation	X
Manager/caretaker residence	X
Nursery (plants)	C
Parish house, parsonage or rectory	C
Park, playground or tot lot	C
Police protection and related activities facility	C
Sewage lift station	C
Single family dwelling	X

* In the HR Zoning District, the lot on which a new duplex may be located shall be no closer than 150 feet from a lot on which an existing or permitted duplex is located.

** In the HR Zoning District, a garage apartment is not allowed on the same lot as a duplex."

Section 3: That the second sentence in the third paragraph in SECTION 401.4 – RESIDENTIAL DISTRICTS, C. LOT, YARD AND HEIGHT REGULATIONS of the City of Conway Zoning Ordinance as adopted by Ordinance No. O-94-54 on September 27, 1994 is hereby amended to read as follows:

“Each lot in R-1, R-2, R-2A, SR and *HR* zoning districts shall have a minimum street frontage equal to the minimum lot width required at the building line, except for lots fronting on cul-de-sac turnarounds and on curving street 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.”

Section 4: That the lot, yard and height regulation chart in SECTION 401.4 – RESIDENTIAL DISTRICTS, C. LOT, YARD AND HEIGHT REGULATIONS of the City of Conway Zoning Ordinance as adopted by Ordinance No. O-94-54 on September 27, 1994 is hereby amended to add the following requirements for the HR Zoning District:

"ZONING DISTRICT	BUILDINGS OR STRUCTURES	MINIMUM LOT AREA SQ. FT.	MIN. LOT AREA PER FAMILY SQ. FT.	MIN. LOT WIDTH AT BLDG LINE(4) FT.	MAXIMUM LOT COVERAGE INCLUDING MAIN STRUCTURE & ALL ACCESSORY BUILDINGS	MINIMUM FRONT SETBACK FT.	YARDS MINIMUM SIDE YARD SETBACKS		MINIMUM REAR SETBACK FT.	MAXIMUM NO. OF STORIES	MAX. HEIGHT FT.*
							INTERIOR FT.	EXTERIOR FT.			
HR	Single-Family – Detached	5,000	5,000	50	30%	25	6	25	20	2.5	35
	Two-Family – Duplex	10,000	5,000	100	30%	25	6	25	20	2.5	35
	All others	5,000	5,000	50	30%	25	6	25	20	2.5	35

Section 5: That all ordinances and parts of ordinances of a permanent and general nature in effect at the time of adoption of this ordinance, and not included herein, are hereby repealed where they are in conflict with this ordinance.

Section 6: That an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage.

PASSED this 24th day of April, 2001.

APPROVED:

Tab Townsell
Tab Townsell, Mayor

ATTEST:

Michael O. Garrett
Michael O. Garrett, City Clerk