

③ City of Conway  
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by \_\_\_\_\_ D. C.

**ORDINANCE NO. O-05-27**

**AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE TO ALLOW THREE-STORY MULTI-FAMILY STRUCTURES:**

**Whereas**, the City of Conway wishes to allow greater density in multi-family dwellings, and

**Whereas**, the City of Conway wishes to encourage more green space in multi-family developments:

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

**Section 1:** That SECTION 401.4 (C) – LOT, YARD, AND HEIGHT REGULATIONS of the Conway Zoning Ordinance as adopted by Ordinance O-94-54 on September 27, 1994 is hereby amended to add the following language:

ZONING DISTRICT	BUILDINGS OR STRUCTURES	MINIMUM LOT AREA SQ. FT.	MIN. LOT 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 REAR SETBACK FT.	MAXIMUM NO. OF STORIES	MAX. HEIGHT FT.*
							MINIMUM SIDE YARD SETBACKS	EXTERIOR FT.			
MF-1	Multi-Family	10,890	3,630	60	30%(1)	25	15(2)	25	25	2-5 3	35
	Two-Family – Duplex	7,260	3,630	60	30%(1)	25	6	25	25	2-5 3	35
	Single-Family – Detached	6,000	6,000	60	30%(1)	25	6	25	25	2-5 3	35
	Zero Lot Line	4,800	4,800	40	30%(1)	25	10/0(3)	25	25	2-5 3	35
	All Others Except Accessory*	6,000	-	60	30%(1)	25	6	25	25	2-5 3	35
MF-2	Multi-Family	7,260	2,420	60	30%(1)	25	15(2)	25	25	2-5 3	35
	Two-Family – Duplex	6,000	3,000	60	30%(1)	25	6	25	25	2-5 3	35
	Single-Family – Detached	6,000	6,000	60	30%(1)	25	6	25	25	2-5 3	35
	Zero Lot Line	4,000	4,000	40	30%(1)	25	10/0(3)	25	25	2-5 3	35
	All Others Except Accessory*	6,000	-	60	30%(1)	25	6	25	25	2-5 3	35
MF-3	Multi-Family	6,000	1,815	60	30%(1)	25	15(2)	25	25	2-5 3	35
	Two-Family – Duplex	6,000	3,000	50	30%(1)	25	6	25	25	2-5 3	35
	Single-Family – Detached	6,000	6,000	50	30%(1)	25	6	25	25	2-5 3	35
	Zero Lot Line	4,000	4,000	40	30%(1)	25	10/0(3)	25	25	2-5 3	35
	All Others Except Accessory*	6,000	-	50	30%(1)	25	6	25	25	2-5 3	35

**Section 2:** That any ordinances or parts of ordinances in effect at the time of the passage of this ordinance that are in conflict with this ordinance are repealed to the extent of the conflict.

(ORDINANCE NO. O-05-27 Continued)

PASSED this 22<sup>nd</sup> day of March 2005.

APPROVED:

  
\_\_\_\_\_  
Mayor Tab Townsell

ATTEST:

  
\_\_\_\_\_  
City Clerk Michael O. Garrett