ORDINANCE NO. O-06-169

AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE REVISING SIDE SETBACKS IN THE R-1 RESIDENTIAL ZONING DISTRICT, DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

Whereas; it is desirable to allow larger homes on the same size R-1 lots;

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

Section 1: That Article 401.4, Residential Districts, C. Lot, Yard, and Height Regulations as adopted by Ordinance No. O-94-54, September 1994 be amended as follows:

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MIN. LOT WIDTH AT MIN. COVERAGE INCLUDING STRUCTURE &amp; ALL ACCESSORY BUILDINGS</th>
<th>MAXIMUM LOT AREA AT MAIN SETBACKS</th>
<th>MINIMUM FRONT SETBACK</th>
<th>MINIMUM REAR SETBACK</th>
<th>MAXIMUM NO. OF STORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1 All Except Accessory*</td>
<td>7,500 60 35%(9)</td>
<td>86</td>
<td>25</td>
<td>25</td>
<td>2.5</td>
</tr>
</tbody>
</table>

Section 2: That all ordinances in conflict herewith are hereby repealed to the extent of that conflict.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 12th day of December, 2006.

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer