

ORDINANCE NO. A - 498

AN ORDINANCE TO AMEND ORDINANCE NO. A-319 OF THE CITY OF CONWAY, ARKANSAS, BY ADDING ZONING CLASSIFICATION R-3: DECLARING AN EMERGENCY: AND FOR OTHER PURPOSES:

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

SECTION L. That Article 2-3 of Ordinance No. A-319, adopted by the City Council of the City of Conway, Arkansas, be amended by adding, immediately following Section F, 3, b, the following provisions:

G. Zone Area Number R-3

1. Permitted Uses

- a. Single family, two family and multiple family dwellings owned and/or operated by a governmental agency for low-rent public housing, and accessory structures and facilities therefor.

2. Area of Lot

- a. Such area as shall be required for the type of dwelling and structures to meet standards established by Acts of Congress and applicable rules and regulations promulgated thereunder by appropriate agencies of the United States of America.

3. Yard Requirements

- a. All yard requirements shall meet standards therefor established by Acts of Congress and applicable rules and regulations promulgated thereunder by appropriate agencies of the United States of America for dwellings and structures of the type to be constructed on the lot, but shall be not less than the following: 15 feet from all property lines, and on property abutting upon a street 25 feet from the property line or 50 feet from the center of the street, whichever is greater.

4. Height

- a. Eight stories and not to exceed 90 feet, except where limited by other ordinances of the City of Conway.

5. On-Lot Parking Space

- a. Single-family and two-family. One on-lot parking space shall be provided for each family unit.
- b. Multi-family. One on-lot parking space for every two-family unit.

SECTION 2. It is the express intent of the City in the enactment of this ordinance that the zoning classification herein created shall be in addition to and not in limitation of the zoning classifications and the permitted uses therein now in being.

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SECTION 3. There is an immediate need for the creation of a zoning classification for low-rent housing units owned and/or operated by a governmental agency and this ordinance is necessary for the health, safety and welfare of the inhabitants of the City of Conway, Arkansas. An emergency is therefore declared to exist and this ordinance shall be in full force and effect from and after its passage and publication.

PASSED: June 18, 1970.

APPROVED: *Walter Dumasway*
Mayor

ATTEST: *Adrian Y. Dunn*
Clerk-Treasurer