

ORDINANCE NO. 0-86-39

AN ORDINANCE AMENDING THE CONWAY LAND DEVELOPMENT CODE TO ALLOW TALLER BUILDINGS IN SOME ZONES; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

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

SECTION 1: That Section 601.15 - Height of the zoning ordinance of the Conway Land Development Code be hereby amended to read as follows:

"Section 601.15 - Height

The regulations herein set forth qualify or supplement, as the case may be, the specific district regulations. See Sections 401.4 through 401.9.

In measuring heights, a habitable attic shall be counted as a story unless the area of the attic at a height of four (4) feet above the floor does not exceed two-thirds (2/3) of the floor area of the story immediately below it and which does not contain an independent apartment. Single family dwellings in the thirty-five (35) foot height district may be increased to a height of not more than forty-five (45) feet if two (2) side yards of not less than fifteen (15) feet each are provided. Such dwellings, however, shall not exceed two and one-half (2½) stories in height.

Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may extend above the height limit.

Buildings in the C-1, C-3, C-4, C-5, I-1, I-3, and S zoning districts may exceed the height limitation of the district if the minimum depth of rear yards and the minimum width of the side yards required in the district are increased one (1) foot for each two (2) feet by which the height of such structure exceeds the prescribed height limit.

Utility lines, when crossing public rights-of-way or easement, shall maintain a minimum clearance of eighteen (18) feet measured at the crown of the roadway."

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of that conflict.

SECTION 3: That it is ascertained and declared that it is necessary for the public peace and welfare of the citizens of the City of Conway, Arkansas, an emergency is hereby declared to exist and this ordinance shall take effect and be in force from and after its passage and publication.

PASSED this 12th day of August, 1986.

APPROVED:

Bill W. [Signature]
Mayor

ATTEST:

Maitha Hartwick
City Clerk