

ORDINANCE NO. 0-90-37

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CONWAY LAND DEVELOPMENT CODE TO ALLOW THE CONTINUED USE, REPLACEMENT, AND EXPANSION OF SINGLE FAMILY DETACHED DWELLINGS IN COMMERCIAL DISTRICTS; 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 ARTICLE 601 EXCEPTIONS AND MODIFICATIONS: CONDITIONS APPLYING TO USES of the Zoning Ordinance of the Conway Land Development Code be amended to add the following:

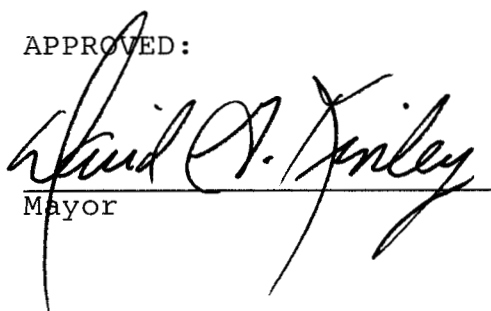
"SECTION 601.241 SINGLE FAMILY DETACHED DWELLINGS IN COMMERCIAL DISTRICTS. A single family detached dwelling legally existing within a district at the time commercial zoning is adopted or the district is rezoned to commercial may continue and maintain the single family residential use, may expand the use through remodelings or additions to the residence or through building or adding onto accessory buildings, and may replace the single family detached dwellings if unintentionally destroyed, or accessory buildings if removed or destroyed. All such changes shall meet the same accessory use permitted, height regulations, area regulations, and lot coverage as are required in the R-2 TWO FAMILY RESIDENTIAL DISTRICT."

SECTION 2: That all ordinances in conflict herewith are repealed to the extent of the conflict.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 27th day of November, 1990.

APPROVED:


Mayor

ATTEST:


City Clerk