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City of Conway - env.



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D. C.

City of Conway, Arkansas  
Ordinance No. O-08-48

**AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE TO ALLOW BED AND BREAKFAST FACILITIES TO HOST PARTIES AND RECEPTIONS FOR PAY BY CONDITIONAL USE PERMIT, DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:**

**Whereas,** it is a desirable function of bed and breakfast facilities to host parties and receptions for pay, and

**Whereas,** such parties and receptions will integrate into the surrounding neighborhood with regulation as established by the conditional use process:

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

**Section 1:** That Article 601 - Special Provisions, Conditions Applying to Uses as adopted by Ordinance O-94-54 September 1994, is hereby amended as follows:

**SECTION 601.7 – BED AND BREAKFAST**

Signage for a Bed and Breakfast facility is restricted to one sign with a gross area no greater than twelve (12) square feet. Only one side of the sign shall be utilized to compute the area.

**No** Parties or receptions for pay shall be allowed at a Bed and Breakfast facility by **separate Conditional Use Permit.**

Before a conditional use permit is issued for a Bed and Breakfast facility, the building must be inspected by the Fire Marshall and/or Building Inspector to assure compliance with the Arkansas State Fire Code and to assure that no significant safety hazard exists. No conditional use permit shall be issued for a Bed and Breakfast facility if the building does not pass the inspection.

**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parts of ordinances in effect at the time of the passage of this ordinance that are in conflict with this ordinance are repealed to the extent of the conflict.

**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 13<sup>th</sup> day of May, 2008

**APPROVED:**

**Mayor Tab Townsell**

**ATTEST:**

**Michael O. Garrett  
City Clerk/Treasurer**