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D. C.

City of Conway, Arkansas
Ordinance No. O-12-28

AN ORDINANCE AMENDING ORDINANCE O-06-134-A, TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY ORDINANCE (TND); AND FOR OTHER PURPOSES:

WHEREAS, The City of Conway would like to amend the Traditional Neighborhood Development Overlay Ordinance to allow Cluster Cottage Development, and;

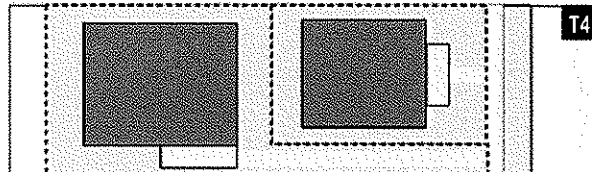
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS THAT:

SECTION 1. That Table 4. Building Scale Plans shall be amended with the correction and addition of the below text:

- The graphic for Building Disposition - Secondary Frontage shall be amended from 6 ft. to 4 ft.
- Table 4B. Private Frontages. text shall be added; "i. Flag Lot - permitted"
- Table 4B. Lot Occupation. a. Lot Width - 18 ft.min.**; ** shall be referenced at the bottom of the table to read, "***See Table 5 Private Frontages."
- Another footnote shall be added to the bottom of Table 4; "*Setback may be reduced to 2 ft. where an alley is provided."

SECTION 2. Table 5. Private Frontages, be amended to include the below frontage type:

i. **Flag Lot:** a frontage wherein one building is located to the rear of another which fronts directly on a thoroughfare, providing for pedestrian access and/or utility connections. A flag lot may be located behind one layer of lots fronting a thoroughfare. The principal frontage of a flag lot is assigned as the rear lot line of the lot between the flag and the thoroughfare. All lot coverage and setback requirements remain.



SECTION 3. That Table 10. TND Overlay Summary shall be amended with the correction and addition of the below text:

I. Private Frontages (see Table 7 5)

	T1 Natural Zone	T2 Rural Zone	T3 Suburban Zone	T4 General Urban Zone	T5 Urban Center Zone	T6 Urban Core Zone
Flag Lot	N/A	N/A	prohibited	permitted	prohibited	prohibited

SECTION 4. That any ordinance which conflicts with this ordinance is hereby repealed to the extent of the conflict.

SECTION 5. That this ordinance is necessary for the protection, peace, health and safety of the citizens of Conway, and therefore, an emergency is declared to exist, and this ordinance shall go into effect from and after its passage and approval.

PASSED this 27th day of March, 2012.

Approved:

Mayor Tab Townsell

Attest:

Michael O. Garrett
City Clerk/Treasurer