

City of Conway, Arkansas
Ordinance No. O-25-99



CERTIFICATE OF RECORD
FAULKNER CO, AR FEE \$30.00

I hereby certify that this instrument was
Filed and Recorded in the Official Records

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NANCY EASTHAM

FAULKNER COUNTY CIRCUIT CLERK

BY: SHAWN MIX, D.C.

ORDINANCE

**AN ORDINANCE AMENDING THE CONWAY ZONING CODE O-94-54, AS AMENDED, FOR THE
PURPOSES OF REGULATING ACCESSORY DWELLING UNITS IN COMPLIANCE WITH ACT 313 OF
2025; AND FOR OTHER PURPOSES:**

Whereas, in accordance with Arkansas Code Annotated § 14-56-416 has the City Council
of the City of Conway has adopted a Zoning Code, and Arkansas Code Annotated § 14-56-423
provides for the amendment of such regulations; and

Whereas, Arkansas Code Title 14, Chapter 56, Subchapter 2 was amended to include
Section 14-56-205, which defines and regulates Accessory Dwelling Units within the State; and

Whereas, Act 313 amended Section 14-56-205 to prohibit certain restrictions on the
regulation of Accessory Dwelling Units; and

Whereas, the City Council of the City of Conway wishes to comply with Section 14-56-205
as amended.

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

Section 1: That these amendments to the Conway Zoning Code are hereby adopted by
reference, and included as Exhibit "A" to this ordinance, as amended Section 503 and additions
for Section 1302 of O-94-54, as amended, and also known as the Conway Zoning Code.

Section 2: That any ordinances in conflict herewith are hereby repealed to the extent of
the conflict. The Planning and Development Director shall be empowered to recodify the Zoning
Code as necessary to update the code with the amendments.

PASSED this 11th day of November, 2025.

Approved:


Mayor Bart Castleberry

Attest:

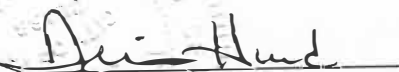

Denise Hurd
City Clerk/Treasurer

EXHIBIT "A"

SECTION 503 – ACCESSORY DWELLING UNITS

503.1 – GENERAL AND APPROVAL

A. Allowance

Accessory dwellings units shall only be allowed on lots where there is an existing single-family residence located in a zoning district where single-family residences are conditionally permitted or permitted by-right. An existing single-family dwelling may be converted to an accessory dwelling unit. An accessory dwelling unit may be attached, detached, or internal to the single-family dwelling on a lot or parcel.

B. Approval

Approval shall require zoning review by the Administrative Official in addition to building permitting requirements.

C. Existing Nonconforming Structures

Existing accessory dwelling units permitted or constructed prior to January 1, 2026, made non-conforming by these regulations shall be considered legal and conforming and may be reconstructed, but not expanded if demolished or destroyed for any reason.

503.2 – STANDARDS

A. Maximum Occupancy

Occupancy of the accessory dwelling unit shall be limited to no more than two (2) bedrooms.

B. Number Allowed

Limitations on number of accessory dwelling units on a lot or parcel shall be driven by lot coverage maximums and size limits.

C. Size Limits

The total square footage of all accessory dwelling units on a lot or parcel must be less than seventy-five percent (75%) of the size of the principal structure or one thousand (1,000) square feet in gross floor area, whichever is less. It must meet the minimum gross floor area as required by all applicable building codes.

D. Orientation

Accessory dwelling units must conform to the height, minimum setback requirements, minimum lot sizes, maximum lot coverages, and minimum building frontages for single-family dwellings for the zoning districts in which they are permitted.

E. Living Quarters

The accessory dwelling unit shall include its own independent living facilities with provisions for sleeping, cooking, and sanitation which is designed for residential occupancy independent of the primary dwelling unit.

F. Accessory Structure Conversion

An existing accessory structure may be converted in whole or in part to an accessory dwelling unit provided the accessory structure is conforming and the structure or portion of the structure deemed an accessory dwelling unit meets the requirements of this section and all applicable building codes.

Section 1302 - Definition

Accessory Dwelling Unit: A self-contained and independently accessed living unit on the same parcel as a single-family dwelling of greater square footage that includes its own cooking, sleeping, and sanitation facilities.



CERTIFICATE

The undersigned, City Clerk of the City of Conway, Arkansas, does hereby certify that the foregoing is a true and correct copy of Ordinance O-25-99 of the City Council of the City of Conway, Arkansas, duly adopted by said Council on the 11th day of November 2025, as the same now appears on record in this office.

IN WITNESS WHEREOF I have here unto set my hand and seal of the City on this 13th day of November, 2025.

Denise Hurd

City Clerk of the City of Conway, Arkansas

