

0-98-9

AN ORDINANCE AMENDING THE ARKADELPHIA ZONING ORDINANCE NO. B-425, CREATING A NEW ZONING DISTRICT NAMED RESIDENTIAL REDEVELOPMENT DISTRICT (RRD) AND DECLARING AN EMERGENCY

WHEREAS, the Arkadelphia Recovery Plan calls for the redevelopment of the neighborhoods affected by the March 1, 1997 tornado, and

Whereas, the area identified as the boundaries of the district to be known as the Residential Redevelopment District (RRD) is currently zoned R-3, R-2, C-2 and C-3 and

Whereas, it is paramount that the district have greater flexibility on the part of the property owner to Facilitate comprehensive redevelopment.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF ARKADELPHIA.

Section 1. The Arkadelphia Zoning Ordinance, Ordinance No. B-425 is hereby amended to include an Article 3-13 entitled Residential Redevelopment District (RRD) to read as follows:

'Me district intended to be applied to the "Sweet Hill" area of Arkadelphia. This district will provide for the comprehensive development and redevelopment of this residential district affected by the March 1, 1997 tornado and its surroundings. The area is shown on a map as Exhibit A and a street description in Exhibit B attached. More specifically the purposes and intents include:

1. To encourage development which is consistent with the long-range comprehensive plan of the city.
2. To accommodate small and larger scale single or mixed use developments in a harmonious relationship.
3. To encourage mixed use development which includes single family, duplex, and multi-family housing units as well as compatible commercial concerns.
4. To encourage orderly and systematic development in order to minimize adverse impact on surrounding areas and on the general flow of traffic.
5. To encourage the redevelopment of a neighborhood ensuring maximum economic viability for the property owners.

A. Permitted Uses

1. One-family dwellings.
2. Two-family dwellings
3. Multi-family dwellings not to exceed 20 units per acre.

4. Churches or similar places of worship.
5. Public schools and private schools offering similar educational courses.
6. Kindergartens (public and private)
7. Child care institutions.
8. Public parks and playgrounds and other municipal recreational uses.
9. Accessory structures and uses pertinent to the principal structure and use.
10. Home occupation.
11. Unoccupied utility substations.
12. Temporary building of the construction industry which is incidental to the erection of buildings permitted in this district, and which shall be removed when construction work is completed.
13. Parking lot provided to serve the uses permitted in this district.
14. Commercial uses developed as an integral part of residential developments.
15. Other uses deemed appropriate upon review by the Planning Commission.

B. Uses Permitted on Review

Mobile home parks may be permitted on review by the Planning Commission, subject to the conditions set forth in the underlying R-3 Zoning Ordinance.

- C. Multi-family units must be located in areas of the City where adequate public facilities existed prior to development or these facilities would be provided in conjunction with development. The multi-family residential use district may also be developed as a buffer or transitional zone between R-1 and R-2 districts and incompatible uses.
- D. Within the medium density developments, zero lot line units or single-family dwellings on lots without side yard setback requirements on one side yard would be permitted when approved, in writing, by adjoining side yard property owners only. The townhouse concept, which permits construction of single-family dwellings abutting one another without side yards between individual units would also be permitted when approved, in writing, by adjoining side yard property owners only. These types of development shall be permitted in accordance with new development only.
- E. Yard Requirements - (Single-Family Non-Townhouse - without written consent of adjoining property owner)

1. Single-Family

Each lot shall have front, side, and rear yards not less than the dep@-is or widths following:

- a. Front Yard - To be determined by the Building Official, but in no case less than 10 feet.
- b. Side Yard - A minimum of 6 feet from the property line
- c. Yard on Side Street - A minimum of 10 feet from the property line

- d. Rear Yard.- A minimum of 10 feet from the property line
 - e. Unattached Accessory Building - Shall be required to set back at least 4 feet from a rear alley way and shall be allowed to abut the property line on lots without alley ways, and they shall not cover more than 30 percent of the rear lot line, when set back less than 10 feet.
 - f. All newly constructed buildings must be a minimum of twelve (12) feet from any existing building.
2. Multi-Family - Multi-Family front, side and rear yards are subject to the conditions set forth in the underlying R-3 Zoning Ordinance.

F. Area Requirements

1. Single Family

a. Lot area Regulations

Zero Lot Line Townhouse development	Minimum 2,250 sq. ft.
One-Family	Minimum 4,000 sq. ft.
Two-Family	Minimum 6,000 sq. ft.

- b. Zero Lot Line Townhouse development Minimum 25 feet
- | | |
|------------|-----------------|
| One-Family | Minimum 40 feet |
| Two-Family | Minimum 60 feet |

2. Multi-Family - subject to the conditions set forth in the underlying R-3 Zoning Ordinance except for developments of 4 or less units. These projects need, comply with density requirements only.

G. Height - Maximum height for a structure within the R-3 District shall be two and one-half stories and not to exceed thirty-five (35) feet.

H. Off Street Parking- 1,2, and Multi family dwellings- 2 spaces per dwelling unit*

1. Sign Requirements - All signs shall conform to the requirements of the Arkadelphia Sign Ordinance.

Section 2. EMERGENCY CLAUSE. Due to the importance of swift action 'in the redevelopment of the Residential Redevelopment District, an emergency is hereby declared, and this ordinance shall take effect immediately upon its passage.

In the RRD district driveways and parking spaces are required to be constructed with an impervious surface and paving is encouraged but not required

RRD

RESIDENTIAL REDEVELOPMENT DISTRICT

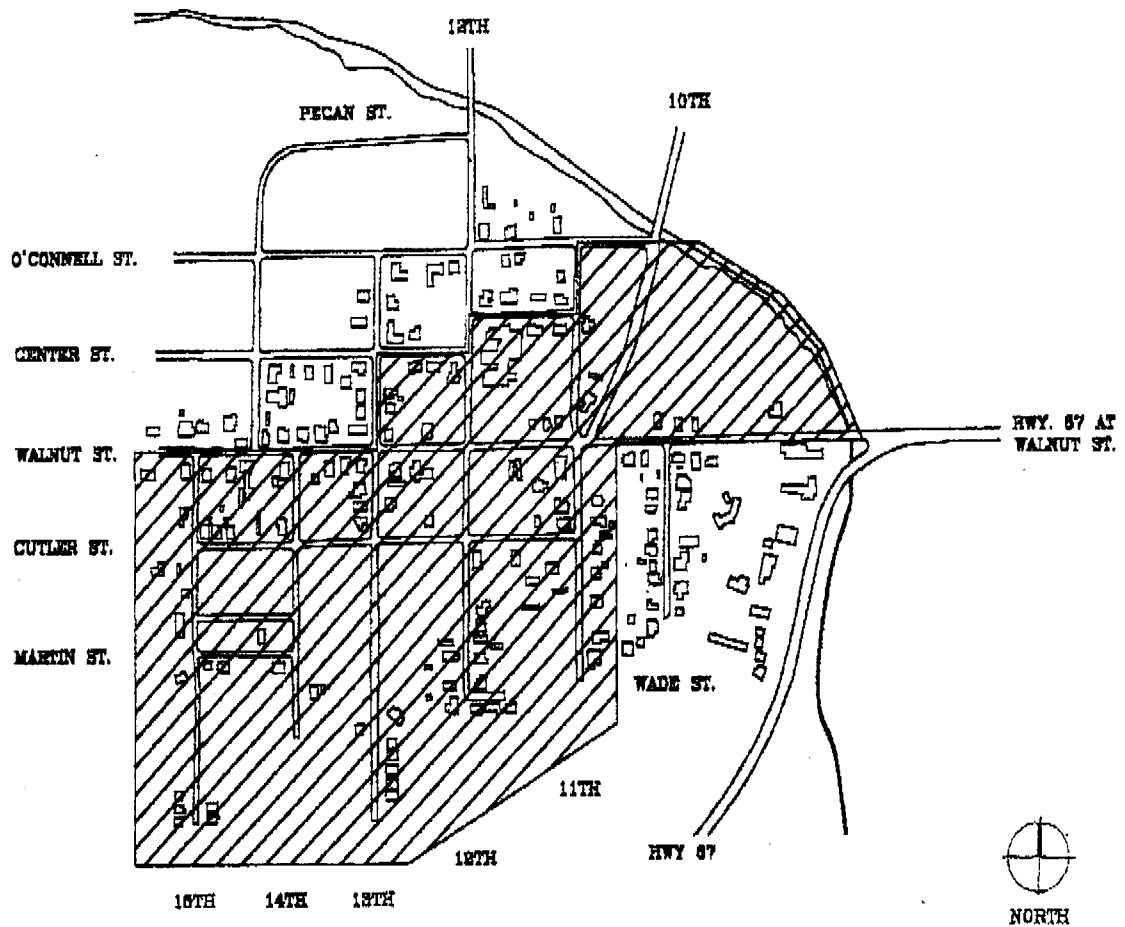
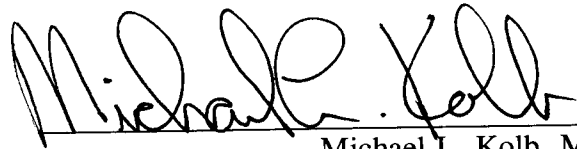


EXHIBIT A

EXHIBIT B

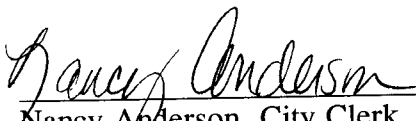
Beginning at the South end of 15 Street, including all adjoining property West and East of the street, thence North on 15th Street to Walnut, thence East on Walnut to 13th Street, thence North on 13th Street to Center, thence East on Center to 12th Street, thence North on 12th Street to Center, thence East on Center to 11th Street, thence North on 11th Street to O'Connell, thence East on O'Connell to Maddox Branch creek, thence South East following Maddox Branch creek to Walnut, thence West on Walnut to 11th Street, thence South on 11th Street to the end of the street, thence West to 15th Street to the point of beginning.

Passed and approved this 21st day of May, 1998.



Michael L. Kolb, Mayor

Attest:



Nancy Anderson, City Clerk