

ORDINANCE NO. 0-07-05

AN ORDINANCE AMENDING THE ARKADELPHIA, ARKANSAS ZONING ORDINANCE NO. B-425 CREATING A NEW ZONING DISTRICT NAMED RESIDENTIAL USE DISTRICT, R-1A

WHEREAS, it is beneficial to community development that an R-1 district allow the property owner greater flexibility to provide affordable housing.

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

SECTION 1. Ordinance No. B-425 is hereby amended to include an Article 3-1.1 entitled Residential Use District (R-1A) to read as follows:

Art. 3-1.1

RESIDENTIAL USE DISTRICT (R-1A)

This district is intended to include quiet residential neighborhoods characterized by single-family homes with reduced front yard depths.

A. Permitted Uses

1. Single-Family dwellings, detached.
2. Public parks and playgrounds and other municipal recreational uses.
3. Public schools and private schools offering similar educational courses.
4. Municipal water supply use.
5. Churches.
6. Customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted for gain. Any accessory building shall be located on the same lot with the principal building.

B. Yard Requirements

All buildings shall be set back from street right-of-way lines or lot lines to comply with the following yard requirements:

1. Front yard depth
 - a. Single-Family: Twenty (20) feet from property/lot line or forty-five (45) feet from centerline of existing right-of-way, whichever results in the greater setback distance. Where no additional right-of-way exists, the front yard shall be fifteen (15) feet from the property/lot line.
 - b. Other Uses: Twenty-five (25) feet from property/lot line or fifty (50) feet from centerline of existing right-of-way, whichever results in the greater setback distance. Where no additional right-of-way exists, the front yard shall be twenty-five (25) feet from the property/lot line

2. Side yard width: Minimum of seven and one-half (7-1/2) feet from each property/lot line.
 3. Yard on side street: Same as front yard.
 4. Rear yard depth: Minimum of ten (10) feet from property/lot line.
 5. Unattached accessory buildings: Shall be required to be set back at least seven and one-half (7-1/2) feet from an interior side lot line, and they shall not cover more than thirty percent (30%) of the rear lot line, when set back less than ten (10) feet.
 6. All newly constructed buildings must be a minimum of fifteen (15) feet from any existing building.
- C. Area Requirements
1. Lot area
 - a. Single-Family: Minimum 6,000 square feet
 - b. Other Uses: Minimum 6,000 square feet but sufficient to meet yard, structure coverage, parking, etc. requirements.
 2. Lot width
 - a. Single-Family: Minimum 60 feet
 - b. Other Uses: Minimum 60 feet but sufficient to meet yard, structure coverage, parking, etc. requirements.
- D. Height
1. Maximum height of a structure shall be three (3) stories and not to exceed thirty-five (35) feet.
 2. Churches may be built higher than thirty-five (35) feet with approval from the Board of Zoning Adjustment.
- E. Dimensions
- Each single-family dwelling shall have a minimum dimension of twenty (20) feet of heated living space on each side, and the entire twenty (20) feet shall be finished on a permanent foundation.
- F. Structure Coverage
- On any lot, the area occupied by all structures shall not exceed thirty-five percent (35%) of the total area of such lot.
- G. Off-Street Parking
- Shall be in compliance with Chapter V.
- H. Sign Requirements
- All signs shall conform to the requirements of the Arkadelphia Sign Ordinance.

SECTION 2. Severability – If any section of this ordinance shall be declared unconstitutional or unlawful, only that section of the ordinance shall be affected and all other provisions of the ordinance shall remain in full force and effect.

Passed and approved this **15th** day of **November**, 2007

APPROVED: _____
C. T. Hollingshead, Mayor

ATTEST: _____
Rendi Currey, City Clerk