

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 7697 (“THE ZONING ORDINANCE”) TO ADD A NEW ZONING CATEGORY, RESIDENTIAL-URBAN DISTRICT (RU) TO ARTICLE FOUR, RESIDENTIAL DISTRICTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, Residential-Urban (“RU”) districts are intended to provide areas that mimic traditional urban residential forms within existing urban neighborhoods and new neighborhood developments; and

WHEREAS, RU districts provide higher density, single-family detached developments, in an urban-like, pedestrian-oriented environment; and

WHEREAS, the Planning Commission seeks permission from the North Little Rock City Council to amend Ordinance No. 7697 (“the Zoning Ordinance”), creating Section 4.12 “Residential-Urban District”; and

WHEREAS, a legal advertisement of notice of a public hearing to be held August 12, 2019 at 6:00 p.m. has been placed in the newspaper.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Article Four (Residential Districts) of the Zoning Ordinance is hereby amended to add the new zoning category, “RU: Residential-Urban District” (see Exhibit A attached hereto).

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: It is hereby found and determined that amending the Zoning Ordinance to permit urban residential districts in residential districts is appropriate, thereby insuring the proper and orderly growth and economic development of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, 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:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

Joe A. Smith
Mayor Joe A. Smith *by AT*

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>10:40</u>	A.M.	_____	P.M.
By	<u>A Fields</u>			
DATE	<u>8-6-19</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>J. H. Sweeney</u>			

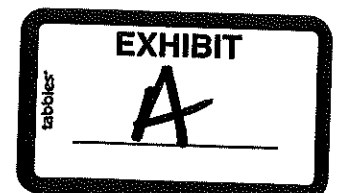
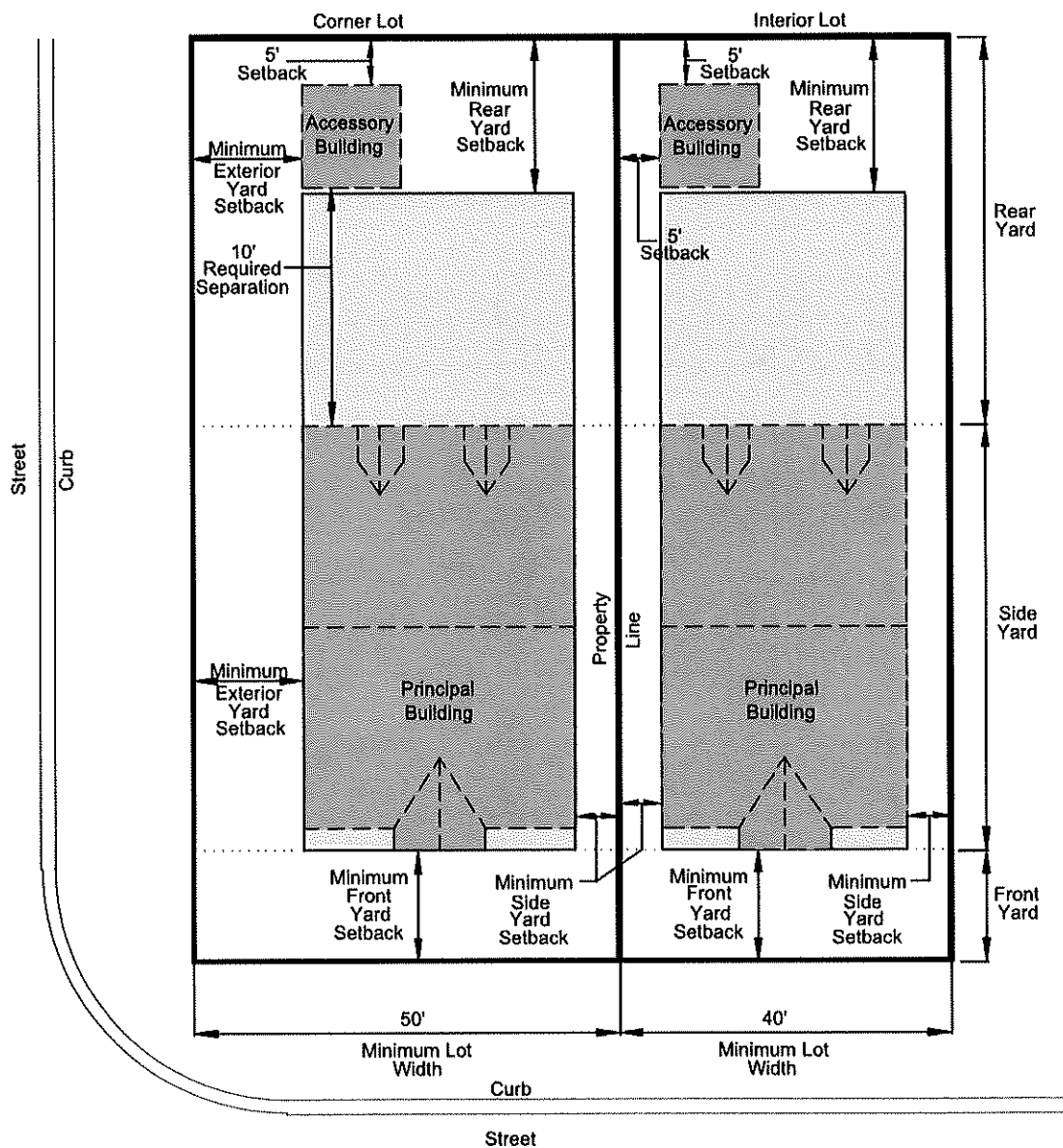
RU: Residential-Urban District

The RU: Residential-Urban District is intended to provide areas that mimic traditional urban residential forms within existing urban neighborhoods and new neighborhood developments.

A. Uses of Land and Buildings:

1. See the Table of Permitted Uses in Article 10 of this ordinance for uses permitted in residential zoning districts.
2. Where residential use is permitted, only one principal structure and its customary accessory structures may be built on any lot unless otherwise provided in these regulations.

B. RU: Area Requirements Diagram:



C. RU: Area Requirements Table:

Lot Requirements		Standard	Notes
Minimum Lot Width (Interior/Corner)		40'/45'	
Minimum Lot Area (Interior/Corner)		4,000 sf	
Maximum Lot Coverage		90%	Lot coverage shall include the principal building and all accessory buildings.
Setbacks	1. Yard setbacks shall be measured from the property line or projected Master Street Plan ROW, whichever is greater.		
	2. Where platted building lines conflict with the required yard setback, the most stringent shall apply.		
Required Front Yard Setback (Minimum/Maximum)		0'/15'	Where building lines do not appear on a recorded plat or lot of record, the smallest dimension street side shall be designated as the front of the lot.
Minimum Exterior Yard Setback (Minimum/Maximum)		10'	The exterior yard is a side yard which is adjacent or parallel to a public or private right-of-way.
Minimum Number of Side Yards		2	
Minimum Side Yard Setback		5'	
Minimum Rear Yard Setback		10'	
Maximum Height		40'	Height is measured from the highest point of the roof or parapet to the average ground elevation at the base of the structure.