ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE TO ALLOW AN ACCESSORY DWELLING UNIT IN AN R2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 406 WEST 5TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Woodgate Properties LLC, 406 West 5th Street, North Little Rock, Arkansas 72114, seeking a conditional use for property located at 406 West 5th Street to allow an accessory dwelling unit in an R2 zone, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting held on October 14, 2025 (see letter from applicant attached hereto as Exhibit A).

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

SECTION 1: That a Conditional Use is approved for an accessory dwelling unit in an R2 zone for the subject real property located at 406 West 5th Street in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as Lot 3, Block 4 of Faucette's Addition to the City of North Little Rock, Pulaski County, Arkansas (See maps attached collectively hereto as Exhibit B).

SECTION 2: That this Conditional Use shall be subject to the following:

- 1. The proposed unit must meet all residential building codes listed in Chapter 4, Section 1.1.1 of the North Little Rock Municipal Code.
- 2. The units is proposed within an R2 Zoning District.
- 3. The unit is only permitted on the platted lot with the one existing owner occupied single-family dwelling unit.
- 4. The unit will be permitted on platted lot with less than 9,000 square feet.
- 5. The unit is to be located in the rear yard of the platted lot.
- 6. The unit will be located ten feet from any other structure or property line.
- 7. The lot coverage with the ADU and the pool is permitted to exceed 50 percent of the rear yard buildable area.
- 8. The ADU is permitted as a two-story structure designed and constructed for the intended use as an accessory dwelling unit and must contain kitchen and bath facilities to facilitate habitation independent from the principal building.
- 9. The units is limited to an occupancy of one family.
- 10. There is to be only one accessory dwelling unit per platted lot.
- 11. Utilities are to be provided, natural gas, water, wastewater and electric, metered with the owner occupied single-family dwelling unit.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: 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 5: It is hereby found and determined that the conditional use as described herein is compatible with other businesses in the area and is immediately necessary in order to insure the proper and orderly growth and 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:	APPROVE	D:
	Mayor Terr	y C. Hartwick
SPONSOR:	ATTEST:	
Council Member Linda Robinson	Diane Whit	bey, City Clerk
APPROVED AS TO FORM:		
		FILED A.MP.M.
Amy Beckman Fields, City Attorney		By
PREPARED BY THE OFFICE OF THE CITY ATTOR	RNEY/kt	DATE Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
		RECEIVED BY

EXHIBIT A

Woodgate Properties LLC

406 W 5th Street

North Little Rock, AR 72114

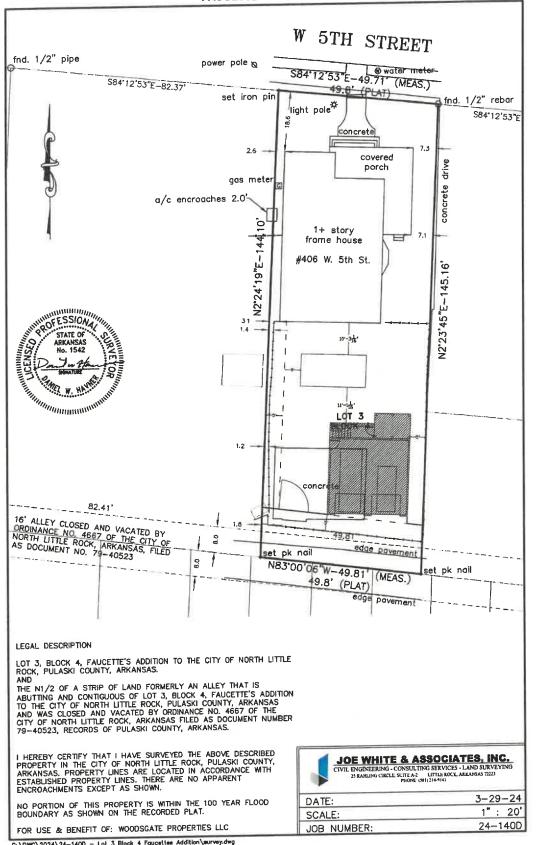
Please accept this application request for a Conditional Use to allow the placement of an accessory dwelling unit on our property. The attached elevations and site plan indicate the details of the request.

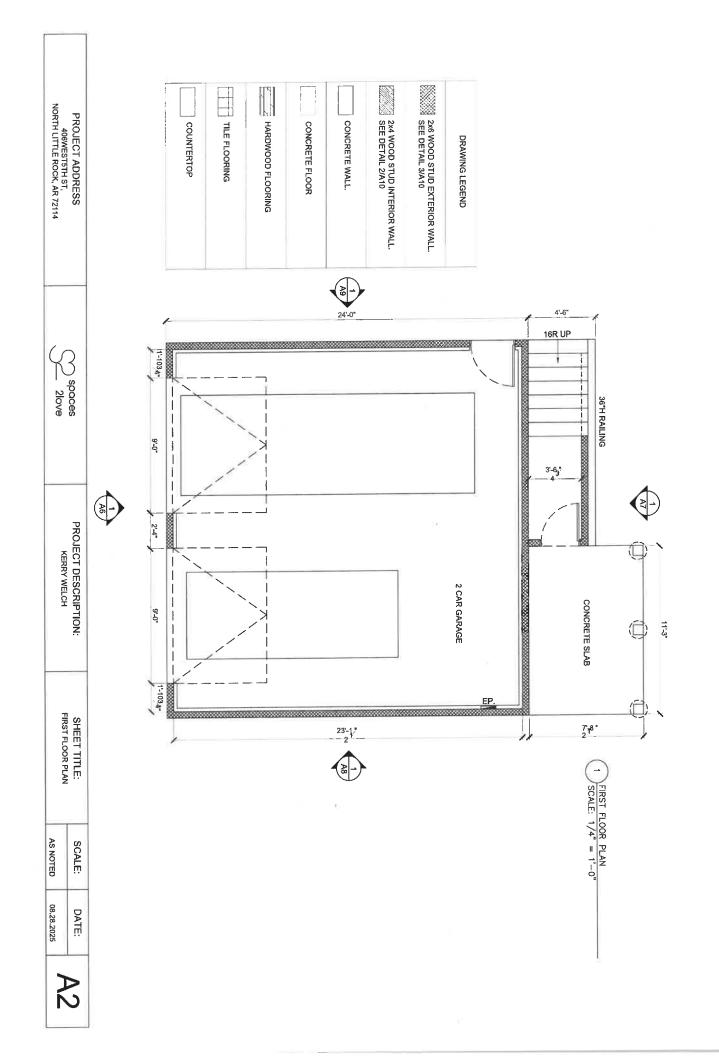
Respectfully submitted,

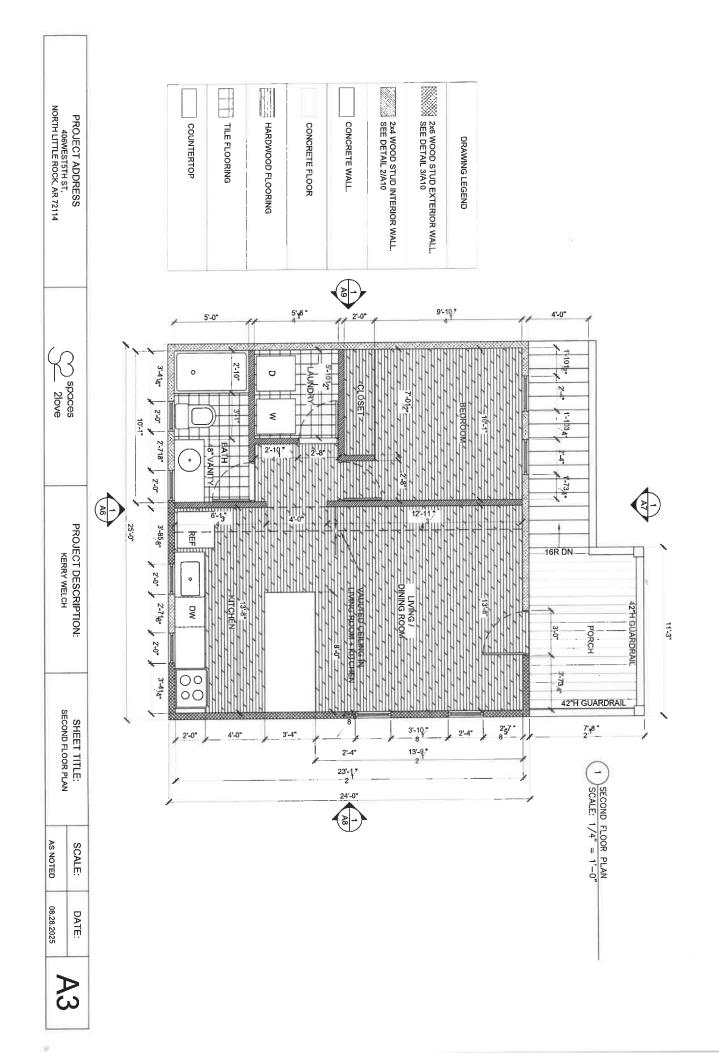
Kerry Welch

Kerry Welch

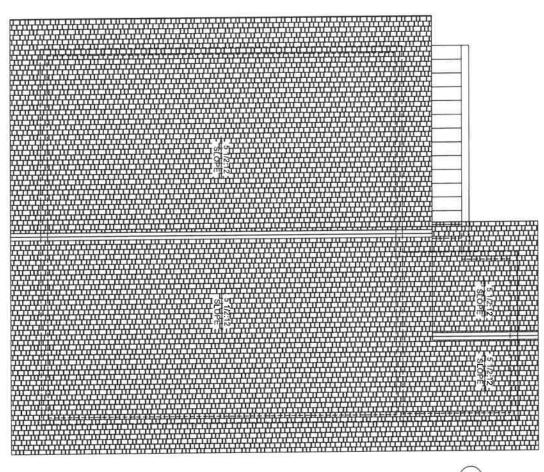
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	SHEET TITLE:
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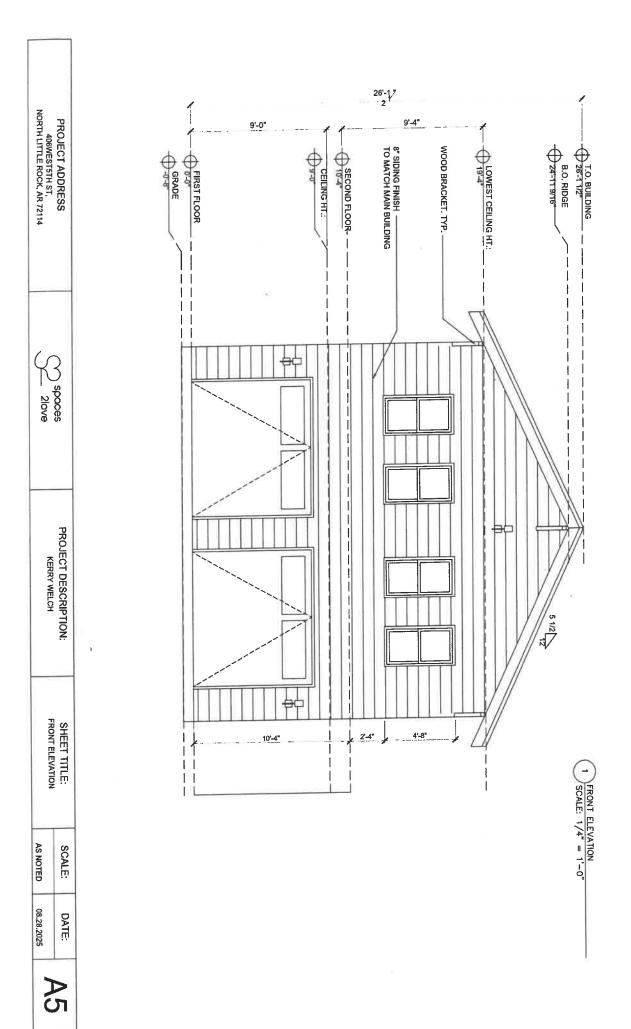


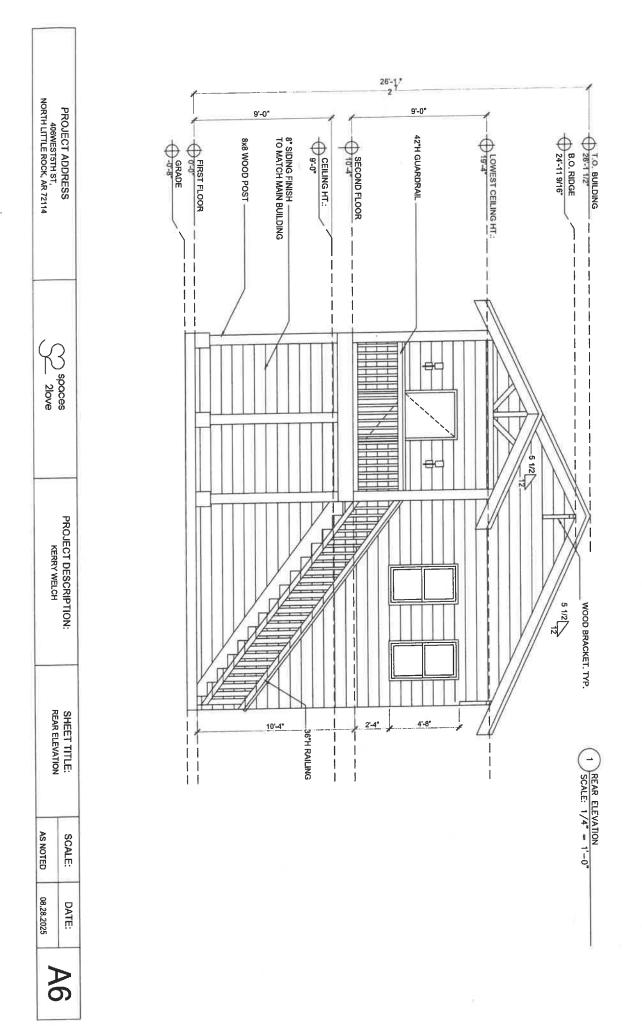


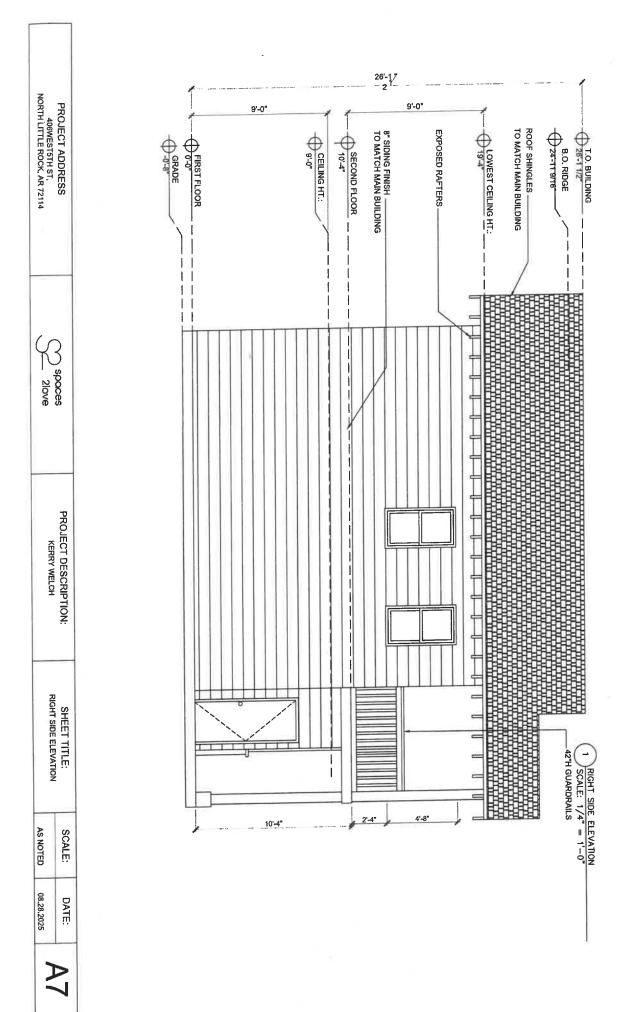
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B.O. RIDGE 24-11 9/16

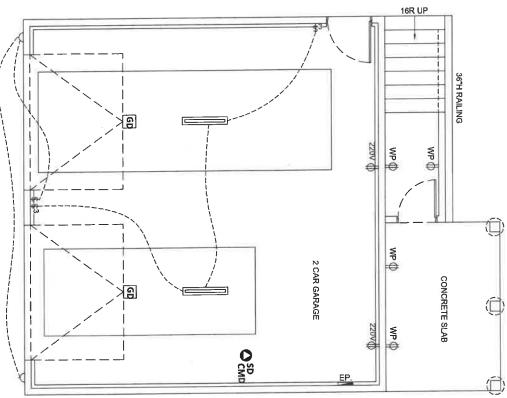
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ROOF SHINGLES _____

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AS NOTED	SCALE:
08.28.2025	DATE:

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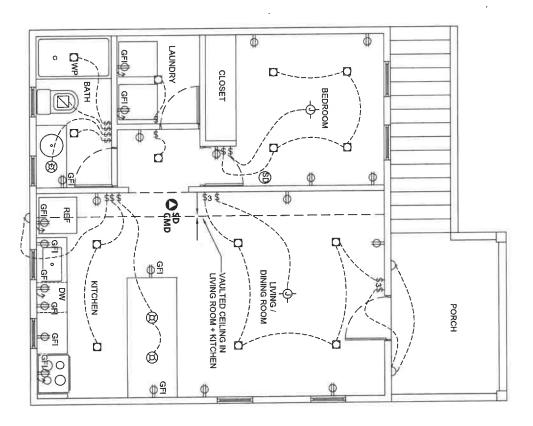
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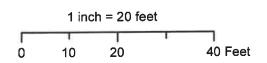




Conditional Use # 2025-09









Date: 9/22/2025

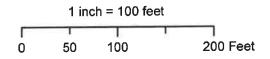
Map is not to survey accuracy

Conditional Use # 2025-09





Date: 9/22/2025

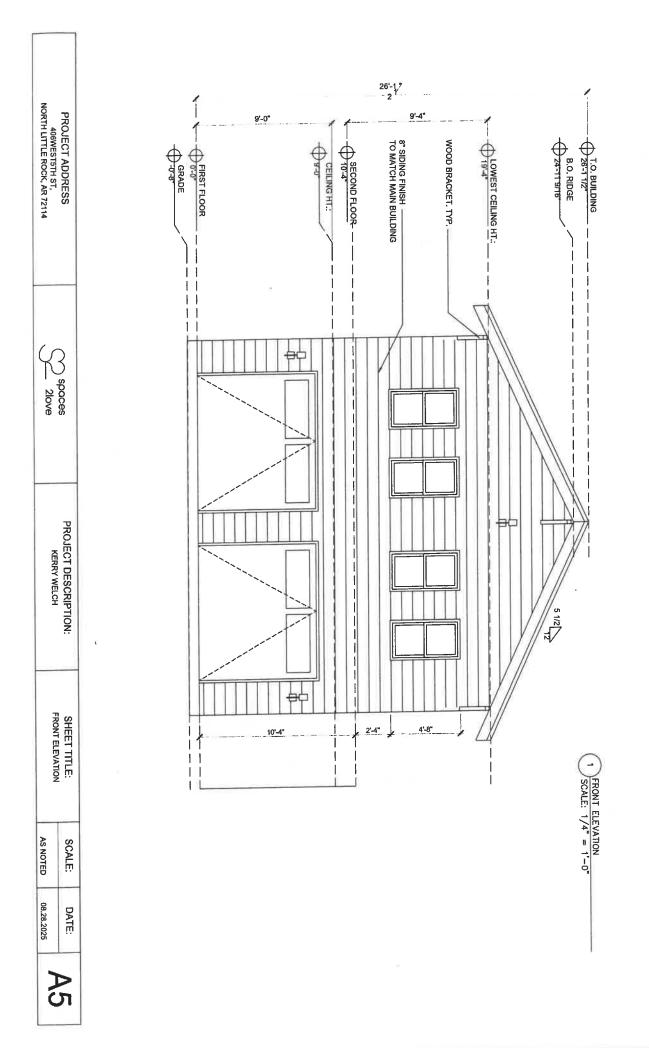


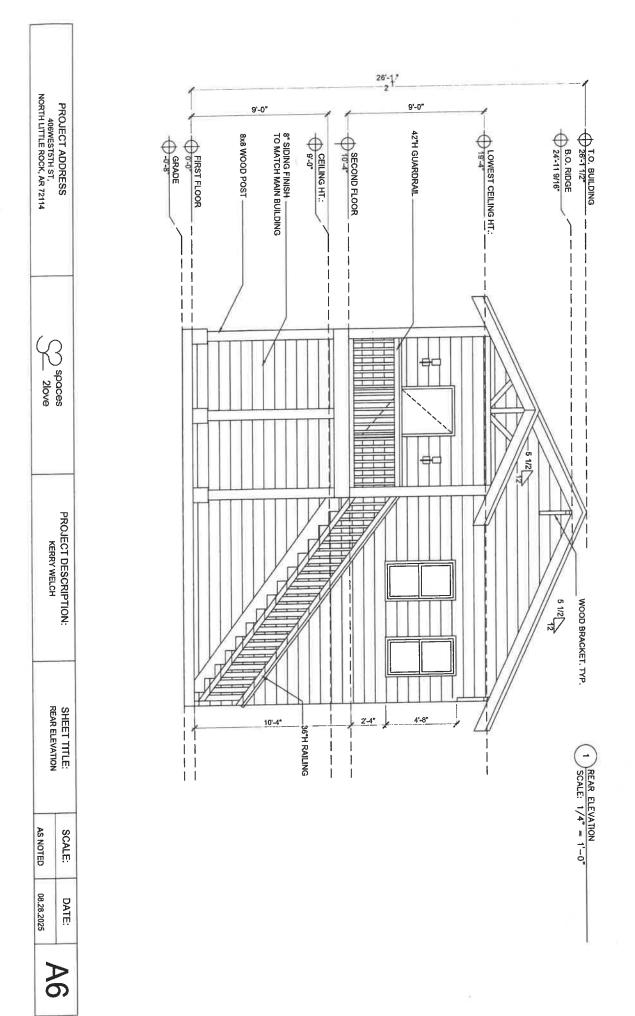


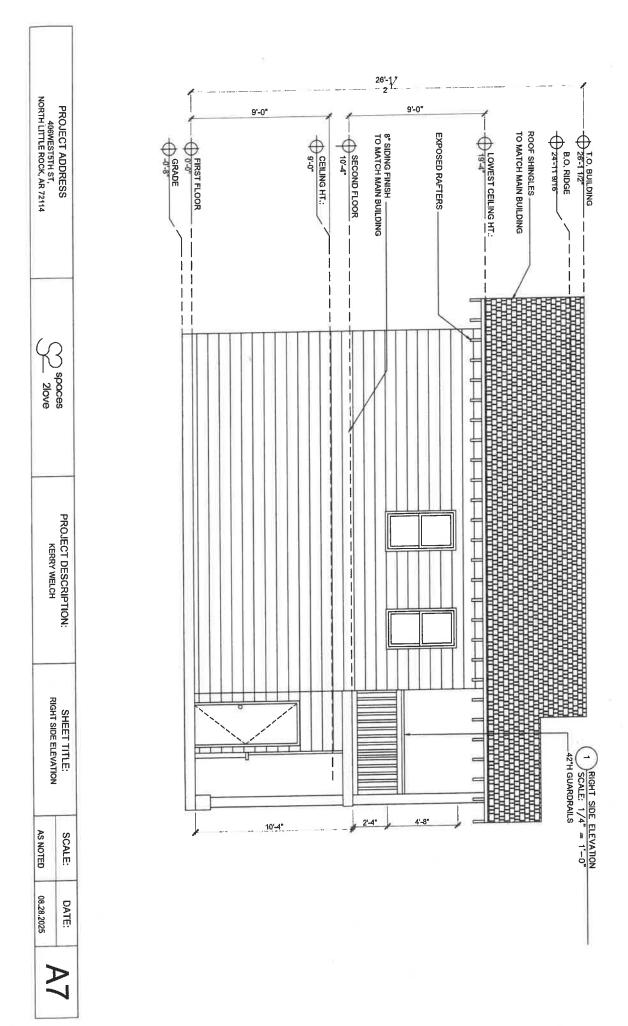
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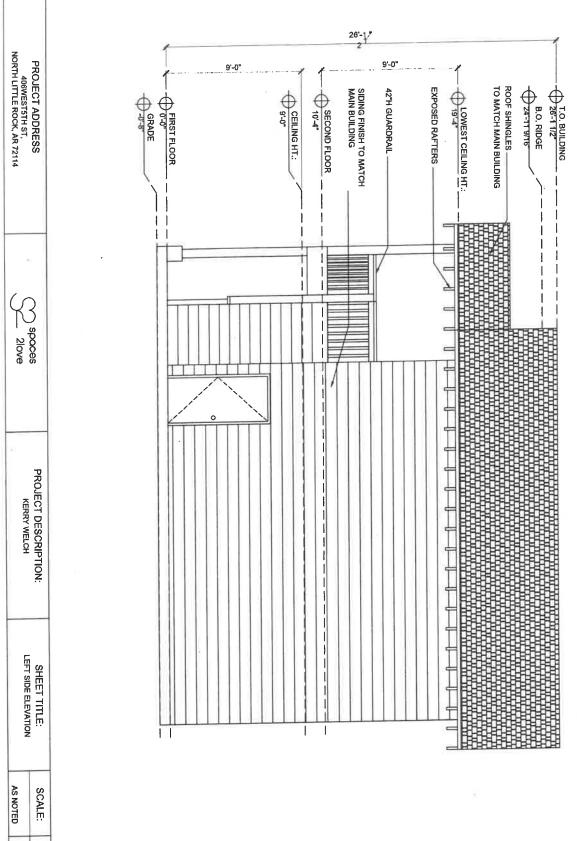
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NO PORTION OF THIS PROPERTY IS WITHIN THE TOU TEAR FLOOD BOUNDARY AS SHOWN ON THE RECORDED PLAT. SCALE: 1": 20	ENCROACHMENTS EXCEPT AS SHOW	N.		
	NO PORTION OF THIS PROPERTY IS	WITHIN THE 100 YEAR FLOOD		









DATE: 08.28.2025

A8

1 SCALE: 1/4" = 1'-0"