1	ORDINANCE NO.
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3	AN ORDINANCE TO AMEND LITTLE ROCK, ARK., REV. CODE
4	CHAPTER 36, § 36-256 (1988), PROVIDING FOR THE MODIFICATION
5	OF VARIOUS PROCEDURES AND LAND USE REGULATIONS
6	RELATED TO THE R-4, TWO-FAMILY DISTRICT, ZONING
7	CLASSIFICATION; AND FOR OTHER PURPOSES.
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9	WHEREAS, it has been determined by the Little Rock Planning Commission that it is appropriate to
10	make certain modifications to the procedures and regulations contained within Chapter 36 of the Code of
11	Ordinances of the City of Little Rock, Arkansas related to R-4, Two-Family District; and,
12	WHEREAS, the proposed modifications were presented and discussed at a public hearing of the Little
13	Rock Planning Commission where the Planning Commission voted to recommend approval of the
14	modifications.
15	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
16	OF LITTLE ROCK, ARKANSAS.
17	Section 1. That various provisions of Chapter 36. be amended as follows:
18	Subsection (a). That Chapter 36., Section 36-256. (a) be amended to provide for the addition
19	of new text and to then read as follows:
20	a. Purpose and Intent. Two-family dwellings are an established development type in the
21	City. Such areas are deserving of protection in the form of reasonable standards which
22	will maintain and encourage two-family lot development at appropriate locations. The
23	purpose of the R-4, Two-family District, is two-fold: To provide areas for the
24	development of two-family dwellings and lots in spacious surroundings; and to
25	facilitate the conversion of one-family residences to two-family use in established
26	developed areas. This section applies to such District. It is the intent of this Chapter
27	that the R-4 District be located in both developed and undeveloped areas of the City
28	where an environment suitable for moderate-density residential use can be provided
29	and in established medium-density residential areas where conversions may facilitate
30	their continuation as desirable residential areas. Within the R-4 District, all buildings,
31	structures or uses having commercial characteristics shall be excluded, whether
32	operated for profit or otherwise. Accessory uses, conditional uses and home
33	occupations specifically provided for in this Chapter, however, shall be allowed
34	provided they do not have objectionable characteristics and provided further that they
35	otherwise conform to the provisions of this Chapter.

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8 9 Subsection (b). That Chapter 36., Section 36-256. (b)(1) be amended to provide for the addition of new text and to then read as follows:

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  - Permitted Uses. Permitted uses are single-family and two-family residences and lots. Two-family dwellings shall be attached by wall, roof and/or foundation; however, subject to the area regulations and siting standards in 36-256(d)(7) two single-family detached dwellings may be constructed as a two-family lot on a single lot or lot of record.

Subsection (c). That Chapter 36., Section 36-256. (d)(1), (2), and (3) be amended to provide for the addition of new text and to then read as follows:

- Front-Yard. There shall be a front-yard setback having a depth of the lesser of not less
   fifteen (15) feet from the front property boundary; or the average setback of the nearest
   structures on each side if either of those structures have a setback on the same block
   facing the same street of twenty-five (25) or fewer feet.
- Side-Yard. There shall be a side-yard on each side of the building having a width of not less than 10% of the average width of the lot, not to exceed five (5) feet measured from the side boundaries of the property. Building overhangs, including but not limited to, sills, cornices, ornamental projections, or eaves, may extend into the required side yard setback provided that stormwater runoff is sufficiently collected or diverted so that it does not create a hazard or detriment to adjacent property. No building overhang or building feature may extend beyond the property boundary.
- 21 3. *Rear-Yard*. There shall be a rear-yard having a depth of not less than twenty-five (25) 22 feet from the rear property boundary; except on lots that do not conform to the lot area 23 regulations of (d)(4) and having a depth of less than 100 feet, there shall be a rear-yard 24 depth of not less than 10% of the depth of the lot. Building overhangs, including, but 25 not limited to, sills, cornices, ornamental projections or eaves, may extend into the 26 required rear yard setback provided that stormwater runoff is sufficiently collected or 27 diverted so that it does not create a hazard or detriment to adjacent property. No 28 building overhand or building feature may extend beyond the property boundary.
- Subsection (d). That Chapter 36., Section 36-256. (d)(5)a, b, c, d, e, f, and h be amended and
  renumbered to provide for the addition of new text, including the addition of new Subsections b
  and c and to then read as follows:
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- 5. Other area regulations and siting standards.
- a. The following minimum siting standards shall apply to all instances of
  placement of a manufactured home in the R-4, Two-Family District, by
  Conditional Use Permit:

1	1. A pitched roof of three (3) in twelve (12) or fourteen (14) degrees or				
2	greater.				
3	2. Removal of all transport elements.				
4	3. Permanent foundation.				
5	4. Exterior wall finished so as to be compatible with the neighborhood.				
6	5. Orientation compatible with placement of adjacent structures.				
7	6. Underpinning with permanent materials.				
8	7. All homes shall be multisectional.				
9	8. Off-street parking per single-family dwelling standard.				
10	b. All dwellings on two-family lots, including two-family dwellings, shall be				
11	constructed with separate, applicable utility connections unless it is expressly				
12	acknowledged by the lot owner and contractor to whom the construction				
13	permit is issued that an application for lot split shall be rejected by the director				
14	of planning and development, and will not be considered by the Board of				
15	Directors, unless: 1) the utilities serving the dwellings are reconstructed to				
16	provide for distinct utility service to each dwelling; or 2) the property is				
17	replatted as a horizontal property regime, pursuant to the Horizontal Property				
18	Act [Ark. Code Ann. 18-13-101 et seq.].				
19	c. Any Storm-Water Drainage Plan submitted pursuant to this District Code shall				
20	provide sufficient information to enable the Planning Department to identify:				
21	1) the general direction of anticipated water flow; 2) the methods to be				
22	employed in capturing or directing the flow of storm-water, including, not				
23	limited to, the use of gutters, buried drainpipes or rain swales; and 3) any other				
24	information necessary for the understanding of the general storm-water				
25	drainage concept on or for the benefit of the subject property to be employed				
26	for the mitigation and avoidance of injury to surrounding properties.				
27	Subsection (e). That Chapter 36., Section 36-256. (d) be amended to provide for the addition				
28	of new Subsections (7), (7)a., (7)a.i,ii, and iii, (7)b., (7)b.i and ii, (7)c., (7)c.i,ii, iii, and iv and to				
29	then read as follows:				
30	7. Area Regulations and siting standards for two (2) single-family dwellings on one (1)				
31	lot. The following minimum siting standards shall apply to all instances of				
32	construction or placement of two single-family dwelling units constructed on one (1)				
33	lot in the R-4, Two-Family District:				
34	a. On corner lots:				
35	1. Each dwelling shall front on a different street.				

1		2.	The front dwelling shall abide by front-yard area regulations in 36-
2			256(d)(1), and side-yard area regulations in 36-256(d)(2). The
3			separation between the front dwelling and the rear dwelling shall be
4			not less than eight (8) feet unless appropriate Fire Protection Standards
5			are adequately depicted in construction documents and constructed to
6			meet the standards set out in the appropriate Building Code.
7		3.	The rear dwelling shall have a front-yard setback with a depth of the
8			lesser of the side-yard setback of the front dwelling, or ten (10) feet
9			from the property boundary nearest the front of the rear dwelling. The
10			rear dwelling shall have a setback of not less than five (5) feet from
11			the rear of the structure to the property boundary behind the rear
12			dwelling. The side of the rear dwelling nearest the rear property
13			boundary shall have a setback of at least five (5) feet. The rear
14			dwelling may not occupy more than 30% of the rear-yard area required
15			by 36-156(d)(3).
16	b.	On	double frontage lots:
17		1.	Each dwelling shall front on a different street.
18		2.	Both dwellings shall be treated as having front-yards, and shall abide
19			by front yard area regulations in 36-256(d)(1), and side-yard area
20			regulations in 36-256(d)(2). The separation between the dwelling
21			units shall be not less than eight (8) feet unless appropriate Fire
22			Protection Standards are adequately depicted in construction
23			documents and constructed to meet the standards set out in the
24			applicable Building Code.
25	c.	On	lots that are neither corner lots or double frontage lots:
26		1.	The front dwelling shall abide by front-yard area regulations in 36-
27			256(d)(1), and side yard area regulations in $36-256(d)(2)$ . The
28			separation between the front dwelling and the rear dwelling shall be
29			not less than eight (8) feet unless appropriate Fire Protection Standards
30			are adequately depicted in construction documents and constructed to
31			meet the standards set out in the appropriate Building Code.
32		2.	The rear dwelling resident shall be provided adequate, improved
33			access from the street right of way or parking area by a gravel or paved
34			path.

1	3. The rear dwelling may be con	structed as a dwelling unit over a garage				
2	serving either dwelling, or as	a stand-alone dwelling.				
3	4. The rear dwelling may not occupy more than 30% of the rear-yard area					
4	required by 36-156(d)(3). Th	e rear dwelling shall maintain at least a				
5	ten (10)-foot setback from the	e rear-yard property line.				
6	Section 2. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or					
7	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or					
8	adjudication shall not affect the remaining portion so declared or adjudged invalid or unconstitutional was					
9	not originally a part of the ordinance.					
10	Section 3. Repealer. All laws, ordinances, re	solutions, or parts of the same, that are inconsistent with				
11	the provisions of this ordinance are hereby repealed	ed to the extent of such inconsistency.				
12	PASSED: August 15, 2023					
13	ATTEST:	APPROVED:				
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16	Susan Langley, City Clerk	Frank Scott, Jr., Mayor				
17	APPROVED AS TO LEGAL FORM:					
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19 20	Thomas M. Carpenter, City Attorney					
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