

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

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**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 5, 2025 AGENDA**

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| <b>Subject:</b><br><br>An Ordinance to establish standards for the development of accessory dwelling units in compliance with Act 313 of 2025.<br><br><b>Submitted By:</b><br><br>Planning and Development Department | <b>Action Required:</b><br><br>√ <b>Ordinance</b><br>Resolution  | <b>Approved By:</b><br><br><br><br>Delphone Hubbard<br>City Manager |
| <b>SYNOPSIS</b>   | The ordinance will establish zoning processes and development standards for by-right accessory dwelling units in compliance with Act 313 of 2025.  |   |
| <b>FISCAL IMPACT</b>  | None   |   |
| <b>RECOMMENDATION</b>   | Approval of the Ordinance.   |   |
| <b>BACKGROUND</b>   | <p>The Arkansas General Assembly Enacted Act 313 of 2025, which mandates that municipalities allow at least one (1) accessory dwelling unit as a permitted use on lots containing single-family dwellings.</p> <p>An Accessory Dwelling Unit (ADU) is a self-contained and independently accessed living unit that includes its own cooking, sleeping, and sanitation facilities that is an accessory unit to a primary structure of a greater square footage on the same parcel or lot of record.</p> |   |

ADUs are often used as small-scale housing or rental units to provide housing for relatives, caregivers, students, travel-professionals, renters, or homeowners looking to age in place with family. The Little Rock Municipal Code has existing zoning code requirements for ADUs, primarily through Conditional Use Permits.

Act 313 requires municipalities to allow least one Accessory Dwelling Unit “by-right” on lots containing single-family dwellings. The stated intent of the Act aims to address housing affordability, attainability, and availability.

Act 313 goes into effect on August 5th, 2025 and municipalities must change their ordinances by January 1, 2026.

The proposed amendments:

- Amend the existing definition of Accessory Dwelling Units
- Establish Sec. 36-204 and clarify development standards aligned with the most conservative implementation of Act 313.
- Amends the off-street parking code to comply with Act 313.