1	ORDINANCE NO
2	AN ORDINANCE TO ESTABLISH CLEAR STANDARDS FOR THE
3	DEVELOPMENT OF ACCESSORY DWELLING UNITS IN
4	COMPLIANCE WITH ACT 313 OF 2025, TO AMEND ORDINANCES AND
5	CITY CODE PROVISIONS OF THE LITTLE ROCK REVISED CODE OF
6	ORDINANCES (1988) ACCORDINGLY, TO DECLARE AN
7	EMERGENCY; AND FOR OTHER PURPOSES.
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9	WHEREAS, the Arkansas General Assembly Enacted Act 313 of 2025, which mandates that
10	municipalities allow at least one (1) accessory dwelling unit as a permitted use on lots containing single-
11	family dwellings; and,
12	WHEREAS, it is desirable for the City of Little Rock to establish a clear regulatory framework for the
13	development of accessory dwelling units to ensure compliance with Act 313 of 2025; and,
14	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
15	OF LITTLE ROCK, ARKANSAS.
16	Section 1. Little Rock, Ark, Rev. Code Chapter 36, Article I, Subsection 36-2 is amended as follows:
17	Accessory building or use means a building or use which:
18	(1) Is located on the same zoning lot as the principal building or principal use;
19	(2) Serves the principal building or principal use;
20	(3) In other than a residentially-zoned district, it is subordinate in area, extent or purpose to the principal
21	building or principal use served. Accessory structures in residentially-zoned districts shall be subordinate
22	in area, extent and purpose to the principal building and residential use; and
23	(4) Contributes to the comfort, convenience or necessity of occupants of the principal building or
24	principal use.
25	Accessory dwelling unit means a self-contained and independently accessed living unit that includes its
26	own cooking, sleeping, and sanitation facilities that is a subordinate accessory unit to a primary or principal
27	structure of a greater square footage on the same lot or parcel. Such accessory dwellings shall comply with
28	the bulk and area provisions of Sec. 36-156 and Sec. 36-252, unless applicable to regulations set forth in
29	Sec. 36-204.
30	Section 2. Little Rock, Ark, Rev. Code Chapter 36, Article V, Division 1, Subsection 36-204 is
31	amended as follows:
32	(a) Purpose and Intent.

- The purpose of this section is to establish clear standards for the development of one (1) accessory dwelling unit single-family residential lots as a permitted use by right, in accordance with Act 313 of 2025
- 3 of the State of Arkansas.
- 4 (b) Permitted use.
- 5 (1) A maximum of one (1) accessory dwelling unit is allowed as a permitted use in all zoning districts
- 6 when it is an accessory unit to a single-family dwelling of a greater square footage on the same parcel or
- 7 lot, meeting the definition of an accessory dwelling unit and all applicable development standards outlined
- 8 in [subsection (b)(2)].
- 9 a. A accessory dwelling unit shall not be erected or occupied before the primary single-family
- dwelling is erected on the same parcel or lot, unless approved for temporary use during construction by the
- director of planning and development.
- 12 b. A will-serve letter is required from applicable water and wastewater utilities.
- 13 c. No provision of this section shall be construed to relieve compliance with all other applicable
- requirements of the municipal code, not in contradiction with A.C.A. § 14-56-205.
- 15 (2) Development standards. The development standards shall apply to all accessory dwelling units
- allowed by-right per [section (b)(1)].
- 17 a. Location. An accessory dwelling unit may be attached, detached, or internal to the single-family
- dwelling on the lot or parcel. Whether detached, attached, or internal, the unit shall conform to the setback
- 19 requirements applicable to single-family dwellings of the applicable zoning district.
- b. Area. When detached or attached, the unit shall not be more than seventy-five percent (75%) of the
- 21 gross-floor area of the single-family dwelling or one thousand square feet (1,000 sq. ft.), whichever is less.
- 22 c. Lot Coverage. The accessory dwelling unit shall conform to the lot coverage requirements for
- single-family developments of the applicable district where prescribed.
- d. Height. No accessory dwelling shall exceed the permitted height of the respective applicable zoning
- 25 district.
- 26 (c) Variances. Accessory dwelling units defined by [section (b)(1)] but which do not meet the
- development standards outlined in [section b)(2)] shall be processed as a request for a variance as per Sec.
- 28 36-69—70 of the Little Rock Municipal Code, through the Board of Adjustments.
- 29 (d) Applicability. Any regulation or restriction in Chapter 36 that is more restrictive than this section,
- 30 the regulation shall not apply to accessory dwelling units defined by [section (b)(1)]. Any regulation or

- restriction in Chapter 36 that is more permissive than this section, the regulations of this section shall apply to accessory dwelling units defined by [section (b)(1)].
- 3 (e) *Additional Units*. Any additional accessory dwelling units, beyond one (1) unit as defined by [section (b)(1)], or units accessory to non-single-family primary structures on a lot or parcel, shall conform
- 5 to applicable regulations of the municipal code.
- 6 (f) *Short-term rentals*. No provision of this section shall be construed so as to relieve compliance with 7 Sec. 36-601 of the Little Rock Municipal Code.
- 8 **Section 3.** Little Rock, Ark, Rev. Code Chapter 36, Article VIII, Subsection 36-502 is amended as follows:
 - (b) The following shall constitute minimum standards for the provision of off-street parking spaces:
- 11 (1) Residential uses.

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- a. Single-family dwelling, 1.0 space per dwelling unit.
- b. Accessory dwelling, 1.0 space per unit. Accessory dwelling defined by Sec. 36-204 (b)(1), no space per dwelling unit required.
- Section 6. Severability. In the event any title, section, paragraph, item, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portion of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.
- Section 7. *Repealer*. All laws, ordinances, resolutions, including but not limited to Little Rock, Ark., Ordinance No. 18,228 (March 7, 2000), or parts of the same that are inconsistent with the provisions of this ordinance area hereby repealed to the extent of such inconsistency.
 - Section 8. Emergency Clause. The implementation of new legislation that takes effect on August 5, 2025, includes new legislative definitions and regulations for accessory dwelling units, and the City has already received such applications which requirements some immediate change to the City's zoning ordinances in order to protect the public health, safety and welfare; an emergency is, therefore, declared to exist and this ordinance shall be in full force and effect from and after the date of its passage.
- 27 **PASSED: August 5, 2025**
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- 30 ATTEST: APPROVED:

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