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1 The purpose of this section is to establish clear standards for the development of one (1) accessory  
2 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  
10 dwelling is erected on the same parcel or lot, unless approved for temporary use during construction by the  
11 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  
14 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  
16 allowed by-right per [section (b)(1)].

17 a. *Location.* An accessory dwelling unit may be attached, detached, or internal to the single-family  
18 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.

20 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  
23 single-family developments of the applicable district where prescribed.

24 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  
27 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

1 restriction in Chapter 36 that is more permissive than this section, the regulations of this section shall apply  
2 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  
4 [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  
9 follows:

10 (b) The following shall constitute minimum standards for the provision of off-street parking spaces:

11 (1) *Residential uses.*

12 a. Single-family dwelling, 1.0 space per dwelling unit.

13 b. Accessory dwelling, 1.0 space per unit. Accessory dwelling defined by Sec. 36-204 (b)(1), no space  
14 per dwelling unit required.

15 **Section 6. Severability.** In the event any title, section, paragraph, item, clause, phrase, or word of this  
16 ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall  
17 not affect the remaining portion of the ordinance which shall remain in full force and effect as if the portion  
18 so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

19 **Section 7. Repealer.** All laws, ordinances, resolutions, including but not limited to Little Rock, Ark.,  
20 Ordinance No. 18,228 (March 7, 2000), or parts of the same that are inconsistent with the provisions of this  
21 ordinance area hereby repealed to the extent of such inconsistency.

22 **Section 8. Emergency Clause.** *The implementation of new legislation that takes effect on August 5,*  
23 *2025, includes new legislative definitions and regulations for accessory dwelling units, and the City has*  
24 *already received such applications which requirements some immediate change to the City's zoning*  
25 *ordinances in order to protect the public health, safety and welfare; an emergency is, therefore, declared*  
26 *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:**

1  
2 Allison Segars, City Clerk

Frank Scott, Jr., Mayor

3 **APPROVED AS TO LEGAL FORM:**

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6 Thomas M. Carpenter, City Attorney

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