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WHEREAS, the Arkansas General Assembly enacted Act 313 of 2025, which mandates that municipalities allow at least one (1) accessory dwelling unit as permitted use on lots containing single-family dwellings; and,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

Accessory building or use means a building or use which:

- Accessory dwelling* unit means a self-contained and independently accessed living unit that includes its own cooking, sleeping, and sanitation facilities, **and** that is a subordinate accessory unit to a primary or principal structure of a greater square footage on the same lot or parcel. Such accessory dwellings shall comply with the bulk and area provisions of Sec. 36-156 and Sec. 36-252, unless applicable to regulations set forth in Sec. 36-204.

Section 2. Little Rock, Ark, Rev. Code Chapter 36, Article V, Division 1, Subsection 36-204 is amended as follows:

1 (a) *Purpose and Intent.*

2 The purpose of this section is to establish clear standards for the development of one (1) accessory
3 dwelling unit single-family residential lots as a permitted use by right, in accordance with Act 313
4 of 2025 of the State of Arkansas.

5 (b) *Permitted use.*

6 (1) A maximum of one (1) accessory dwelling unit is allowed as a permitted use in all zoning
7 districts when it is an accessory unit to a single-family dwelling of a greater square footage
8 on the same parcel or lot, meeting the definition of an accessory dwelling unit and all
9 applicable development standards outlined in [subsection (b)(2)].

10 a. An accessory dwelling unit shall not be erected or occupied before the primary
11 single-family dwelling is erected on the same parcel or lot, unless approved for
12 temporary use during construction by the director of planning and development.

13 b. A will-serve letter is required from applicable water and wastewater utilities.

14 c. No provision of this section shall be construed so as to relieve compliance with
15 all other applicable requirements of the municipal code, not in contradiction with
16 A.C.A. § 14-56-205.

17 (2) *Development standards.* The development standards shall apply to all accessory dwelling
18 units allowed by-right per [section (b)(1)].

19 a. *Location.* An accessory dwelling unit may be attached, detached, or internal to
20 the single-family dwelling on the lot or parcel. Whether detached, attached, or
21 internal, the unit shall conform to the setback requirements applicable to single-
22 family dwellings of the applicable zoning district.

23 b. *Area.* When detached or attached, the unit shall not be more than seventy-five
24 percent (75%) of the gross floor area of the single-family dwelling or one
25 thousand square feet (1,000 sq. ft.), whichever is less.

26 c. *Lot Coverage.* The accessory dwelling unit shall conform to the lot coverage
27 requirements for single-family developments of the applicable district where
28 prescribed.

29 d. *Height.* No accessory dwelling shall exceed the permitted height of the respective
30 applicable zoning district.

1 (c) *Variances.*

2 (1) Accessory dwelling units defined by [section (b)(1)] but which do not meet the development
3 standards outlined in [section b (2)] shall be processed as a request for a variance as per Sec. 36-
4 69—70 of the Little Rock Municipal Code, through the Board of Adjustments; and,

5 (2) The mere fact that the placement of an accessory dwelling unit is to be placed on a location
6 previously granted a variance for a non-residential use does not guarantee that any variance for
7 an accessory dwelling unit will be granted.

8 (d) *Applicability.* Any regulation or restriction in Chapter 36 that is more restrictive than this section,
9 the regulation shall not apply to accessory dwelling units defined by [section (b)(1)]. Any
10 regulation or restriction in Chapter 36 that is more permissive than this section, the regulations of
11 this section shall apply to accessory dwelling units defined by [section (b)(1)].

12 (e) *Additional Units.* Any additional accessory dwelling units, beyond one (1) unit as defined by
13 [section (b)(1)], or units accessory to non-single-family primary structures on a lot or parcel, shall
14 conform to applicable regulations of the municipal code.

15 (f) *Short-term rentals.* No provision of this section shall be construed so as to relieve compliance
16 with Sec. 36-601 of the Little Rock Municipal Code.

17 **Section 3.** Little Rock, Ark, Rev. Code Chapter 36, Article VIII, Subsection 36-502 is amended as
18 follows:

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

20 (1) *Residential uses.*

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

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

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

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

1 **Section 8. *Emergency Clause.*** *The implementation of new legislation that takes effect on August 5,*
2 *2025, includes new legislative definitions and regulations for accessory dwelling units, and the City has*
3 *already received such applications which requirements some immediate change to the City's zoning*
4 *ordinances in order to protect the public health, safety and welfare; an emergency is, therefore, declared*
5 *to exist and this ordinance shall be in full force and effect from and after the date of its passage.*

6 **PASSED:**

7 **ATTEST:**

APPROVED:

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10 _____
Allison Segars, City Clerk

Frank Scott, Jr., Mayor

11 **APPROVED AS TO LEGAL FORM:**

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14 _____
Thomas M. Carpenter, City Attorney

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