

ORDINANCE NO. 2017-11

AN ORDINANCE TO AMEND ORDINANCE NO. 7.1, ZONING REGULATIONS ADOPTED IN 2015, SECTION 14.04.05, TO PROVIDE FOR AN R-3 ZERO-LOT-LINE SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT FOR THE CITY OF FARMINGTON

WHEREAS, the City Council of the City of Farmington, pursuant to authority granted by the Arkansas General Assembly in Title 14, Chapter 56, Subchapter 4 of the Arkansas Code of 1987 Annotated, as amended, adopted zoning regulations to provide for orderly growth and development of Farmington; for protection of the character and stability of residential and commercial properties, and for other purposes; and

WHEREAS, the Farmington Planning Commission has worked diligently to amend the existing ordinance to provide for an R-3 Zero-Lot-Line Single-Family Residential Zoning District in addition to existing residential estate zoning districts to accommodate medium density single-family developments; and

WHEREAS, after planning commission work sessions, a public hearing was held on July 24, 2017, and after the public discussion, the Farmington Planning Commission adopted regulations for the zoning district for the city council's consideration.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS:

Section 1: That the zoning regulations for an R-3 Zero-Lot-Line Single-Family Residential Zoning District should be and are hereby adopted and Ordinance 7.1, as adopted in 2015 (Ordinance 2015-06), Section 14.04.05 should be amended as presented. The regulations consist of the text, which is attached hereto and made a part hereof, which will be on file in the Office of the Farmington City Clerk.


Section 2: Repealing Clause. All other ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 3: Severability Clause. In the event any part of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

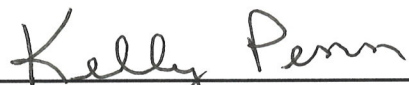
Section 4: Emergency Clause. That the City Council of the City of Farmington, Arkansas further determines that it is necessary to enact this ordinance without delay due to an application that has been submitted and is scheduled to come before the Farmington Planning Commission during its regularly scheduled meeting on August 28, 2017; therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 9th day of October, 2017.

APPROVED:

By: 
Ernie Penn, Mayor

ATTEST:

By: 
Kelly Penn, City Clerk

DEFINITION: ZERO LOT LINE SINGLE-FAMILY RESIDENTIAL DWELLING:

A **zero-lot-line** single-family residential dwelling is a structure that is built up to or very near the property line on one side, with a setback on the opposite side. The structure may be single-story or multistory.

R-3 Zero Lot Line Single-Family Residential

The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used as buffer or transitional zones between incompatible development districts.

This district is intended to provide single-family residential dwellings on small sized, medium density lots of at least 5,400 square feet and a maximum of 8 units per acre. One side setback is abated (zero lot line) and the opposite side setback must be a minimum of 10 feet.

If the protective or restrictive covenants for the development permit accessory buildings, only one accessory building per zero-lot-line dwelling is permitted.

Permitted uses include single-family detached dwellings and essential governmental facilities and services, and utility facilities. Conditional use for home child care businesses.

No zero-lot-line dwelling unit may be developed adjacent to a non-zero-lot-line property with the side setback abated.

	<u>R-1</u>	<u>R-2</u>	<u>R-0</u>	<u>R-3</u>
Single-Family	10,000 ft.	7,500 ft.	7,500 ft.	5,400
Min. land area per dwelling unit	10,000 ft.	7,500 ft.	7,500 ft.	5400
Front setback	25	25	25	20
Side setback	10	10	10	0/10
Rear setback	20	20	30	20
Lot frontage	75 feet	75 feet	100 feet	35
Duplex	NP	NP	NP	NP
Triplex	NP	NP	NP	NP
4 Plex and larger	NP	NP	NP	NP

Churches and schools	43,560 ft	43,560 ft.	NP	NP
Front setback	30	30	NP	NP
Side setback	25	25		
Rear setback	25	25		
Lot frontage	100 feet	100 feet		
All other uses ft.	43,560 ft.	43,560 ft.	43,560 ft.	43,560
Front setback	25	25	25	25
Side setback	25	25	25	25
Rear setback	25	25	25	25
Lot frontage feet	100 ft.	100 feet	100 feet	100

NP – Not Permitted