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JM D.C.

ORDINANCE NO. O-05-74

**AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE TO ALLOW APARTMENTS IN COMMERCIAL ZONES BY CONDITIONAL USE PERMIT, DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:**

**Whereas;** it is desirable to promote mixed uses of residential and commercial;

**Whereas;** it is also desirable to promote a mixed use environment to encourage a pedestrian friendly community.

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

**Section 1:** That **SECTION 401.5 COMMERCIAL AND OFFICE DISTRICTS, C. USE REGULATIONS, 1. PERMITTED USES, 4. RESIDENTIAL USES,** of the Conway Zoning Ordinance as adopted by Ordinance No. O-94-54, September 1994 be amended as follows:

4. RESIDENTIAL USES	C-1	C-2	C-3	C-4	O-1	O-2	O-3
▪ Adult Day Care	C	C	C	C	C	C	C
▪ Convalescent/Maternity/Nursery Facility	X	C	C	X	X	C	
▪ Duplex/2-Family Dwelling	<del>C</del>	C	C	C	C		X
	<i>(Ordinance O-01-83)</i>						
▪ Home Occupation*	X	X	X	X	X	X	X
▪ Manager/Caretaker Residence	X	X	X	X	X	X	X
▪ Manufactured Housing*	C	C		C	C	C	X
▪ Multi-Family Dwelling	<del>C</del>			C	C		
	<i>(Ordinance O-01-83)</i>						
▪ <i>Up to 12 dwelling units per acre, single lot</i>	X	C	C	C			
▪ <i>Up to 18 dwelling units per acre, single lot</i>	X	C	C	C			
▪ <i>Up to 24 dwelling units per acre, single lot</i>	X	C	C	C			
▪ Shelter for the Homeless	X	C	C	C			
▪ Single Family Dwelling*	<del>C</del>	C		C	C	C	X
	<i>(Ordinance O-01-83)</i>						

**Section 2:** That **ADDENDUM A, USES ALLOWED IN THE VARIOUS ZONING DISTRICTS**, of the Conway Zoning Ordinance as adopted by Ordinance No. O-94-54, September 1994 be amended as follows:

Allowed Uses	R-1	R-2A	R-2	SR	MF-1	MF-2	MF-3	RMH	HR	C-1	C-2	C-3	C-4	O-1	O-2	O-3	I-1	RU-1	I-3	A-1	S-1	S-2	
Attached dwelling		X	X		X	X	X	X	C	X	C	C	C										
Dwelling Attached		X	X		X	X	X	X	C	X	C	C	C										
Dwelling, zero lot line					X	X	X				C	C	C										
Up to 12 dwelling units per acre, single lot		C	C		X	X	X	X		X	C	C	C	C								C	X
Up to 18 dwelling units per acre, single lot					C	X	X	X		X	C	C	C	C								C	X
Up to 24 dwelling units per acre, single lot						C	X	X		X	C	C	C	C								C	X
Zero lot line dwelling					X	X	X			X	C	C	C										

**Section 3:** That all ordinances in conflict herewith are hereby repealed to the extent of that conflict.

**Section 4:** That this ordinance is necessary for the protection of the public peace, health and safety, and 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 this 28 day of June, 2005.

**APPROVED:**

  
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 Mayor Tab Townsell

**ATTEST:**

  
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 City Clerk Michael O. Garrett