




City of Conway, Arkansas
Ordinance No. O-15-124

AN ORDINANCE AMENDING THE OLD CONWAY DESIGN OVERLAY GUIDELINES AS ADOPTED BY ORDINANCE O-11-27 AND THE ROBINSON HISTORIC DISTRICT GUIDELINES AS ADOPTED BY ORDINANCE O-10-12; REPEALING ANY ORDINANCES IN CONFLICT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:

Whereas, The City of Conway would like to amend the Robinson Historic District and Old Conway Design Overlay District Guidelines concerning sidewalks and allowed building materials and;

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

Section 1. The City of Conway shall amend the Old Conway Design Overlay District Guidelines as adopted by Ordinance O-11-27 as described below:

A. Suburban Zone Standards. Site. Sidewalks shall be amended to read as follows:

A sidewalk shall be constructed or repaired as part of new construction in the Old Conway Design Overlay District.

Sidewalk Exception:

Sidewalks are not required with the construction of an *addition* or outbuilding with a footprint area less than 30% of the primary structure's footprint.

Sidewalks are historically correct and add an essential pedestrian element to the area. Sidewalks shall be constructed/repared for all street frontages and shall be 5 feet wide unless the width differs historically. Sidewalks shall pass through driveways if ADA requirements cannot be met.

If sidewalks are not prevalent in the area or not technically feasible due to utilities, easements, rights of way, etc., an in-lieu fee of \$3 per square foot may be paid into the general sidewalk fund to be used within the boundaries of the Old Conway area. The Conway Historic District Commission will determine if a request for a sidewalk exception is reasonable. *The maximum residential in-lieu fee shall be \$1875. This per square foot in-lieu fee shall be reviewed by the City Council at least every 5 years.*

C. Urban Zone. Building Materials, Paragraph 3 shall be amended to read as follows:

Prohibited materials shall include wood siding, pressed wood siding, composite siding, vinyl siding, and all forms of sheet metal sheathing, ~~and exterior insulated finishing systems (EIFS).~~ *Exterior insulated finishing systems (EIFS) are discouraged. (EIFS) shall only be applied in upper story areas or other areas not susceptible to impact damage.* These materials are not contextual to Old Conway and are generally perceived to be less permanent in nature, therefore they are not appropriate for use within the Urban Zone.

Section 2. The City of Conway shall amend the Robinson District Guidelines as adopted by Ordinance O-10-12. Section 11. Determination On an Application. M. with the addition of the following text:

M. A sidewalk shall be constructed or repaired as part of new construction in the Robinson Historic District.

Sidewalk Exception:

Sidewalks are not required with the construction of an addition or outbuilding with a footprint area less than 30% of the primary structure's footprint. Sidewalks are historically correct and add an essential pedestrian element to the area. Sidewalks shall be

constructed/repaired for all street frontages and shall be 5 feet wide unless the width differs historically. Sidewalks shall pass through driveways if ADA requirements cannot be met.

If sidewalks are not prevalent in the area or not technically feasible due to utilities, easements, rights of way, etc., an in-lieu fee of \$3 per square foot may be paid into the general sidewalk fund to be used within the boundaries of the Old Conway area. The Conway Historic District Commission will determine if a request for a sidewalk exception is reasonable. The maximum residential in-lieu fee shall be \$1875.

Section 3. That this ordinance is necessary for the protection, peace, health and safety of the citizens of Conway, and therefore, an emergency is declared to exist, and this ordinance shall go into effect from and after its passage and approval.

PASSED this 27th day of October, 2015

Approved:



Mayor Tab Townsell

Attest:



Michael O. Garrett
City Clerk/Treasurer