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City of Conway, Arkansas  
Ordinance No. O-15-88

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FAULKNER COUNTY CIRCUIT CLERK

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By \_\_\_\_\_

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*R.D.C.*

**AN ORDINANCE AMENDING THE NORTHEAST OLD CONWAY AREA SPECIFIC PLAN; AND FOR OTHER PURPOSES:**

Whereas, The City of Conway would like to amend the Northeast Old Conway Area Specific Plan to allow the development of a Cottage Courtyard in Block 7 of the Burns Addition and;

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

Section 1. The Northeast Old Conway Area Specific Plan adopted by Ordinance O-09-101 shall be amended as follows with the following text inserted into the document immediately prior to the definitions section of the ordinance:

**Specific Amendment to Allow a Cottage Courtyard Development on Block 7, Burns Addition (Ordinance O-15-\_\_ amended per Council Actions August 25, 2015)**

A cottage courtyard development commonly referred to as a "pocket neighborhood", "cluster neighborhood", or similar, shall be allowed on Block 7, Burns Addition.

The property shall be platted into individual fee simple and common ownership lots. A common open space lot shall be created with a minimum size equivalent of one residential lot. No additional street right of way dedication shall be required as part of platting.

The development shall consist of 12 detached single family cottages maximum not to exceed 1620 square feet in gross floor area with the ground floor maximum of 900 square feet and the second floor no more than 80% of the ground floor total. One cottage is allowed per each fee simple lot. Larger lots with street frontage may have a detached outbuilding/garage. Interior courtyard lots shall be allowed without street frontage. The front facade of each structure shall face a street or interior courtyard and/or pathways. Minimum lot size shall be 2000 square feet. Community owned structures may also be constructed subject to building setbacks and separation. Residences and outbuildings shall be designed and located to provide the most privacy.

Parking shall be supplied at a ratio of 1 off street space per dwelling unit. Street and interior sidewalks shall be required and shall be 4 feet wide minimum.

Street setbacks shall be 5 feet minimum. Structures shall have 10 feet minimum separation. 3 foot side setbacks shall be allowed with a 5 foot minimum preferred. Interior courtyard/pathway front setbacks shall be 5 feet minimum. All setbacks are measured from the property lines to building wall on sides and porch eaves on fronts. Maximum height shall be 2 stories.

Each cottage must have a covered porch at least 60 square feet in area and 6 feet in depth.

A property owners association shall be formed to own, maintain, and collect maintenance fees for common landscaping, parking areas, and structures. Common open space and pathways shall be for the exclusive use of cottage residents.

As many existing trees as possible shall be preserved.

Due to the detailed nature of this compact development, the Director of Planning may issue minor variances due to unforeseen technical development difficulties such as setbacks, easements, etc. The City Council shall be notified of any Director of Planning issued variances.

Section 2. The Northeast Old Conway Area Specific Plan adopted by Ordinance O-09-101 shall be amended with the following text added alphabetically to the definitions section of the ordinance:

**Cottage Courtyard Development** - Commonly referred to as a "pocket neighborhood", "cluster neighborhood", or similar. This development is a cluster of small single family detached dwelling units (cottages) constructed in a group built around a common open space with minimal private yards.

Section 3. That any ordinance which conflicts with this ordinance is hereby repealed to the extent of the conflict.

PASSED this 25<sup>th</sup> day of August, 2015.

Attest:

*Michael O. Garrett*

Michael O. Garrett  
City Clerk/Treasurer

Approved:

*Tab Townsell*

Mayor Tab Townsell