

ORDINANCE NO. 250

AN ORDINANCE AMENDING ORDINANCE NO. 169, SECTION 7, (3) R-2, MEDIUM FAMILY DENSITY RESIDENTIAL TO INCLUDE ZERO LOT LINE PATIO HOMES, ADDING DEFINITIONS, AND AMENDING WORDING, FOR THE CITY OF BETHEL HEIGHTS, ARKANSAS

WHEREAS, The City of Bethel Heights, Arkansas has previously enacted Ordinance No. 169,

NOW THEREFORE, be it ordained and enacted by the Mayor and the City Council of the City of Bethel Heights, Arkansas,

1. From and after the effective date of this ordinance, Ordinance No. 169 shall be amended to the following;

2. **Section 1, Definitions** shall be amended to include definitions for Patio Home and Townhouse or Townhome.

3. **Section 7, District Regulations (3) R-2, Medium Family Density Residential** shall be amended to: Medium Density Residential and all references to "Family Density" in Ordinance No. 169 shall be changed to eliminate "Family" and read "Density".

(b) Permitted Uses: To include - Zero Lot Line Patio Homes

3. R-2: Medium Density Residential: Adding Zero Lot Line Patio Homes.

h. Zero Lot Line Patio Homes.

Lot Dimensions

Municipal Sewer

Minimum Area	12,000 sq. ft.
Minimum Area Per Dwelling Unit	6,000 sq. ft.
Minimum Width at Building Line	50 ft. PDU
Minimum Front Setback	25 ft.
Minimum Rear Setback	25 ft.
Minimum Lot Frontage	50 ft. PDU
Minimum Side Yard on Street	25 ft.
Minimum Side Setback	8 ft. or Zero on one (1) side provided that:

1. The lot adjacent to that side yard is held under the same ownership at the time of initial construction.
2. The adjoining side yard setback of the lot adjacent to the zero side yard setback is also zero.
3. Easements shall be provided across zero lot lines where necessary for water, sewer and utility services.

i. Height, Building, & Area Regulations to include:

1. Dwellings to be constructed in compliance with the current Arkansas Fire Prevention and Building Code. Refer to current City building codes and patio home regulations.
2. The premises must include a two (2) car or more garage; either attached or detached, to such main building for each unit.
3. The exterior materials and roof materials on each unit shall be of the same color and consistency.
4. The plans, specifications and construction of such buildings shall require the installation and construction of separate sewer, water and other utility services to each dwelling unit.

j. Additional Requirements:

- a. Matters of mutual concern to adjacent property owners, due to construction, catastrophe, and/or maintenance, shall be guarded against by private covenants and deed restrictions and the City of Bethel Heights shall not be held responsible for the same.
- b. Zero lot line patio homes shall comply with the regulations for R-2 Medium Density Residential.

k. Permitted Signs: See Signs – Section 11 (1) General Regulations.

l. Parking Requirements: See Section 10 General Standards, b & c.

Section 4. THEREFORE, That the remainder of Ordinance No. 169 shall be in full force and effect.


Passed and approved by the Planning Commission this 19th day of November 2007.

APPROVED: 
Chairman

ATTEST: 
Secretary

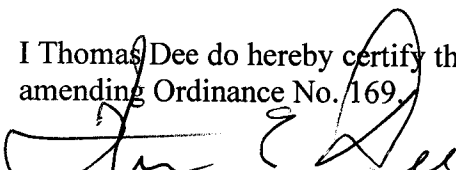
Passed and approved by the City Council this 15th day of January 2008.

APPROVED: 
Mayor

ATTEST: 
Recorder/Treasurer



I Thomas Dee do hereby certify that this is a true and correct copy of Ordinance No. 250, an ordinance amending Ordinance No. 169.


Thomas Dee Recorder/Treasurer

Date: January 15th 2008 Time: 7:15 Pm