

ORDINANCE NO. _____

AN ORDINANCE TO ENACT §164.22 COTTAGE HOUSING DEVELOPMENT INTO THE UNIFIED DEVELOPMENT CODE, TO AMEND §162.01 TO ADD (RR) UNIT 44 COTTAGE HOUSING DEVELOPMENT AND TO AMEND CHAPTER 161 ZONING DISTRICT TO AUTHORIZE COTTAGE HOUSING DEVELOPMENTS AS A RIGHT IN MULTI-FAMILY RESIDENTIAL DISTRICTS AND AS A CONDITIONAL USE IN SINGLE FAMILY RESIDENTIAL DISTRICTS

WHEREAS, the City of Fayetteville has long sought to increase the availability of quality affordable housing for its citizens; and

WHEREAS, the City of Fayetteville has an established policy to encourage in-fill development and the mixture of different types and sizes of single family housing within neighborhoods; and

WHEREAS, providing for a properly planned clustering of small, high quality, detached single family houses (cottages) within a neighborhood of larger lots and homes can provide attractive, compatible and affordable housing for our citizens.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby enacts §164.22 **Cottage Housing Development** (as shown on Exhibit A) into the Unified Development Code of Fayetteville.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends §162.01 to add use unit:

“(RR) Unit 44. Cottage Housing Development.

- (1) *Description.* Unit 44 is provided in order that cottage housing developments are permitted by right in multi-family zoning districts and by Conditional Use Permit in single family zoning districts.

(2) *Included uses.*

Cottage Housing Developments

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby amends Chapter 161: **Zoning Regulations** of the U.D.C. to add “(RR) Use Unit 44 Cottage Housing Development” as a use by right in multi-family residential districts and as a conditional use in single family residential district as more specifically identified by Exhibit B.

PASSED and **APPROVED** this 15th day of November, 2011.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

Exhibit "B"

161.04 RSF-.5	Conditional Use Permit
161.05 RSF-1	Conditional Use Permit
161.06 RSF-2	Conditional Use Permit
161.07 RSF-4	Conditional Use Permit
161.08 RSF-7	Conditional Use Permit
161.09 RSF-8	Conditional Use Permit
161.10 RT-12	Use by Right
161.11 RMF-6	Use by Right
161.12 RMF-12	Use by Right
161.13 RMF-18	Use by Right
161.14 RMF-24	Use by Right
161.15 RMF-40	Use by Right
161.16 Neighborhood Services	Use by Right
161.17 R-O	Use by Right
161.18 C-1	Use by Right
161.19 Community Services	Use by Right
161.20 C-2	Use by Right
161.21 Urban Thoroughfare	Use by Right
161.22 C-3	Use by Right
161.23 Downtown Core	Use by Right
161.24 Main Street/Center	Use by Right
161.25 Downtown General	Use by Right
161.26 Neighborhood Conservation	Conditional Use Permit

