



## Legislation Details (With Text)

<b>File #:</b>	ORD-17:094	<b>Version:</b>	3	<b>Name:</b>	AMENDING THE JONESBORO CODE OF ORDINANCES SECTION 117. ADDING TO THE DEFINITIONS SECTION 117-2 TO INCLUDE CLUSTER HOUSING AND SECTION 117-138, FOR THE PURPOSE OF ADDING A NEW ZONING DESIGNATION WITHIN THE CITY OF JONESBORO, ARKANSAS, WITH THE INTENT TO P
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed		
<b>File created:</b>	12/13/2017	<b>In control:</b>	Public Works Council Committee		
<b>On agenda:</b>		<b>Final action:</b>	2/20/2018		

**Title:** AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES SECTION 117. ADDING TO THE DEFINITIONS SECTION 117-2 TO INCLUDE CLUSTER HOUSING AND SECTION 117-138, FOR THE PURPOSE OF ADDING A NEW ZONING DESIGNATION WITHIN THE CITY OF JONESBORO, ARKANSAS, WITH THE INTENT TO PROVIDE AREAS FOR DEVELOPMENT AND REDEVELOPMENT FOR RESIDENTIAL HOUSING. THE RI-U RESIDENTIAL DISTRICT IS DESIGNED TO PERMIT AND ENCOURAGE THE DEVELOPMENT OF DETACHED AND ATTACHED DWELLINGS IN SUITABLE ENVIRONMENTS ON LOTS LESS THAN 60 FEET IN WIDTH, TO PROVIDE A RANGE OF HOUSING TYPES COMPATIBLE IN SCALE WITH SINGLE-FAMILY HOMES AND TO ENCOURAGE A DIVERSITY OF HOUSING TYPES TO MEET DEMAND FOR A WALKABLE URBAN LIVING.

**Sponsors:** Metropolitan Area Planning Commission, Planning

**Indexes:**

**Code sections:**

**Attachments:** 1. Multifamily Opponents December 2017.pdf, 2. Shirley Moore Opposing Tiny Houses.pdf, 3. Cluster Housing\_Bill Hall Email.pdf

Date	Ver.	Action By	Action	Result
2/20/2018	2	City Council	Passed as Amended	Pass
2/6/2018	2	City Council	Placed on third reading	
1/18/2018	2	City Council	Held at one reading	
1/2/2018	2	Public Works Council Committee	Recommended to Council	Pass

AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES SECTION 117. ADDING TO THE DEFINITIONS SECTION 117-2 TO INCLUDE CLUSTER HOUSING AND SECTION 117-138, FOR THE PURPOSE OF ADDING A NEW ZONING DESIGNATION WITHIN THE CITY OF JONESBORO, ARKANSAS, WITH THE INTENT TO PROVIDE AREAS FOR DEVELOPMENT AND REDEVELOPMENT FOR RESIDENTIAL HOUSING. THE RI-U RESIDENTIAL DISTRICT IS DESIGNED TO PERMIT AND ENCOURAGE THE DEVELOPMENT OF DETACHED AND ATTACHED DWELLINGS IN SUITABLE ENVIRONMENTS ON LOTS LESS THAN 60 FEET IN WIDTH, TO PROVIDE A RANGE OF HOUSING TYPES COMPATIBLE IN SCALE WITH SINGLE-FAMILY HOMES AND TO ENCOURAGE A DIVERSITY OF HOUSING TYPES TO MEET DEMAND FOR A WALKABLE URBAN LIVING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: Cluster Housing Development is hereby described as: Cluster housing refers to a development in

which homes are situated in groupings relatively close together, while larger areas of open space within the development form a buffer with adjacent land uses. Often this is accomplished through small individual lots, with the remainder of the land becoming common ground.

SECTION 2: The Metropolitan Area Planning Commission held their regularly scheduled meeting on Tuesday December 12, 2017 at 5:30 pm. and recommended the following addition to Chapter 117 Section 117-138 - Residential Districts by adding the following new residential district.

### **RI-U Residential Intermediate-Urban District**

**Purpose:** The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments on lots less than 60 feet in width, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

#### **Permitted Uses:**

Single -family detached

Single - family attached

Duplex, triplex,

Accessory dwellings

Utility, minor

#### **Conditional Uses:**

Emergency housing unit

Manufacture housing, residential design

Cemetery

Church

Communication tower

Government Service

Safety Services

Utility, major

**Density:** None

#### **Lot, yard, and height regulations:**

Lot width minimum 25 feet, maximum lot width of 60 feet, lot area None, Maximum height 30/45 feet, \*A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of 30 feet. Buildings or portions of the building setback greater than 10 feet from the master street plan right-of-way shall have a maximum height of 45 feet.

#### **Setback Requirements:**

A build-to zone that is located between the front property line and a line 25 feet from the front property line. Side setback 5 feet, Rear setback 5 feet or 12 feet from the centerline of an alley.

**Building Area:** The area occupied by all buildings shall not exceed 60% of the total lot area.

**Minimum Buildable Street Frontage:** 50% of the lot width.

PASSED AND APPROVED this 20th day of February, 2018.