

ORDINANCE NO. 0-97- 04

AN ORDINANCE AMENDING THE CONWAY SUBDIVISION ORDINANCE ADOPTED BY ORDINANCE NO. 80-10 TO ALLOW THE PLANNING DIRECTOR TO APPROVE SUBSTANDARD LOTS IN LOT SPLITS AND MINOR SUBDIVISIONS WHEN THE LOTS ARE OBVIOUSLY BUILDABLE; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

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

Section 1: That ARTICLE 7 LOT SPLITS AND MINOR SUBDIVISIONS, 7.2 PROCEDURE, .5, the last sentence, of the Conway Subdivision Ordinance shall **be** amended to read as follows:

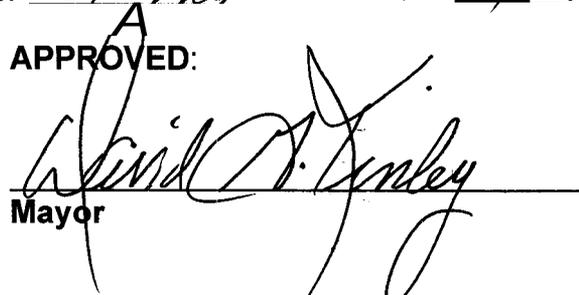
"No substandard lots or parcels shall be created, except the Planning Director may approve lots which are less than 100 feet in depth at their shallowest point and/or have side lot lines that are not perpendicular or radial to front lot lines and/or double frontage lots and/or may approve existing buildings which are less than the required yard setback from existing lot lines when, in his professional opinion, any such lots are buildable and platting such lots will create no problems for the owner of such lots or surrounding property owners. For double frontage lots, the Planning Director may require that access be denied such lots from one frontage and may require a ten (10) foot planting reservation across such frontage."

Section 2: That all ordinances in conflict herewith are repealed to the extent of the conflict.

Section 3: That this ordinance is necessary for the protection of the public peace, health and safety and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 14th day of JANUARY, 1997.

APPROVED:



Mayor

ATTEST:



City Clerk