



113 West Mountain Street
Fayetteville, AR 72701
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Ordinance: 6869

File Number: 2025-540

REVISE LOT FRONTAGE REQUIREMENTS TO PROMOTE HOUSING OPPORTUNITIES (AMEND CH. 151):

AN ORDINANCE TO AMEND SECTION 151.01 **DEFINITIONS** THE UNIFIED DEVELOPMENT CODE TO REVISE LOT FRONTAGE REQUIREMENTS, AND TO REPEAL SECTION 164.16 **STRUCTURES TO HAVE ACCESS**

WHEREAS, in conjunction with members of Fayetteville’s Planning Commission, the Housing Crisis Task Force, and the development community, an interdivisional group of staff identified three sections of the UDC where amendments may improve the availability and diversity of housing in Fayetteville including lot frontage requirements; and

WHEREAS, addressing a recommendation from both the Housing Crisis Task Force and staff, this proposed amendment is intended to expand what can qualify as required lot frontage from only public streets to public streets in addition to alleys, multi-use trails, and public parks.

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 repeals the definition of frontage line in § 151.01 and enacts a replacement definition as follows:

“Frontage line. The property line or lines of a lot which coincide with a right-of-way or other public open space, including alleys, multi-use trails, and public parks.”

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby repeals the definition of lot frontage in § 151.01 and enacts a replacement definition as follows:

“Lot frontage (zoning). The front of a lot shall be construed to be the portion nearest the street, alley, multi-use trail, or public park. Where lots utilize only a public alley, multi-use trail or park to meet lot frontage requirements, development, landscaping, and other standards shall be required as if said alley, multi-use trail, or park were a public street.”

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby repeals the definition of lot interior in § 151.01 and enacts a replacement definition as follows:

“Lot, interior (zoning). A lot other than a corner lot with only one frontage on a street, alley, multi-use trail, or public or private park.”

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby repeals the definition of lot width in § 151.01 and enacts a replacement definition as follows:

“Lot, width of (zoning). The distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided, however, that width between side lot lines at their foremost points (where they intersect with the street line, alley, multi-use trail, or public park) shall not be less than 80% of the required lot width except in the case of lots on the turning circle of a cul-de-sac, where the 80% requirement shall not apply.

Section 5: That the City Council of the City of Fayetteville, Arkansas hereby repeals § 164.16 **Structures to Have Access** because this requirement is adequately addressed in other sections of the Unified Development Code.

PASSED and APPROVED on May 6, 2025

Approved:



Molly Rawn, Mayor

Attest:



Kara Paxton, City Clerk Treasurer

This publication was paid for by the City Clerk-Treasurer of the City of Fayetteville, Arkansas. Amount Paid: \$240.16
