



113 West Mountain
Street Fayetteville,
AR 72701
(479) 575-8323

Ordinance: 5888

File Number: 2016-0292

AMEND THE DEFINITION OF “SETBACK” IN § 151.01:

AN ORDINANCE TO AMEND THE DEFINITION OF “SETBACK” IN § 151.01 OF THE UNIFIED DEVELOPMENT CODE TO ALLOW ARCHITECTURAL PROJECTIONS OF A BUILDING SUCH AS ITS EAVES TO SLIGHTLY PROTRUDE INTO A SETBACK UNDER CERTAIN CONDITIONS.

WHEREAS, building set backs are designed and required to protect adjoining neighbors from someone building too close to their property line; and

WHEREAS, a building’s architectural projections such as eaves, roof overhangs, chimneys, utility chases or bay windows should be allowed to intrude slightly into a setback area, but never across a property line.


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 the following sentence to the end of the existing definition of “Setback” in § 151.01 of the Unified Development Code:

“An architectural projection, such as an eave, utility chase, chimney or bay window shall not be considered to be in violation of a setback requirement as long as the projection does not intrude into a public right-of-way or extend more than three feet into a setback. A projection which encroaches into a setback shall not come closer than three feet to a property line.”


PASSED and APPROVED on 6/21/2016

Approved:



Libneld Jordan, Mayor

Attest:



Sondra E. Smith, City Clerk
Treasurer

