



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

Ordinance: 6017

File Number: 2017-0648

AMEND §166.21 DOWNTOWN DESIGN OVERLAY DISTRICT:

AN ORDINANCE TO AMEND §166.21 **DOWNTOWN DESIGN OVERLAY DISTRICT** BY AMENDING THE APPLICABILITY SECTION TO INCLUDE COLLEGE AVENUE OVERLAY DISTRICT AND TO ENACT §166.26 **COLLEGE AVENUE OVERLAY DISTRICT**

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 amends §166.21(B) Applicability by adding “and College Avenue Overlay District.” to the end of the first section.

Section 2. That the City Council of the City of Fayetteville, Arkansas hereby enacts §166.26 **College Avenue Overlay District** as shown below:

“(A) *Purpose.* The intent of this ordinance is to encourage good architectural form through the use of quality design and materials. The goal of the code is to promote functional architecture that creates attractive and usable space while minimizing potential negative impacts of tall, single use multi-family buildings.

(B) *Applicability.* The College Avenue Overlay District applies to parcels of land located within the boundaries of the College Avenue Overlay District.

(C) General Requirements.

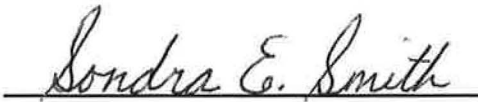
- (1) Buildings shall be constructed in accordance with the Downtown Design Overlay District Architecture Standards.
- (2) The maximum height of all buildings shall not exceed their zoning district’s limitations or four stories, whichever is less.
- (3) Use Units 17 and 18 allowed in any zoning district in this Overlay District shall be moved from permitted uses to conditional uses.”

PASSED and APPROVED on 12/5/2017

Approved:


Lioneld Jordan, Mayor

Attest:


Sondra E. Smith, City Clerk Treasurer

