



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

**Ordinance: 6164**

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**File Number: 2019-0080**

**ADM 18-6256 (AMEND UDC 161 AND 166):**

AN ORDINANCE TO AMEND § 161.20 **DISTRICT R-O, RESIDENTIAL OFFICE**, § 161.21 **DISTRICT C-1, NEIGHBORHOOD COMMERCIAL**, § 161.23 **DISTRICT C-2, THOROUGHFARE COMMERCIAL**, § 161.25 **DISTRICT C-3, CENTRAL COMMERCIAL**, AND § 166.24 **NONRESIDENTIAL DESIGN STANDARDS** OF THE FAYETTEVILLE UNIFIED DEVELOPMENT CODE TO PROVIDE A FORM BASED DEVELOPMENT OPTION FOR DISTRICTS R-O, C-1, C-2, AND C-3

**WHEREAS**, the Fayetteville Planning Commission has recommended amendments to the Unified Development Code that will allow developers to have the option to develop with either conventional or urban form-based patterns within R-O, C-1, C-2, and C-3 districts.

**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 amends subsection (A) Purpose of § 161.20, § 161.21, § 161.23, and § 161.25 by adding a new sentence to the end of subsection (A) in all four sections as follows:

” The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.”

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends § 161.20 **District R-O, Residential Office** by adding the following new Urban Form Setback Regulations to the end of subsection (E):

“Urban Form Setback Regulations

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Front A build-to zone that is located between the front property line and a line 25 feet from the front property line

Side 5 feet

Side-Zero Lot Line \* A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed \*\*. The remaining side setback(s) shall be 10 feet.

Rear None

Rear when contiguous to a single family residential district 15 feet

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby amends §161.20

**District R-O, Residential Office** by adding a new subsection (H) as follows:

“Urban Form minimum buildable street frontage: 50% of the lot width”

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby amends §161.21 **District C-1, Neighborhood Commercial** by adding the following new Urban Form Setback Regulations to the end of subsection (E):

“Urban Form Setback Regulations

Front A build-to zone that is located between 10 feet and a line 25 feet from the front property line

Side and rear None

Side or rear, when contiguous to a single-family residential district 15 feet

Section 5: That the City Council of the City of Fayetteville, Arkansas hereby amends §161.21 **District C-1, Neighborhood Commercial** by adding a new subsection (H) as follows:

“Urban Form minimum buildable street frontage: 50% of the lot width”

Section 6: That the City Council of the City of Fayetteville, Arkansas hereby amends §161.23 **District C-2, Thoroughfare Commercial** by adding the following new Urban Form Setback Regulations to the end of subsection (E):

“Urban Form Setback Regulations

Front A build-to zone that is located between 10 feet and a line 25 feet from the front property line

Side and rear: None

Side or rear, when contiguous to a single-family residential district 15 feet

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**Section 7: That the City Council of the City of Fayetteville, Arkansas hereby amends §161.23 District C-2, Thoroughfare Commercial** by adding a new subsection (H) as follows:

“Urban Form minimum buildable street frontage: 50% of the lot width”

**Section 8:** That the City Council of the City of Fayetteville, Arkansas hereby amends §161.25 **District C-3, Central Commercial** by adding the following new Urban Form Setback Regulations to the end of subsection (E):

“Urban Form Setback Regulations

Front A build-to zone that is located between the front property line and a line 25 feet from the front property line

Side: None

Rear 5 feet

Rear, from center line of an alley 12 feet

**Section 9:** That the City Council of the City of Fayetteville, Arkansas hereby amends §161.25 **District C-3, Central Commercial** by adding a new subsection (G) as follows:

“Urban Form minimum buildable street frontage: 80% of the lot width”

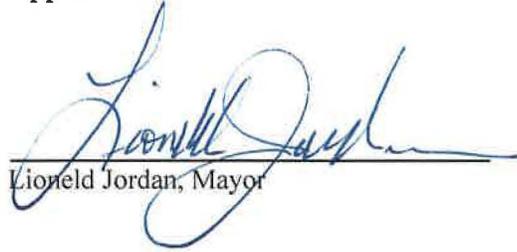
**Section 10:** That the City Council of the City of Fayetteville, Arkansas hereby repeals subsections (A) *Purpose* and (B) *Applicability* in §166.24 **Nonresidential Design Standards** and enacts new subsections (A) and (B) as follows:

“(A) *Purpose*. It is the intent of these standards to provide the methods and means by which designers and developers may achieve the city's adopted goals to produce quality development and to manage growth within the City of Fayetteville. These regulations complement the city's urban zoning districts and those districts that allow development in urban form, with site and architectural design regulations to produce a visually interesting and high quality development that responds to the needs of pedestrians, cyclists and vehicular traffic.

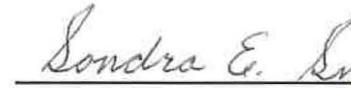
(B) *Applicability*. These design standards shall apply to all non-residential development located in urban or form-based zoning districts that require a build-to zone, as well as non-residential development in conventional districts when built in an urban form allowing administrative approval, with the exception of those districts located within the Downtown Master Plan boundary. In addition to the city's Commercial Design and Development Standards, the standards apply when either new development occurs or expansion of 25% or more of the existing nonresidential building square footage occurs. All sides of a building that are visible from the public right-of-way shall be subject to design review.”

PASSED and APPROVED on 4/2/2019

**Approved:**

  
Lioneld Jordan, Mayor

**Attest:**

  
Sondra E. Smith, City Clerk Treasurer

