

**ORDINANCE NO. 12 OF 2020**

**AN ORDINANCE TO AMEND ARTICLE IV.: ZONING CODE OF THE  
UNIFIED DEVELOPMENT CODE § 4.2.3 YARD, SIZE, AND AREA  
REQUIREMENTS; AND FOR OTHER PURPOSES**

WHEREAS, it is the desire of the Cabot Planning Commission to amend Article IV: Zoning Code of the Unified Development Code (“UDC”) § 4.2.3 Yard, Size, Area Requirements, as delineated in Exhibit “A” attached hereto and incorporated herein by this reference, subject to the approval of this governing body; and

WHEREAS, Ark. Code Ann. § 14-55-207(a) empowers municipal corporations to adopt ordinances to provide for the safety, health, comfort, and convenience of inhabitants of the city; therefore, the purpose for the amendment to the UDC is to carry out and protect various elements of the Comprehensive Development Plan and all other adopted plans and policies of the City of Cabot and promotes the safety, order, convenience, prosperity, and general welfare of the citizens of Cabot.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF  
CABOT, ARKANSAS, THAT:**

**SECTION 1: ADOPTION.**

Article IV. - Zoning Code § 4.2.3 Yard, Size, Area Requirements of the Unified Development Code (“UDC”), is hereby amended, as delineated in Exhibit “A” attached hereto and incorporated herein by this reference, and the same provisions thereof shall be controlling from the date on which this ordinance shall take effect.

**SECTION 2: SEVERABILITY.** If, for any reason, any portion or portions of this ordinance shall be held invalid, such invalidity shall in no way affect the remaining portions thereof which are valid, and that such valid portions shall be and remain in full force and effect.

**SECTION 3: REPEAL.** Any portion or portions of the amendment to the UDC adopted herein which are contrary to existing Ordinances of the City of Cabot, Arkansas

shall prevail, and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of the conflict.

**SPONSOR:**

Ken Kincade, Mayor

**Referred By:**

Cabot Planning Commission

**DATE: 5/18/2020**

**PASSED: 7-0**

**APPROVE:**

---

Ken Kincade, Mayor

**APPROVED AS TO FORM:**

---

Ben Hooper, City Attorney

**ATTEST:**

---

Tammy Yocom, City Clerk~Treasurer

**ORDINANCE NO. 12 OF 2020****AN ORDINANCE TO AMEND ARTICLE IV.: ZONING CODE OF THE  
UNIFIED DEVELOPMENT CODE § 4.2.3 YARD, SIZE, AND AREA  
REQUIREMENTS; AND FOR OTHER PURPOSES**

WHEREAS, it is the desire of the Cabot Planning Commission to amend Article IV: Zoning Code of the Unified Development Code ("UDC") § 4.2.3 Yard, Size, Area Requirements, as delineated in Exhibit "A" attached hereto and incorporated herein by this reference, subject to the approval of this governing body; and

WHEREAS, Ark. Code Ann. § 14-55-207(a) empowers municipal corporations to adopt ordinances to provide for the safety, health, comfort, and convenience of inhabitants of the city; therefore, the purpose for the amendment to the UDC is to carry out and protect various elements of the Comprehensive Development Plan and all other adopted plans and policies of the City of Cabot and promotes the safety, order, convenience, prosperity, and general welfare of the citizens of Cabot.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF  
CABOT, ARKANSAS, THAT:**

**SECTION 1: ADOPTION.**

Article IV. - Zoning Code § 4.2.3 Yard, Size, Area Requirements of the Unified Development Code ("UDC"), is hereby amended, as delineated in Exhibit "A" attached hereto and incorporated herein by this reference, and the same provisions thereof shall be controlling from the date on which this ordinance shall take effect.

**SECTION 2: SEVERABILITY.** If, for any reason, any portion or portions of this ordinance shall be held invalid, such invalidity shall in no way affect the remaining portions thereof which are valid, and that such valid portions shall be and remain in full force and effect.

**SECTION 3: REPEAL.** Any portion or portions of the amendment to the UDC adopted herein which are contrary to existing Ordinances of the City of Cabot, Arkansas

shall prevail, and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of the conflict.

**SPONSOR:**

Ken Kincade, Mayor

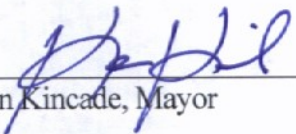
**Referred By:**

Cabot Planning Commission


**DATE:** May 18, 2020

**PASSED:** 7-0

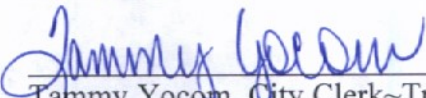
**APPROVE:**

  
\_\_\_\_\_  
Ken Kincade, Mayor

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Ben Hooper, City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Tammy Yocom, City Clerk~Treasurer





#### 4.2.3 Yard, Size, and Area Requirements

No lot or yard shall be established or reduced in dimension or area in any residential district that does not meet the minimum requirements set forth in the following table. No primary residential building shall be erected or enlarged that will cause the maximum lot coverage or maximum height regulations to be exceeded for such district as set forth in the following table. All uses not specifically listed below, e.g. community facilities, public utilities, etc. shall meet the most restrictive area, yard and height requirements listed below for the zone in which they are located.

Zoning District	Use	Min. Lot Area (sq. ft.)	Min. Lot Area per family	Min. Lot Width at Building Line	Max. % Lot Coverage	Yard					Maximum Height	
						Front	Side			Rear	Stories	Feet
							I	E	CL			
R-1	S.F. Detached	7,500	7,500	75	30	25	8	25	15	25	3	36
	S.F. Manufactured	7,500	7,500	75	30	25	8	25	15	25	3	36
R-2	S.F. Detached	6,000	6,000	60	35	25	5	25	10	20	3	36
	S.F. Manufactured	6,000	6,000	60	35	25	5	25	10	20	3	36
	S.F. Attached	6,000	6,000	60	35	25	7b	25	10	20	3	36
	S.F. Zero Lot Duplex	6,000	6,000	60	35	25	10a	25	10	20	3	36
		8,000	5,000	65	35	25	5	25	10	20	3	36
R-2S	S.F. Detached	6,000	6,000	60	35	25	5	25	10	20	3	36
R-3	M.H. Subdivision	5 acres	3,800	38	30	25	5a&b	20	15	15	1	15
	M.H. Park	2 acres	-	-	30	25	10	20	15	20	1	15
R-4	S.F. All Types	5,000	5,000	50	40	25	5	25	10	20	3	36
	Duplex	8,000	8,000	65	40	25	5	25	10	20	3	36
	Townhouses	4,000c	4,000c	22d	40	25	5e	25	10	20	3	36
	Multi-Family	8,000	1,000	70f	40	25	10	25	10	20 e	3	36
R-5	Townhouse/Condo	4,000c	4,000c	22d	40	10	5e	25	10	20	3	36
PUD	Planned Unit Development	Neg.	Neg.	Neg.	Neg.	Neg.	Neg.	Neg.	Neg.	Neg.	Neg.	Neg.

#### NOTES:

- For zero lot line there shall be a minimum side yard requirement of 10' on one side of the dwelling. This allows for each detached dwelling unit to be "offset" on the lot to create a more usable side yard. Where lots are platted for zero lot line use, any lot located adjacent to any other residential zone or use must also provide for a side yard of at least 5' on the side directly abutting the other zone.
- For unattached sides only.
- This area includes both private and common area.
- When a side yard is required, the lot width shall be increased by an amount equal to the width of the required side yard.
- For unattached sides only. Side yard and rear yard setbacks shall be increased ten feet for two story units.
- Minimum lot width shall be increased by 10' for each dwelling unit exceeding four, up to a maximum required width of 200'.

