

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 15, 2023 AGENDA**

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| <p><b>Subject:</b></p> <p>To amend the R4, Two-Family District, Zoning Classification.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>  | <p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance Resolution</b></p>  | <p><b>Approved By:</b></p> <p style="text-align: right;">Bruce T. Moore<br/>City Manager</p> |
| <p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p> | <p>To amend the R4, Two-Family District, zoning classification to allow a Two-Family Use to be detached.</p> <p>None.</p> <p>Staff recommends approval of the amendment. The Planning Commission voted to recommend approval at their June 8, 2023, Hearing by a vote of 8 ayes, 0 nays, 1 absent and 2 open positions.</p> <p>In 2022, staff began conversations with Developers within the downtown and adjoining areas to amend the R-\$, Two-Family District, Zoning Classification. When initially adopted, the intent of the Two-Family District was to encourage duplex developments on a single lot in a developed area. The City has not seen a dominant redevelopment of vacant single-family lots within the R-4 Zoning Districts to duplex developments. Permitted uses within R-4 Zoning Districts include single-family and two-family residences. Other uses are temporary, Special and Conditional Uses allowed within the R-4 two-family district shall be the same as those in the R-1, Single-Family District, R-2, Single-Family District, and R-3, Single-Family District, except that day camps, day nursery, accessory dwellings, Day Care Centers, Adult Day Care Centers, and manufactured homes may be allowed as conditional uses in R-4 as specifically approved by the Planning Commission.</p> |  |

**BACKGROUND  
CONTINUED**

This amendment proposed to allow a Two-Family District to have two (2) detached single-family structures on one (1) lot. Both structures must be owned by one (1) entity and located on one (1) lot. The lot may be a recorded lot of record. This proposal would not increase the allowed density of an R-4 Zoning District. Setbacks are proposed to be amended to allow the two (2) structures to reasonably accommodate the same lot. This would include a reduction of the front building line setback from twenty-five (25) to fifteen (15) feet.