



1 bulk and area provisions of Sec. 36-156 and Sec. 36-252, unless applicable to  
2 regulations set forth in Sec. 36-204.

3 **Section 2.** Little Rock, Ark, Rev. Code Chapter 36, Article V, Division 1, Subsection 36-204  
4 is amended as follows:

5 (a) *Purpose and Intent.*

6 The purpose of this section is to establish clear standards for the development of one (1)  
7 accessory dwelling unit on single-family residential lots as a permitted use by right, in  
8 accordance with Act 313 of 2025 of the State of Arkansas.

9 (b) *Permitted use.*

10 (1) A maximum of one (1) accessory dwelling unit is allowed as a permitted use in  
11 all zoning districts when it is an accessory unit to a single-family dwelling of a  
12 greater square footage on the same parcel or lot, meeting the definition of an  
13 accessory dwelling unit and all applicable development standards outlined in  
14 [subsection (b)].

15 a. A detached accessory dwelling unit shall not be erected or occupied before  
16 the primary single-family dwelling is erected on the same parcel or lot,  
17 unless approved for temporary use during construction by the Director of  
18 the Planning and Development Department.

19 b. A will-serve letter is required from applicable water and wastewater  
20 utilities.

21 c. No provision of this section shall be construed so as to relieve compliance  
22 with all other applicable requirements of the municipal code, not in  
23 contradiction with A.C.A. § 14-56-205.

24 (2) *Development standards.* The development standards shall apply to all accessory  
25 dwelling units allowed by-right per [section (b)(1)].

26 a. *Location.* An accessory dwelling unit may be attached, detached, or  
27 internal to the single-family dwelling on the lot or parcel. Whether  
28 detached, attached, or internal, the unit shall conform to the setback

requirements applicable to single-family dwellings of the applicable zoning district.

b. *Area.* When detached or attached, the unit shall not be more than seventy-five percent (75%) of the gross floor area of the single-family dwelling or one thousand square feet (1,000 sq. ft.), whichever is less.

c. *Lot Coverage.* The accessory dwelling unit shall conform to the lot coverage requirements for single-family developments of the applicable district where prescribed.

d. *Height.* No accessory dwelling shall exceed the permitted height of the respective applicable zoning district.

(c) *Variances.*

(1) Accessory dwelling units defined by [section (b)(1)] but which do not meet the development standards outlined in [section (b)(2)] shall be processed as a request for a variance as per Sec. 36-69—70 of the Little Rock Municipal Code, through the Board of Adjustments.

(2) The mere fact that the placement of an accessory dwelling unit is to be placed on a location previously granted a variance for a non-residential use does not guarantee that any variance for an accessory dwelling unit will be granted.

(d) *Applicability.* Any regulation or restriction in Chapter 36 that is more restrictive than this section shall not apply to accessory dwelling units defined by [section (b)(1)]. The regulations of this section for accessory dwelling units defined by [section(b)(1)] shall supersede any regulation in Chapter 36 that is more permissive than this section.

(e) *Additional Units.* Any additional accessory dwelling units, beyond one (1) unit as defined by [section (b)(1)], or units accessory to non-single-family primary structures on a lot or parcel, shall conform to applicable regulations of the municipal code.

(f) *Short-term rentals.* No provision of this section shall be construed so as to relieve compliance with Sec. 36-601 of the Little Rock Municipal Code.

**Section 3.** Little Rock, Ark, Rev. Code Chapter 36, Article VIII, Subsection 36-502 is amended as follows:

(b) The following shall constitute minimum standards for the provision of off-street parking spaces:

(1) *Residential uses.*

a. Single-family dwelling, 1.0 space per dwelling unit.

b. Accessory dwelling, 1.0 space per unit. Accessory dwelling defined by Sec. 36-204

(b)(1), no space per dwelling unit required.

**Section 6. Severability.** In the event any title, section, paragraph, item, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portion of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

**Section 7. Repealer.** All laws, ordinances, resolutions, including but not limited to Little Rock, Ark., Ordinance No. 18,228 (March 7, 2000), or parts of the same that are inconsistent with the provisions of this ordinance area hereby repealed to the extent of such inconsistency.

**Section 8. Emergency Clause.** The implementation of new legislation that takes effect on August 5, 2025, includes new legislative definitions and regulations for accessory dwelling units, and the City has already received such applications which requires immediate change to the City's zoning ordinances in order to protect the public health, safety and welfare; an emergency is, therefore, declared to exist and this ordinance shall be in full force and effect from and after the date of its passage.

**PASSED: August 19, 2025**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
**Allison Segars, City Clerk**

\_\_\_\_\_  
**Frank Scott, Jr., Mayor**

**APPROVED AS TO LEGAL FORM:**

\_\_\_\_\_  
**Thomas M. Carpenter, City Attorney**