



METROPLAN

SMART PLANNING MAKES SMART PLACES.



METROPLAN

SMALL CITIES  
COUNCIL

# SMALL CITIES COUNCIL

December 14, 2022 • 9:00 AM

# AGENDA

1. Call to Order
2. Introductions & Announcements
3. Summary of Previous Meeting
4. Unified Development Ordinance
5. Preview of Upcoming Meetings
6. Adjourn

## SCC MEMBERS

- |                    |                   |
|--------------------|-------------------|
| 1. Alexander       | 10. Keo           |
| 2. Austin          | 11. Lonoke        |
| 3. Bauxite         | 12. Mayflower     |
| 4. Cammack Village | 13. Mount Vernon  |
| 5. England         | 14. Shannon Hills |
| 6. Greenbrier      | 15. Traskwood     |
| 7. Guy             | 16. Vilonia       |
| 8. Haskell         | 17. Ward          |
| 9. HSVillage       | 18. Wooster       |
|                    | 19. Wrightsville  |



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## INTRODUCTIONS & ANNOUNCEMENTS

- Projects
- Updates
- Successes
- Challenges
- *January Community Spotlight?*



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# SUMMARY OF PREVIOUS MEETING

November 16, 2022



**Small Cities Council  
Meeting Summary**

Wednesday, November 16, 2022 | 9:00 AM  
Jacksonville Community Center  
DRAFT

Meeting PowerPoint slides available at <https://metroplan.org/small-cities-council>

**SCC Members Attending**

1. Mayor Sammy Hartwick, President
2. Mayor Bernie Chamberlain
3. Mayor Butch House
4. Mayor Allan Loring
5. Ms. Nicci Rummel

City of Greenbrier  
City of Austin  
City of England  
City of Wrightsville  
City of Ward City Clerk

**Metroplan Staff**

6. Mr. Casey Covington
7. Mr. Hans Haustein
8. Mr. Daniel Holland
9. Ms. Bernadette Rhodes
10. Ms. Cindy Segebarth
11. Mr. Allen Skaggs
12. Mr. Tab Townsell

Deputy Director/CARTS Study Director  
GIS Analyst/Planner  
Transportation Planner/Program Manager  
Community Planner  
CFO/Administrator/HR Representative  
Planning Technician  
Executive Director

**1. Call to Order & Welcome**

Mayor Hartwick called the meeting to order at 9:10 a.m. He welcomed participants and asked all the participants to introduce themselves.

**2. Introductions & Announcements**

All participants introduced themselves, then Mayor Hartwick asked for any announcements.

Mayor Hartwick announced the ribbon cutting for Greenbrier's new coffee and car wash business. The business is housed in a brand new building on Highway 65.

Mayor Chamberlain announced Austin's tree lighting and festival from 5:30-7:00 p.m.



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# UNIFIED DEVELOPMENT ORDINANCE

## **Focus on Housing**

- Single-family vs. Flexible Residential
- Manufactured vs. Modular
- Temporary Dwellings
- General Questions/Discussion

# SINGLE-FAMILY VS. FLEXIBLE RESIDENTIAL: USES

## SINGLE-FAMILY (R-LD, R-NH, R-MH)

- Detached single-family: P
- Manufactured Home: R-MH only
- Multifamily: No
- Attached single-family: C
- Transitional housing: No
- Restaurant/Small Retail or Service: No
- Live/Work Building: C
- Mixed-use building: No

## FLEXIBLE RESIDENTIAL (R-FX)

- Detached single-family: P
- Manufactured Home: C
- Multifamily:
  - Up to quadplex - P
  - Up to 25 units - PC
- Attached single-family: P
- Transitional housing: C
- Restaurant/Small Retail or Service: C
- Live/Work Building: PC
- Mixed-use building: P

# SINGLE-FAMILY VS. FLEXIBLE RESIDENTIAL: DEVELOPMENT STANDARDS

## SINGLE-FAMILY (R-LD, R-NH, R-MH)

- Lot size, setbacks, etc.
- Driveway length & sidewalk gap
- No architectural standards
- Basic sidewalk standards
- Trees recommended

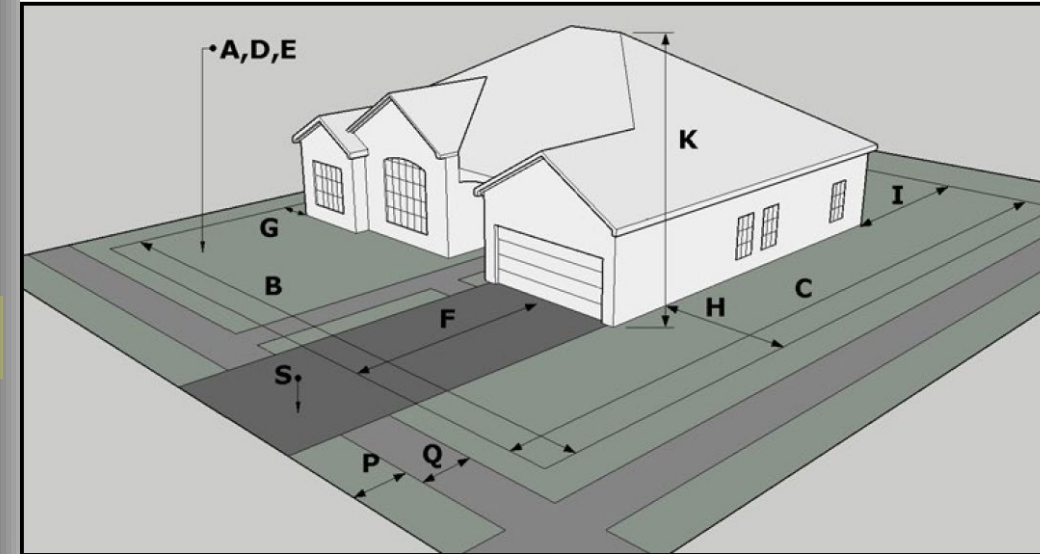
## FLEXIBLE RESIDENTIAL (R-FX)

- Lot size, setbacks, etc.
- Driveway length & sidewalk gap
- Architectural standards for multifamily
- Parking restrictions for triplex and higher
- Enhanced sidewalk standards
- Street or canopy trees required

	Regulated Item	Development Standard
A	Lot Size	6,000 sf min Cluster Subdivision: 4,400 sf min
B	Lot Width	50' min / 42' min if 1.5+ stories & parking off rear alley
C	Lot Depth	100' min
D	Building Coverage	60% max
E	Impervious Surface Coverage	70% max
F	Building Setback - Front	20' min / 15' min if rear parking
G	Building Setback - Side Interior	Attached: 0' min Detached: 5' min*
H	Building Setback - Side Street	15' min
I	Building Setback - Rear	15' min
J	Property Line Coverage (Section 4.15.)	Not regulated.
K	Stories/Height (Section 4.16.)	Dwelling: 2 stories max Other structures: 35' max
L	Building Frontage Type	Not regulated.
M	Building Entrance Location	Not regulated.
N	Building Façade	Not regulated.
O	Glazing	Not regulated.
P	Sidewalk Buffer/Planting Strip	3' min on both sides of the street and on cul-de-sacs.
Q	Sidewalk Clear Width	5' min on both sides of the street and on cul-de-sacs.
R	Encroachments over Sidewalks	Not allowed/Not applicable.
S	Driveways (Subsection 4.17.1.)	Front/Rear/Side driveways allowed. Min front driveway length: 25'. Driveways may cause no more than 22' sidewalk gap. Lots under 50' wide: Driveways only allowed off rear alleys.
T	Parking and Loading (Subsections 4.17.4. and 4.17.5.)	See Accessory Use Section 3.4. for Carport and Garage requirements.
Not pictured	Drive-Thrus (Subsection 3.4.6.)	Not allowed/Not applicable.
	Driveway Sharing and Cross Access (Subsections 4.17.2. and 4.17.3.)	Not regulated.
	Landscaping & Screening (Section 4.18.)	Recommended: Canopy trees every 30' in front yards OR street trees every 30' in sidewalk buffer. See section for details.

## Section 4.5. – R-NH (Neighborhood Residential)

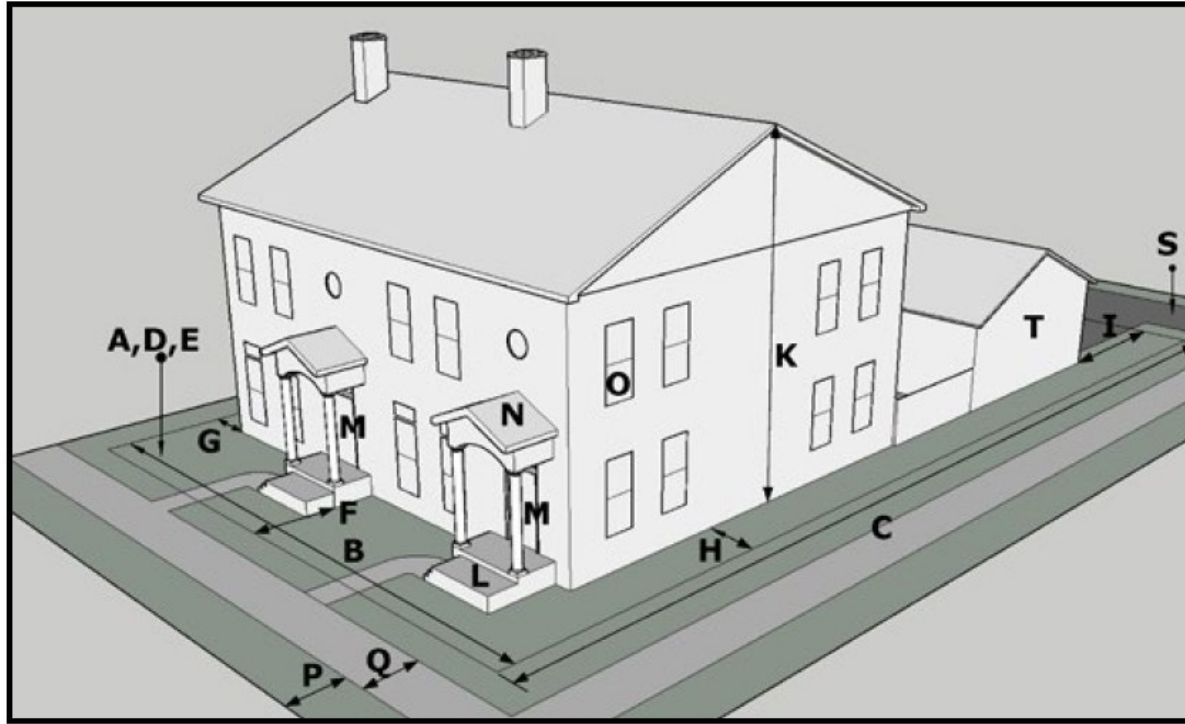
Table 4.5.1. R-NH Development Standards





## Section 4.6. – R-FX (Flexible Residential)

Table 4.6.1. R-FX Development Standards



Regulated Item	Development Standard
A Lot Size	Detached single-fam: 5,000 sf min Attached single-fam, duplex, triplex, quadplex: 2,500 sf min per DU Multi-family: 15,000 sf min Cluster Subdivision: 4,400 sf min
B Lot Width	Detached single-fam: 36' min; Attached single-fam: 25' min; Duplex & triplex: 50' min; Quadplex: 75' min; Multi-family: 100' min
C Lot Depth	Single-fam & duplex: 100' min Triplex & larger: 150' min
D Building Coverage	70% max
E Impervious Surface Coverage	80% max
F Building Setback - Front	15' min / 5' min if rear parking
G Building Setback - Side Interior	Attached: 0' min* Detached: 5' min*
H Building Setback - Side Street	15' min
I Building Setback - Rear	10' min + 5'/add'l story
J Property Line Coverage (Section 4.15.)	Not regulated.
K Stories/Height (Section 4.16.)	Dwelling: 3 stories max Other structures: 35' max
L Building Frontage Type	Yard, Porch & Fence, Terrace, Lightwell, Forecourt, or Stoop
M Building Entrance Location	At least 1 of the required entrances shall be on front side of building. All entrances accessible from street and sidewalk. Recommended: Visually emphasize entryways.
N Building Façade	Architectural finish at least 70% of all sides (See 4.6.4). Min 1 design element per 30' of building fronting a street (See 4.6.5).
O Glazing	At least 10% of any façade facing a street or common area. Other decorative treatments allowed on side streets as alternative to glazing.
P Sidewalk Buffer/Planting Strip	5' min on both sides of the street and on cul-de-sacs.
Q Sidewalk Clear Width	5' min on both sides of the street and on cul-de-sacs.
R Encroachments over Sidewalks	Not allowed/Not applicable.
S Driveways (Subsection 4.17.1.)	Front/Rear/Side driveways allowed. Lots under 50' wide: driveways only allowed off rear alleys. Min front driveway length: 25'. Driveways may cause no more than 15' sidewalk gap.
T Parking and Loading (Subsections 4.17.4. and 4.17.5.)	Single family and duplex: Parking spaces are recommended to be located at the rear or side of the lot. More than 2 DUs: Parking shall be located at the rear or side of the lot. On-street parking recommended.
Not pictured Drive-Thrus (Subsection 3.4.6.)	Not allowed/Not applicable.
Not pictured Driveway Sharing and Cross Access (Subsections 4.17.2. and 4.17.3.)	May be required. See section for details.
Not pictured Landscaping & Screening (Section 4.18.)	Canopy trees every 50' in front yards OR street trees every 50' in sidewalk buffer. Recommended: Every 30'. See section for details.

# MANUFACTURED VS. MODULAR HOMES

## MANUFACTURED

- Factory-built on a permanent chassis
- Carries HUD Certification Label (“Red Tag”) affixed to tail-light end
- Must meet state rules for installation and anchoring set by the Arkansas Manufactured Home Commission.
- UDO requirements:
  - Entrance facing street
  - Principal structure
  - Remove hitches/axles
  - Skirting
  - Safety requirements & inspection



## MODULAR

- Factory-built
  - Assembled on the property
  - Installed on permanent foundation
  - Meet state and local building codes
- Treated in UDO as site-built home

# MANUFACTURED VS. MODULAR HOMES

## MANUFACTURED

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- UDO requirements:
  - Entrance facing street
  - Principal structure
  - Remove hitches/axles
  - Skirting
  - Safety requirements & inspection

HUD Certification Label: “Red Tag”



But what about...  
**MOBILE HOMES???**  
Outdated term  
No HUD Label?  
**NOT ALLOWED.**



## TEMPORARY DWELLINGS

- Regulates the use of campers and RVs as temporary dwellings
- Permitted with Conditions in all residential zones
- No more than 1 per lot
- Time limits
- No permanent utilities
- No rentals
- Interior side yard & back yard only



# QUESTIONS & DISCUSSION





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## JANUARY MEETINGS

- Wednesday, January 25, 2023  
Location TBD
  - 9:00 AM: Small Cities Council
  - 10:00 AM: Executive Committee



SHAREWORTHY

**Practical Zoning Hacks for  
Missing Middle Housing**  
<https://tinyurl.com/missmidd>



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THANK YOU!

**Contacts:**

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