

# Multi-Family Construction Requirements for R2 Residential Zones

## General Requirements

1. Units shall be located on corner lots at the end of a block on blocks shorter than 800 feet as an “end cap unit”.
2. On blocks longer than 800 feet., units may be placed in any position along the block as a “midblock unit”.
3. End cap units shall present a primary entrance to each street.
4. Midblock units shall present primary entrances facing the street.
5. Exterior unit design shall be compatible with the predominant characteristics of the neighborhood.
6. Roofs shall exhibit roof pitches of not less than 5/12.
7. Maximum impervious surface coverage shall be 60%.
8. Units shall be designed as visually compatible with the architectural style of the original homes native to the neighborhood in terms of exterior features such as porches, scale, and roof pitches.
9. Parking areas shall consist of paved drives no wider than 20 feet and extending from the street to 18 feet beyond the front **façade**.
10. A site plan and building elevations shall be submitted to demonstrate compliance with all applicable standards.

## Parking Requirements

1. Parking shall be placed so that at least one space is located behind the front building line.
2. Parking shall occur only on a paved driveway.
3. Parking in a front yard, except on a paved driveway, is prohibited.
4. Drive width shall not exceed 20 feet except for multiple family units, in which case parking shall be placed to the rear of the building.

All Multi-Family construction in an R2 Zone will be required to go through the conditional use process.

All projects that are three-units and above will be required to submit plans stamped by an Arkansas licensed design professional for construction and drainage design regardless of zone.