

CHAPTER VI  
ZONING DISTRICTS

**SECTION 1**            **RESIDENTIAL ZONE R-1**

**A.**     DESCRIPTION OF DISTRICT

1.     This zone represents area for residential dwelling units and support uses in Heber Springs, Arkansas. The predominate character of this zone is single-family residences, but includes those uses that are compatible with a residential community.

**B.**     PERMITTED USES

1.     Single family structures

**C.**     CONDITIONAL USES

1.     Churches
2.     Parks, playgrounds
3.     Public elementary and secondary schools
4.     Utility sub-stations or other public uses
5.     Accessory structures and uses pertinent to the principal use
6.     Day care centers
7.     Country clubs
8.     Other uses deemed by the Commission to be in character with the zone

**D.**     LOT AREA

1.     Single Family:        Minimum 10,000 square feet
2.     Churches:        Lot area shall provide off-street parking on the basis of one (1) parking space for each four (4) seats in the auditorium, or as required by the Planning Commission.

**E.**     YARD REQUIREMENTS

1.     Front yard minimum setback: Thirty (30) feet from the right-of-way/ property line.
2.     Side yard minimum setback:
  - A.     Ten (10) feet from each property line;
  - B.     Corner lots shall have a minimum twenty (20) feet from the street side property line.

3. Rear yard minimum setback: twenty-five (25) feet from property line.

**F. MINIMUM LOT WIDTH AND DEPTH**

1. Minimum Width: Seventy (70) feet
2. Minimum Depth: One hundred (100) feet

**G. MAXIMUM HEIGHT**

1. Not to exceed thirty-six (36) feet. See “building height” definition.

**H. ON-LOT PARKING**

1. Each residential unit shall provide a minimum of two (2) on-lot parking spaces.

**I. FENCES**

1. A fence is allowed beginning at the front of the building, then across the side yard to the side property line, then along the side property line to the back property line, then across the back property line, then along the side property line to a point even with the front of the building, then across the side yard to the front of the building. No fence may exceed six (6) feet in height except with Planning Commission approval.
2. NO FENCE IS ALLOWED IN THE FRONT YARD.

**J. ACCESSORY STRUCTURES**

1. Accessory structures located in zones R-1 shall be located a minimum of five (5) feet from all property lines, and shall not be placed or built in the front yard.