

ORDINANCE NO. 2025-61

AN ORDINANCE AMENDING SECTION 6.7.1A, TABLE 4.8.1, SECTION 4.16.3B, AND TABLE 6.13.3.1 OF THE LINCOLN UNIFIED DEVELOPMENT CODE AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LINCOLN, ARKANSAS, THAT:

Section One: Title. This Ordinance shall be known as an Ordinance Amending Section 6.7.1A, Table 4.8.1, Section 4.16.3 and Table 6.16.3.1 of the Lincoln Unified Development Code and for other Purposes.

Section Two: Section 6.7.1A of the Lincoln Unified Development Code Amended. Section 6.7.1A of the Lincoln Unified Development Code is hereby amended to read as follows:

6.7.1 Lot Splits

For the purposes of these regulations, Lot Splits include the following:

A. LOT SPLIT-

- (1) The division of land containing no more than three lots, in which no new infrastructure, including public utility extensions and public road improvements or extensions, is required.
- (2) Lot Splits shall not include any subdivision that is part of a larger tract to be developed in phases.
- (3) Lot Splits shall meet the zoning requirements for the site.
- (4) Lot Splits within the Planning Area of the City of Lincoln shall have a minimum lot size of one (1) acre.
- (5) Only three (3) lots may be accessed from one (1) access easement that is a minimum of 50 30-feet wide.

Section Three: Table 4.8.1 of the Lincoln Unified Development Code Amended. Table 4.8.1 of the Lincoln Unified Development Code is hereby amended to read as follows:

SECTION 4.8 UNIFIED USE TABLE

4.8.1 UNIFIED USE TABLE

USE	RA	R-1	R-2	R-3	R-D	B-1	B-2	M-1	M-2
Agriculture	P	NP	NP	NP	NP	NP	NP	C	P
Aquaculture	P	NP	NP	NP	NP	NP	NP	C	P
Automobile Impound/Tow Yard	C	NP	NP	NP	NP	NP	C	p	p
Automobile Junk Yard or Salvage Yard	NP	NP	NP	NP	NP	NP	NP	C	C

USE	RA	R-1	R-2	R-3	R-D	B-1	B-2	M-1	M-2
Automobile Repair or Service Station and Fuel Station	NP	NP	NP	NP	NP	C	P	P	P
Automobile, Boat, or Equipment Sales and Leasing	NP	NP	NP	NP	NP	C	P	NP	NP
Banks	NP	NP	NP	C	C	P	P	NP	NP
Bed and Breakfast	C	C	C	C	P	P	P	NP	NP
Clubs, Lodges	C	NP	NP	C	C	P	P	NP	NP
Commercial Office	NP	NP	NP	NP	NP	P	P	P	P
Commercial Shopping Centers or Big Box Retailers	NP	NP	NP	NP	NP	C	P	NP	NP
Communication Tower	C	C	C	C	C	C	C	C	C
Contractor or Utility Equipment Parking/Storage Yard	NP	NP	NP	NP	NP	NP	NP	P	P
Convenience Store/No automobile fuel	NP	NP	NP	NP	C	P	P	NP	NP
Day/Child Care Center/ Adult Daycare	NP	NP	NP	NP	C	P	P	NP	NP
Daycare Family Home (8-16)	P	P	P	P	P	P	P	NP	NP
Daycare-Residential Home (7 or less)	P	P	P	P	P	P	P	NP	NP
Group Residence	NP	NP	NP	P	P	P	P	NP	NP
Home Occupation	P	P	P	P	P	P	P	NP	NP
Hospital	C	C	C	C	C	P	P	C	C
Hotel/Motel	NP	NP	NP	NP	NP	C	P	NP	NP
Junk Yards and/or Hazardous Materials Use or Storage	NP	NP	NP	NP	NP	NP	NP	C	C
Manufacturing-Intensive	NP	NP	NP	NP	NP	NP	NP	C	P
Manufacturing-light	NP	NP	NP	NP	NP	NP	NP	P	P
Medical Clinic	NP	NP	NP	NP	C	P	P	NP	NP
Mobile Food Vendor or Food Truck	P	NP	NP	NP	NP	P	P	NP	NP
Museum, non-profit	C	NP	NP	NP	P	P	P	C	C
Nursing Home	NP	NP	NP	NP	C	C	P	NP	NP
Open Display Commercial	NP	NP	NP	NP	NP	P	P	NP	NP
Outdoor Recreational Facilities	C	NP	NP	NP	NP	NP	C	C	C
Parks	P	P	P	P	P	P	P	C	C
Place of Worship	P	C	C	C	C	C	C	NP	NP
Printing and Publishing	NP	NP	NP	NP	NP	NP	C	P	P

USE	RA	R-1	R-2	R-3	R-D	B-1	B-2	M-1	M-2
Processing and Assemblage	NP	NP	NP	NP	NP	NP	NP	C	C
Public Utilities/Public Institutions/Public Uses	P	P	P	P	P	P	P	C	C
Residential-Accessory Dwelling Unit	P	P	P	NP	P	P	P	NP	NP
Residential-Duplex	NP	NP	P	P	P	P	P	NP	NP
Residential-Live Work Dwelling	NP	NP	NP	NP	P C*	P C*	P C*	NP	NP
Residential-Loft Dwelling	NP	NP	NP	NP	P	P	P	NP	NP
Residential-Manufactured Home	P	NP	NP	NP	NP	NP	NP	NP	NP
Residential-Manufactured Home Park	NP	NP	NP	NP	NP	NP	NP	NP	NP
Residential-Multi-Family	NP	NP	NP	P	P	P	P	NP	NP
Residential-Single Family	P	P	P	P	P	P	P	NP	NP
Residential-Townhome	NP	NP	NP	P	P	P	P	NP	NP
Restaurant, Drive-through, fast food	NP	NP	NP	NP	NP	P	P	NP	NP
Restaurant, Sit-down	NP	NP	NP	NP	C	P	P	NP	NP
Retail	NP	NP	NP	NP	NP	P	P	NP	NP
Schools	P	C	C	P	P	P	P	C	C
Self-Storage Facilities	NP	NP	NP	NP	NP	C	C	P	P
Veterinarian Clinic	P	NP	NP	NP	NP	P	P	NP	NP
Wholesaling and Warehousing	NP	NP	NP	NP	NP	NP	C	P	P

*C Separate private living quarters must be in the building. Bathrooms may be **not** be shared between the living and work spaces. Recreational vehicles are not permitted.

Section Four: Section 4.16.3B of the Lincoln Unified Development Code Amended. Section 4.16.3 of the Lincoln Unified Development Code is hereby amended to read as follows:

4.16.3 Parking Space and Driveway Design

- A. A required off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) feet in length.
- B. All parking spaces and drives provided under the provisions of this code shall be hard surface material.
 - a. Gravel alone may be used for manufactured homes, single-family residences, and two-family residences if the driveway exceeds eighty (80) linear feet in length from the nearest right-of-way. Gravel drives must be hard surface for the first twelve (12) feet from the edge of the roadway. Provided however, residential parking spaces and drives in excess of those required by Section 4.16.5 A (1.),

below, may be either hard surface or gravel. No gravel parking space or drive or combination of parking spaces or drives may exceed ten (10) feet in width in front of the front building line, and no gravel drive or parking space may be adjacent to the street.

Section Six: Section 6.13.3.1 of the Lincoln Unified Development Code Amended. Section 6.13.3.1 of the Lincoln Unified Development Code is hereby amended to read as follows:

6.13.3 Roadway Classifications and Typical Sections

Roadway typical sections and minimum design standards shall be provided as noted in Table 6.13.3.1.

Table 6.13.3.1: Roadway Typical Section and Design Standards per Street Classification

Street Classification	Local w/o On Street Parking	Local w/On Street Parking	Downtown (B-1, RD)	Collector w/Side Path	Collector w/Open Ditches	Arterial w/Side Path	Arterial Boulevard
Design Speed (MPH)	25	25	25	30	30	40	45
Maximum Grade %	10	10	5	8	10	8	7
Number of Lanes	Two 9' Travel Lanes	Two 9' Travel Lanes w/7' On Street Parking Lane	Two 11' Travel Lanes w/ 7.5' On Street Parking Lanes both sides	Two 11' Travel Lanes	Two 11' Travel Lanes Min. 4' shoulders	Two 11' Travel Lanes w/12' Center Turn Lane	Two 11' Travel Lanes w/12' Center Median
Min. Back of Curb Width (ft.)	23	29	38	25	Min. EOP 22'	37	37
Min. RIGHT-OF-WAY (ROW)	50	50	50	60	80	65	65
Min. Paved Width (ft.)	20	26	34	22	22	34	22
Min. sight distance (ft.)	155	155	155	200	200	305	360
Min. intersection sight distance (ft.)*	260	260	260	310	310	660	830
Min. horizontal centerline radius (ft.)*	200	200	200	333	333	765	1040

Street Classification	Local w/o On Street Parking	Local w/On Street Parking	Downtown (B-1, RD)	Collector w/Side Path	Collector w/Open Ditches	Arterial w/Side Path	Arterial Boulevard
Minimum horizontal tangent between reverse curves (ft.)	100	100	100	200	200	400	400
Pedestrian accommodations	6' 4' sidewalk both sides	5' 4' sidewalk both sides	6' 4' sidewalk both sides	6' 4' sidewalk (S&W) 10' Side path (N&E)	No Requirement	6' 4' sidewalk (S&W) 10' Side path (N&E)	6' 4' sidewalk (S&W) 10' Side path (N&E)
Greenspace (ft.)	6' both sides	5' both sides	No Requirement	6' both sides	No Requirement	5' both sides	5' both sides
Min. Curb Width/Shoulder Width (ft.)	1.5' Curb & Gutter	1.5' Curb & Gutter	2' Curb & Gutter	1.5' Curb & Gutter	1.5' Curb & Gutter	1.5' Curb & Gutter	1.5' Curb & Gutter

*minimum horizontal radii required in table is based on -2.00% roadway cross slope. However, the minimum horizontal radius shall adhere to current AASHTO minimum radius standards for urban roadways where roadway cross slope deviates from -2.00% or where superelevation is allowed.

*minimum intersection sight distance:

-Corner sight distance measured from a point on the minor road at 13 feet back from the edge of the travel lane (flowline) and measured from a height of eye at 3.50 feet on the minor road to a height of object at 3.5 feet on the major road.

-For local/local street intersection, the minimum sight distance allowed is the stopping sight distance.

*local interior residential sidewalk minimum of 4 feet unless Americans With Disabilities Act overrides.

Section Eight: Effective Date. This Ordinance shall become effective from and after 91 days of its passage unless there is an Emergency Clause appended hereto.

Section Nine: Repealing Clause. Ordinances or parts thereof in force at the time that this ordinance shall take effect that are in conflict herewith, are hereby repealed.

Section Ten: Saving Clause. Nothing herein shall be deemed to affect any rights or obligations existing at the time of the passage of this ordinance.

Section Eleven: Severability Clause. In the event any portion of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof

shall remain in full force and effect.

Passed and Approved this 21 day of October, 2025.



Doug Hutchens, Mayor

(Attest)



Rellly Hopper, Clerk-Treasurer