

ORDINANCE NO. 04-2026

AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE CITY OF HASKELL ZONING REGULATIONS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES

WHEREAS, the City of Haskell has previously adopted regulations entitled “*Zoning Regulations for Haskell, Arkansas*” governing the regulations and zoning of land within the City; and

NOW THEREFORE BE IT ORDAINED, The Zoning Regulations for the City of Haskell, Arkansas are hereby amended as follows, and effective immediately.

Section 1: Amend Section 12 (page 29). Definitions to include “Accessory Dwelling Units”

- “Accessory dwelling units” or ADU: defined as self-contained and independently accessed living unit on the same parcel as a single-family dwelling of greater square footage that includes its own cooking, sleeping, and sanitation facilities and complies with or is otherwise exempt from any applicable regulatory requirements.

Section 2: Amend Section 8 Special Provisions to include “8.7 Accessory Dwelling Units”

- Amend to include “Section 8.7 – Accessory Dwelling Units” in Section 8 – Special Provisions to follow Section 8.6.4 (page 25)
 - o See “Exhibit A” for Provisions, Standards and Requirements for Accessory Dwelling Units

Section 3: Amend the *City Control of Development and Subdivision of Land Regulations* “Appendix 3” (page 49) to add option for Accessory Dwelling Units.

- To amend Appendix 3 to include a checkbox option for Accessory Dwelling Unit “ADU” under “DO HEREBY REQUEST: 1. A plat review process for the:”

Section 4. Codification.

The provisions of this ordinance shall be codified into the *Zoning Regulations* and the *City Control of Development and Subdivision of Land Regulations* and made a part thereof.

Section 5. Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 6. Emergency Clause.

The City Council hereby finds and determines that it is necessary to immediately implement to

protect the City and ensure continued provision of essential services. Therefore, an emergency is declared to exist, and this ordinance shall be in full force and effect immediately upon its passage and approval.

PASSED AND APPROVED this 8th day of June 2026.

Attest:

Approved:

City Clerk/Recorder/Treasurer
Taylor Finley

Clyde Crookham
Mayor

SECTION 8 – SPECIAL PROVISIONS

Section 8.7: Accessory Dwelling Units (ADU)

Accessory Dwellings Units shall only be allowed on lots where there is an existing single-family residence. An existing single-family dwelling can be converted to an accessory dwelling unit. An accessory dwelling unit may be attached, detached, or internal to the single-family dwelling on the lot or parcel. Existing Accessory Dwelling Units constructed prior to January 1, 2026 made non-conforming by these regulations shall be considered legal and conforming and may be reconstructed if demolished or destroyed for any reason.

Standards

- 1) Maximum Occupancy: Occupancy of the Accessory Dwelling Unit shall be limited to one family.
- 2) Number Allowed: One (1) Accessory Dwelling Unit per lot or parcel that contains a single-family dwelling.
- 3) Size Limits: A 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 SF), whichever is less.
- 4) Setbacks and Height: The units shall meet all the required setbacks and maximum building heights for single-family dwellings in the zone which it is located.
- 5) Location: The unit must be located on the same lot as the principal dwelling. A detached ADU shall not extend closer to the front property line than the setback listed for the zone in which it is located or the existing front façade line of the principal structure on the lot or parcel, whichever is greater.
- 6) Design: If the accessory dwelling unit is detached from or attached to the single-family dwelling, it is suggested that the façade materials of the unit match or complement the façade materials of the single-family dwelling, but it is not required.
- 7) Parking: It is recommended that at least one paved, off-street parking space be provided for the unit, but it is not required.
- 8) Accessory Structure Conversion: An existing accessory structure may be converted in whole or in part to an accessory dwelling unit provided the accessory structure is conforming and the structure or portion of the structure deemed an accessory dwelling unit meets the requirements of this section.

Application Requirements and Review

- 1) Submittal Requirements to Provide
 - a) A plot plan showing the parcel boundary, primary dwelling, proposed ADU footprint, setbacks, access, and utility connections.
 - b) Floor plan and elevations for the ADU.
 - c) Utility Plan
 - d) Letter of approval from City of Haskell City Hall stating that there is sufficient capacity for connection to municipal water and sewer.
 - e) If municipal water service or municipal sewer service is not available, and a septic or other on-site system is planned to be used, a letter of approval from the Department of Health must be provided.
- 2) Fees
 - a) The application fee for the review of plans on an accessory dwelling unit is two hundred fifty dollars (\$250).
- 3) Building Permit Review
 - a) In addition to the accessory dwelling unit application, all necessary building permits must be applied for and obtained before construction can begin.