

ORDINANCE NO. 2026-____

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE AMENDING SECTION 155 OF THE TONTITOWN CITY CODE TO ESTABLISH AN ACCESSORY DWELLING UNIT (ADU) IMPACT FEE

WHEREAS, the City of Tontitown regulates development within its corporate limits through the Tontitown City Code; and

WHEREAS, the City has adopted regulations allowing for Accessory Dwelling Units (ADUs) within certain zoning districts; and

WHEREAS, the City Council finds that additional residential units, including ADUs, create impacts on municipal infrastructure and services; and

WHEREAS, the City Council finds it necessary to establish an impact fee associated with Accessory Dwelling Units to help offset such impacts; and

WHEREAS, the City Council has determined that establishing an Accessory Dwelling Unit Impact Fee in Section 155 (Fees) of the Tontitown City Code is in the best interest of the City.

NOW, THEREFORE, BE IT ENACTED, by the City Council of the City of Tontitown, Arkansas:

Section 1. Section 155 of the Tontitown City Code is hereby amended to include the following:

Accessory Dwelling Unit (ADU) Fee: Two Hundred Fifty Dollars (\$250.00), to be assessed at the time of permit issuance. The City Council finds that this fee is reasonably related to and necessary to offset administrative and infrastructure impacts associated with Accessory Dwelling Units. This fee is in addition to any other fees authorized by the Tontitown City Code.

Section 2. All other provisions of Section 155 not amended herein shall remain in full force and effect.

Section 3. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. If any provision of this ordinance is held invalid, such invalidity shall not affect the other provisions of this ordinance.

Section 5. Declaration of Emergency. It is hereby found and determined that Section 155 of the

Tontitown City Code should be immediately amended to establish an Accessory Dwelling Unit Impact Fee to support municipal services and infrastructure. Therefore, an emergency is declared to exist, and this ordinance, being immediately necessary for the preservation and protection of the public peace, health, safety, and welfare of the City and its citizens, shall become effective on the date of its passage and approval by the Mayor.

PASSED AND APPROVED on this _____ day of April 2026.

APPROVED:

Angela Russell, Mayor

ATTEST:

Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)

SPONSORSHIP AND LEGISLATIVE HISTORY

Sponsor (Initiated By): _____

Motion to Introduce Made By: _____

Seconded By: _____

Adopted / Passed: _____

Vote: Ayes ____ Nays ____ Abstain ____ Absent ____

This requirement is in addition to, and does not supersede, any authentication, attestations, or signature requirements imposed by state law or other provisions of the Tontitown Municipal Code.