North Little Rock, Arkansas

Levy Development Overlay

DRAFT

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Levy Development Overlay

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2: Illustrative Vision

3: Illustrations of Changes to Non-Complying Structures

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Using this document

- Review Tables 2-1 and 2-2 (pg. X) for particular situation
- Locate the property on the Regulating Plan (Attachment 1 on pg. X) and determine whether property is located in the Mixed-Use or Mixed Residential area and what type of frontage it has (Pedestrian Priority/Pedestrian Friendly/General Frontage/Open Space
- Refer to sections noted in Tables 2-1 and 2-2 for particular situation to determine applicability

1.0 Overlay Purpose and Boundary

In 2013, Levy in North Little Rock was selected as an Imagine Central Arkansas Jump Start Initiative project, administered by Metroplan. The Jump Start Initiative consultant team created a plan and implementation tool for the redevelopment of Levy around the Camp Robinson Road and Pike Avenue intersection.

A comprehensive community process resulted in a long-term vision for the redevelopment of this low-density, auto-oriented corridor into a walkable thoroughfare supportive of a small town urban center incorporating local neighborhood businesses and a mix of housing types.

This document provides the regulatory tools for new development and redevelopment consistent with the illustrative vision for Levy. Excerpts (concept plans, sketches and renderings) from the Illustrative Vision are used throughout the document to provide guidance to property owners, applicants, and developers on the development intent and are not to be construed as regulatory.

1.1 Purpose and Intent

The purpose of the Levy Development Overlay (LDO) is to implement the vision for a more walkable, vibrant Levy Area (hereinafter, "Plan Area") with a mix of uses by:

(a) Coordinating public and private investments for the greatest effect;

(b) Providing more mobility options;

(c) Creating equitable, sustainable, and affordable development options.

Therefore, the goals of the LDO are to promote a more functional and attractive community through the use of recognized urban design principles and allow property owners flexibility in land use, while prescribing a higher level of detail in building design and form than in the current standards of the City's Zoning Ordinance (ZO) and Control of Development regulations. The standards in this overlay are not intended to stifle creativity nor over-regulate building design, but rather encourage better functional urbanism to create higher quality pedestrian environments along most streets.

1.2 Project Area

The overlay encompasses all parcels within the adopted boundaries of the Plan Area. The perimeter of the LDO shall include area beginning at the SW corner of the intersection of W 38th St and Marion St, also known as the NE corner of Lot 9, Block 3, Booher's Addn; thence continuing S along Marion St to the intersection of W 33rd St; thence W along W 33rd St to Burks Ave; thence NW along Burks Ave to an alley located between W 35th St and W 36th St, beginning at the NW corner of Lot 7R, Block 22, Booher's Addn; thence E along the alley to the SW corner of Lot 3, Block 21, Booher's Addn; thence north along the W line of Lot 3, Block 21, Booher's Addn to said NW corner at the S ROW of W 36th St; thence E along W 36th St to Pike Ave; thence N along Pike Ave to an extension of W 38th St through a shopping center; thence E along W 38th to the point of beginning at Marion St, all north of I-40 per the final regulating plan.

1.3 Components of the Overlay

(a) The LDO map (herein known as the Regulating Plan; Attachment 1, pg. X) is hereby adopted as the official overlay map for the Plan Area. Within any area subject to the approved Regulating Plan, this LDO becomes the exclusive and mandatory regulation. It shall establish the following development standards for all properties within the Plan Area:

1) Establishment of Character Areas – The Plan Area is distinguished into different "Character Areas." Each Character Area is intended to create a distinct urban form based on the illustrative vision for different sections within the Plan Area. Each Character Area shall establish building form standards, including standards for building height, bulk, location, functional design, and parking. The Regulating Plan classifies all lots within the Plan Area into one of the following two (2) Character Areas:

    1. Mixed-Use (MU) – The Mixed-Use Character Area creates a more flexible regulatory environment that allows a range of commercial and residential building standards that can transition over the long-term in conjunction with the reconstruction of Camp Robinson Road and Pike Avenue into an urban thoroughfare.

    2. Mixed Residential (MR) – The Mixed Residential Character Area provides for a range of urban residential building types (live-work, townhomes, duplexes, patio homes, mansion homes (3-4 units), and urban apartments, etc.). Development standards in this Character Area emphasize smaller scale urban residential uses.

2) Street Designations – The Streets within the LDO shall be classified in two different ways.

    1. *Street Cross Sections* shall address vehicular lane widths, number of lanes, pedestrian accommodation, street tree requirements, on-street parking, and parkway and median standards. These standards are laid out in Attachment 6 (pg. X).

    2. *Street Priority* shall establish the phasing significance (Required or Recommended) of different street segments within the Plan Area. Refer to *Section 6: Street Design Standards*.

3) Building Frontage Standards – Building Frontage designations shall classify different block frontages based on the pedestrian priority goals of the Illustrative Vision on the Regulating Plan (Attachment 1). They shall be classified into one of three frontage designations: (i) Pedestrian Priority Frontage with the highest quality standards for pedestrian-oriented building design; (ii) Pedestrian-Friendly Frontage that balances pedestrian-oriented building design standards, while accommodating some service and parking functions; and (iii) General Frontage, which mainly accommodates service, utilities, and parking functions.

4) Open Space Designations – Open Space within the LDO shall be categorized as Required Open Space and Recommended Open Space. The detailed Open Space Standards for different open space types are included in Section 8.0 of this Code. These standards include general character, typical size, frontage requirements, and typical uses.

(b) Development Standards – The text portion of this Code enumerates the development standards with text and graphics for Character Areas, Frontage Types, building form, landscape, building design, signage, and lighting.

2.0 Administration

2.1 Applicability

(a) The uses and buildings on all properties within the Plan Area shall conform exclusively to this Overlay unless specifically referenced as otherwise in this Overlay.

(b) Tables 2-1 and 2-2 (Applicability Matrix) shall determine the extent to which different sections of the LDO apply to any proposed development.

(c) In addition, Table 2-3 shall determine which sections of the LDO apply at which time in the development review process such as Subdivision Review, Site Plan Review, or Building Permit Review.

(d) Provisions of this LDO are activated by "shall" when required; "should" or "may" when recommended or optional.

(e) Terms used throughout this Overlay are defined in *Attachment 7: Definitions* (pg. X). For those terms not defined in *Attachment 7: Definitions*, Definitions in various sections of the City of North Little Rock Zoning Ordinances shall apply. For terms not defined in either section, they shall be accorded commonly accepted meanings. In the event of conflict, the definitions of this Overlay shall take precedence.

(f) Where in conflict, numerical metrics shall take precedence over graphic metrics.

2.2 Base Zoning for Overlay

(a) Mixed-Use - Commercial Levy District (C-L) – The purpose for the C-L District is to create a mixed-use district that provides a sense of place for those who will live, work, visit, shop, or recreate there. The land uses in the C-L District will include personal business and government services, specialty and convenience retailing and wholesaling, medium density residential housing and hotels.

1. C-L base zoning allows the mix of uses desired within the Levy Development Overlay.

   i. Criteria for specific uses are established in Section 3 (Table 3-1, pg. X).

   ii. Special Use Permits (SUPs) shall not be issued within the LDO.

2. The building standard purpose and intent for the C-L Zoning District align according to the purpose and intent for this overlay, though the numerical standards for the zoning district are being altered to align and improve the regulations associated with the Levy Development Overlay. These numerical regulations include, but are not limited to:

   - Building Height
   - Setbacks
   - Frontage requirements
   - Widths of elements such as landscaping, sidewalks, etc.

(b) Mixed Residential – R-4 Multi-Family District – The purpose of the R-4 within the Mixed Residential character area is to allow flexibility in the residential types and increase the diversity in the development types. This is a good district to transition the mixed-use character area to the public open space along Doyle Venable.

1. Special Use Permits (SUPs) shall not be issued within the Mixed Residential Character Area.

2. The building standard purpose and intent for the R-4 Zoning District align according to the purpose and intent for this overlay, though the numerical

standards for the zoning district are being altered to align and improve the regulations associated with the Levy Development Overlay. These numerical regulations include, but are not limited to:

- Building Height
- Setbacks
- Frontage Requirements
- Widths of elements such as landscaping, sidewalks, etc.

2.3 Relationship to Other City Ordinances

(a) For all properties in the LDO Plan Area, the standards in this document shall supersede standards under the Subdivision Ordinances.

(b) Development standards not addressed in this ordinance shall be governed by the City of North Little Rock Control of Development regulations and Zoning Ordinances to the extent they are not in conflict with the intent or text of the LDO.

Table 2-1: LDO Section Applicability for Commercial Use

If the gray area is dotted, it means that the ENTIRE section should be reviewed.

		LDO Sections										
		3	**4**	4.1a	4.1c	4.2bii	**5**	**6**	**7**	7.3	7.8	**8**
Commercial	Change of Use/Expansion of Existing Use	●			●							
	Addition/Expansion of Existing Building	●	●				●	●	●			●
	Addition ≤10 Parking Spaces			●	●	●						
	Addition >10 Parking Spaces			●	●	●				●	●	
	New Construction	●	●				●	●	●			●

Commercial – retail, office, restaurant, lodging, mixed-use building, apartment/multi-family building (5 or more units per lot), and live-work units

Table 2-2: LDO Section Applicability for Residential Use

		LDO Sections								
		3	**4**	4.1c	**5**	**6**	**7**	7.1	7.2	**8**
Residential	Change of Use/Expansion of Existing Use	●		●						
	Remodel of Existing Building				●					
	Addition/Expansion of Existing Building	●	●		●			●	●	
	New Construction	●	●		●			●	●	●

Residential – single-family, attached and detached; duplex, 2 units per lot; and mansion home buildings, 3-4 units per lot

Table 2-3: LDO Section Applicability by Type of Review

	LDO Sections														
	3	**4**	4.1a	4.1b	4.2b	4.2c	4.3c	**5**	**6**	**7**	7.2	7.3	7.7	7.8	**8**
Subdivision Plan	●						●		●		●	●	●	●	●
Site Plan Review	●	●					●	●		●					●
Building Permit			●	●	●	●		●							

LDO Sections KEY

Only the subsections highlighted above are listed in this key. Use the page numbers below to find all subsections.

3 **Permitted Use Criteria (pg. X)**

4 **Building Form & Site Development Standards (pg. X)**
4.1 General to All Character Areas:
4.1a Building Frontage
4.1.b Treatment of Street Intersections/Corner Buildings
4.1c Parking and Service Access

4.2 Mixed-Use Districts:
4.2b Building Placement
4.2bii Building Frontage
4.2c Building Height

4.3c Lot Standards

5 **Building Design Standards (pg. X)**

6 **Street Design Standards (pg. X)**

7 **Streetscape and Landscape Standards (pg. X)**
7.1 Sidewalks
7.2 Street Trees and Streetscape
7.3 Screening Standards
7.7 Utilities
7.8 Parking Lot Landscaping

8 **Open Space Standards (pg. X)**

LDO SECTION APPLICABILITY ACCORDING TO TYPE OF DEVELOPMENT

1. Commercial Development

The following guidelines apply to all commercial development - retail, office, restaurant, lodging, mixed-use buildings, **apartment/multi-family building (i.e., five or more units per lot)**, and live/work units.

A. Change of Use and/or Expansion of Existing Use

Change of use and/or expansion of existing use to a permitted or conditional use that does not expand the air-conditioned building area. Applicable sections: 3, 4.1c

B. Addition/Expansion of Existing Building

Existing non-complying structures or sites can be enlarged or expanded if the enlargement *does not create any new non-compliance or increase the existing non-compliance of any part of the structure or site*.
Applicable sections: 3, 4, 5, 6, 7, 8

C. Addition of Parking Spaces

- **a.** Addition ≤10 Parking Spaces. Applicable sections: 4.1a, 4.1c, 4.2bii
- **b.** Addition > 10Parking Spaces. Applicable sections: 4.1a, 4.1c, 4.2bii, 7.3, 7.8

D. New Construction

Applicable sections: 3, 4, 5, 6, 7, 8

2. Residential Buildings

The following guidelines apply to residential buildings. Residential buildings include single-family (attached and detached) buildings, duplexes (two units per lot), and mansion home buildings (three to four units per lot). **Note: 5+ unit developments are considered Commercial – see Commercial section above.**

A. Change of Use

Change uses to a permitted or conditional use. Applicable sections: 3, 4.1c

B. Remodel of Existing Buildings

Existing non-complying structures or sites can be repaired, maintained, or altered provided that these changes *do not create any new non-compliance or increase the existing non-compliance of all or any part of the structure or site*. Applicable sections: 5

C. Addition to Existing Structure or Sites

Existing non-complying residential building additions and new accessory building/structure on a residential lot can be enlarged if the enlargement *does not create any new non-compliance and does not increase the existing non-compliance of all or any part of the structure or site*. Applicable sections: 3, 4, 5, 7.1[1], 7.2[1]

D. New Construction

Applicable sections: 3, 4, 5, 7.1, 7.2, 8

[1] Fee-in-lieu payment will be made for streetscape, sidewalk, street lighting, and street furniture improvements on a pro-rata lot-frontage basis. The payment will be based on the percentage of the existing building's expansion area. For example, a 30% increase in conditioned square footage will pay streetscape and sidewalk costs for 30% of the street frontage of the lot.

LDO SECTION APPLICABILITY ACCORDING TO TYPE OF APPLICATION REVIEW

1. Subdivision Plan

This review includes new subdivision plans and revised plats. Applicable sections: 3, 4.3c (residential only), 6, 7.2, 7.3, 7.7, 7.8, 8

2. Site Plan Review

Applicable sections: 3, 4, 4.3c, 5, 7, 8

3. Building Permit Review

Applicable sections: 4.1a, 4.1b, 4.2b, 4.2c, 5

2.4 Development Review Process

(a) Pre-submittal Meeting Required: At the pre-submittal meeting, the Planning staff shall provide information on the requirements for development and submittal within the Plan Area.

(b) Site Plan Required: A Site Plan shall be required.

(c) A list of required materials will be provided by City Planning Department during a pre-submittal meeting. The applicant shall provide documents and graphics that adequately demonstrate compliance with all applicable sections of the LDO.

(d) Administrative Review: Projects that comply with all standards of the LDO shall be processed by the Planning Director. Refer to Attachment 5: Development Review Process for information on the development review process.

(e) Allowable Adjustments (AA) for Projects: The Planning Director may approve AA to standards in the LDO per the criteria set in Table 2-4. The AA process may be used only to authorize a less restrictive standard and may not be used to impose a higher standard than is established under this LDO on the subject property. In no circumstance shall the Planning Director approve an adjustment that results in:

1. An increase in overall project intensity, density, height or impervious cover;
2. A change in permitted uses or mix of uses; or
3. A change in the relationship between the buildings and the street.

(f) Appeals of AA decisions: Appeals to decisions by the Planning Director shall be reviewed by the Planning Commission with a recommendation from the Planning Director. While evaluating the appealed decision, the Planning Commission shall follow the purpose and intent of this LDO to determine whether the requested adjustment meets the vision of the purpose and intent.

Table 2-4: Allowable Adjustments		
Code Standard	***Extent of Administrative Modification Permitted***	***Criteria***
1. Regulating Plan Map		
a. Area of any Required Open Space	May be reduced by no more than 10%	i. Shall maintain the frontages required by the Regulating Plan
2. Building Form and Development Standards		
a. Build to zones/setbacks	No more than a 20% change in the maximum or minimum setback applicable or 5 feet whichever is greater.	Changes to the build-to-zones and setbacks may only occur when there is cause by one or more of the following: i. A change to the street cross sections established in Section 6.0 and Attachment 6; or ii. Need to accommodate existing buildings and structures on the lot that meet the overall intent and vision for redevelopment in the Plan Area; or iii. Need to accommodate other required modes of transportation (transit, bike, pedestrian), storm water drainage, water quality, or low impact development (LID) elements on the site; or iv. Need to accommodate overhead or underground utilities and/or easements; or v. Need to preserve existing trees on the property.
b. Building Frontage	No more than a 15% reduction in the required building frontage along each block or subject lot with Pedestrian Priority Frontage designation or no more than a 25% reduction in the required building frontage along each block or subject lot of a Pedestrian-Friendly Frontage designation.	Any reduction in the required building frontage shall be to address one or more of the following: i. To accommodate porte-cocheres for drop-off and pick-up, or ii. To accommodate existing buildings and site elements, or iii. To accommodate other required transit, bike and pedestrian related, storm water drainage, water quality, or low impact development (LID) elements on the site.
c. Corner Lot Building Frontage	Reduction of building frontage requirements for lots with two or more Pedestrian Priority frontages	Frontage requirement along <u>one</u> Pedestrian Priority designated frontage may be replaced with the corresponding standard for Pedestrian-Friendly frontage designation instead. In determining which Pedestrian Priority frontage may be changed to a Pedestrian-Friendly frontage, precedence shall be given to matching any existing building Pedestrian Priority frontages of adjoining blocks or lots on either side of the street.
	Reduction of building frontage requirements for lots with two or more Pedestrian-Friendly frontages.	Frontage requirement along <u>one</u> Pedestrian-Friendly designated frontage may be replaced with the corresponding standard for General frontage designation instead. In determining which Pedestrian-Friendly frontage may be changed to a General frontage, precedence shall be given to matching any existing building Pedestrian-Friendly frontages of adjoining blocks or lots on either side of the street.
d. Sidewalk and Streetscape standards	Sidewalks, Street tree planting, street lighting, and other streetscape standards may be adjusted based on the development context and street cross section.	Any changes to the streetscape standards shall be based on specific development context such as existing vegetation, natural features, drainage, and fire access and is subject to approval by the City.
e. Required Parking Spaces	Reduction in the number of required parking spaces	Reduction in the number of parking spaces shall be based on one or more of the following: i. A shared parking plan for parking within 1,320 feet of the subject property; or

Table 2-4: Allowable Adjustments		
Code Standard	***Extent of Administrative Modification Permitted***	***Criteria***
		ii. A parking study for the uses proposed on the site; or iii. A combination of the above
3. Other		
a. Any other numerical standard in the code	A modification up to 10% (increase or decrease)	i. A modification of a numerical standard is needed to accommodate existing conditions. ii. The proposed development still meets the intent of the Code.
b. Phased Developments	Deferment of building frontage standards	i. Phased developments may defer building frontage requirements as long as they meet the build-to-zone and parking setback requirements

(g) Modifications:

1. The Planning Commission, under the authority of the Control of Development regulations, shall review projects that request a modification beyond the standards in the LDO authorized above (see Attachment 5).
2. The Development Review Committee (a subset of the Planning Commission) shall consider requests that exceed the allowable adjustment within the LDO and shall rule only in the case that this modification meets the following criteria:
   i. The goals, intent, and vision of the adopted Illustrative Vision for the LDO Plan Area;
   ii. The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
   iii. The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, affordable housing, structured and/or shared parking, and linkages to transit;
   iv. The extent to which the proposal does not hinder future opportunities for higher intensity development; and
   v. Considerations of health and welfare of the general public.
3. If the Development Review Committee and Planning Commission deny the requested modification, applicant must perform a redesign of the plan in order to meet the standards or appeal to the City Council for relief.
4. If the City Council approves the requested modifications, application is passed to the Planning Commission (PC) for review of the remainder of the plan. During review of the plan, PC must review the plan for its merits with the consideration that the modification has been approved. The PC may not reverse the decision of the City Council, and it may not deny the plan because of the modification.
5. Review Considerations for Planning Commission - In reviewing any plans after a modification request to standards in this Code, the Planning Commission shall use the following criteria:
   i. The goals, intent, and vision of the adopted Illustrative Vision for the LDO Plan Area;
   ii. The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;

iii. The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, affordable housing, structured and/or shared parking, and linkages to transit;

iv. The extent to which the proposal does not hinder future opportunities for higher intensity development; and

v. Considerations of health and welfare of the general public.

2.5 Plat Approval: The applicant shall follow the process of the City of North Little Rock Control of Development regulations for the plat approval subject to the requirements for public infrastructure per the LDO.

2.6 Nonconforming Uses: Shall meet standards in Nonconforming Uses of the ZO.

2.7 Noncomplying Structures and Sites: A noncomplying structure or site may not be altered or enlarged, where such alteration or enlargement would either create a new nonconformity or increase the degree of the existing nonconformity of all or any part of such structure or site. Attachment 3 shall provide examples of acceptable additions to noncomplying structures in the LDO Plan Area.

2.8 Amendments to the Code: Amendments and changes to the Regulating Plan, text and property boundaries beyond those expressly permitted under the LDO shall be in accordance with the procedure set out in the City of North Little Rock Control of Development regulations and Zoning Ordinances.

3.0 Permitted Use Criteria

3.1 Applicability: Due to the emphasis on urban form over land uses in the LDO, general use categories have been identified by a new base zoning category titled C-L – Commercial Levy.

Table 3-1: C-L ALLOWABLE USES TABLE	
X = allowed / C = conditional	
Acid Manufacturing	
Adult Entertainment, Nightclub	
Ag. Implements Repair, Service, Sales	
Agriculture (farming)	
Air Express Service (drop-off center)	C
Airplane Manufacturing	
Airplane Repair, Storage, Sales	
Airports	
Ambulance Sub-Station (w/ residence)	C
Ammonia Manufacturing	
Ammunition Manufacturing	
Amphitheaters	C
Amusement Parks	
Animal Boarding	C
Animal Hospitals	C
Apiary	
Appliance Stores	C
Appraiser	X
Aquarium	X
Armored Car Service Garage	
Armory, Arsenal	
Army and Navy Surplus Sales	X
Art Gallery	X
Art Materials and Supplies Sales	X
Art Studio	X
Artificial Limbs, Sales, Service	X
Asphalt Processing, Product Manufacturing	
Assembly Hall	C
Associations, Clubs, Lodges	C
Athletic Clubs	X
Athletic Fields, Public and Private	C
Auction House	C
Audio Equipment, Sales, Service	C
Auditorium	X
Automobile Accessories Installation	C
Automobile Car Wash (up to 6 bays)	X
Automobile Detailing	C
Automobile Manufacturing	
Automobile Outdoor Sales Lot	
Automobile Parts and Supplies, Indoor	X
Automobile Repair, Major	
Automobile Repair, Minor	C
Automobile Service Stations w/pumps	C
Automobile Storage - Outdoor (not salvage)	
Automobile Storage - Indoor (not salvage)	
Awning Fabrication	
Bakers and Baked Goods, Mfg.	
Bakery Shop, Outlet Sales	X
Ball Field, Complex	C
Banks	X
Barber Shop	X
Battery, Generators, Brakes, Service	C
Beauty Shop	X
Bed and Breakfast	X
Beverages, Bottling, Manufacturing	
Bicycle Sales and Repair	X
Billiard or Pool Hall	X
Blue Printing & Supplies	X
Boat Motors, Accessories Sales	
Boat Storage, Dry Land, Enclosed	
Body Piercing	
Bonding Company (Bail Bondsman)	X
Book Publishing, Printing	X
Book Store	X
Bookbinding and Mending	X
Botanical Gardens (Conservatory)	X
Bowling Alley	X
Broadcasting Station	C

Broadcasting Studio	X
Broom and Brushes Manufacturing	
Bus Depots	
Business Machines, Repair, Sales	X
Butcher Shop	X
Cabinet Makers, Manufacturing	C
Cafes	X
Cafeteria	X
Camera and Equipment Shop	X
Campgrounds	
Candy Mfg., Wholesale, Distribution	C
Carnival, Temporary	C
Carpet Storage, Sales, Warehouse	C
Caskets Sales	C
Caterers	X
Cellular Towers	
Cemeteries	
Charcoal Manufacturing	
Check Cashers	
Chemicals and Drugs, Distribution	C
Chemicals and Drugs, Mfg.	C
Chiropractors	X
Churches and/or Places of Worship	X
Cleaning Compounds, Mfg., Storage	
Cleaning Service	C
Clinics, (Medical, Dental, or Optical)	X
Clothing and Accessories Store	X
Clothing Mfg., Wholesale, Distribution	
Clubs, Private, Social or Fraternal	X
Coin Machines Rental and Service	
Coin Machines, Manufacturing	
College	C
Community Centers	C
Concrete, Batch Plant	
Concrete, Industrial Production, Sales	
Concrete, Ornamental Products Sales	
Container (Paper) Mfg., Cartons, Bags	
Contractors Office	C
Contractors Office w/ Outdoor Storage	
Convenience Store (No Fuel Pumps)	X
Convenience Store with Fuel Pumps	C

Copy & Printing Shops	X
Cosmetics Manufacturing	
Costumes, Rental	X
Country Clubs	
Crematorium	
Crop Dusting, Equipment Yard	
Dairies, Products, Mfg., Distribution	
Dance Hall	X
Daycare, Adult	X
Daycare Center	C
Daycare, Home	
Delicatessens	X
Delivery Service	C
Delivery Service, garage	
Dental Laboratories	C
Dental Supplies	C
Dentist's Offices	X
Department Stores	C
Detective Agency	X
Diesel Engines Manufacturing	
Diesel Engines, Service, Supply, Sales	
Dinner Theatre	X
Disposal Plant (Sewer)	
Distillers, Distribution, Warehouse	
Dock Private Shipping Company	
Dock, Public	
Doctor's Offices	X
Dog Pound	
Dormitory Buildings	C
Drilling Company Equipment Yards	
Drive-In Theaters	
Dry Cleaning	X
Dry Goods Wholesale or Storage	
Dyeing, Commercial	
Electric Equipment, Mfg., Assembly	
Electroplating	
Elevators Manufacturing	
Embalming Establishment	
Employment Agencies	X
Enameling and Painting Production	
Engravers	C

Equipment Sales, Rental, Indoor	C
Equipment Sales, Rental, Outdoor	
Explosives, Mfg., Storage, Distribution	
Exterminator, Contract Service, Sales	
Exterminator, Insecticide Mfg.	
Extrusions, Metal, Manufacturing	
Fabrics, Weaving, Spinning	
Fairgrounds	
Farm Lands, Crop and Ranching	
Farmers Market, Indoor	X
Farmers Market, Outdoor	C
Feed Mfg., Processing, Distribution	
Feed, Wholesale and Storage	
Fences Metal Fabrication	
Fences, Metal, Wholesale and Storage	
Fertilizer Manufacturing	
Fertilizer, Storage	
Fire Proofing Manufacturing	
Fire Stations	X
Fireworks Manufacturing	
Fish Hatchery	
Flea Market (outdoors)	
Floor Materials and Installation	C
Floor Materials Manufacturing	
Florist	X
Food Carts in Right-of-Way	C
Food Processing, Storage	
Food Products Distributors	
Freight Depot	
Fuel Bulk Storage	
Funeral Parlors, Homes	
Fur Dyeing	
Fur Tanning	
Furnaces, Display & Sales	C
Furniture, Fabrication, Repair, Cleaners	C
Furniture, Wholesale and Storage	
Garage Door Sales	
Garden Supplies	C
Garment Factory	
Gas Appliance, Kitchen, Patio, Sales	C

Gas Companies' Offices	X
Gas Wells (Natural)	
Gas, Bottled, Manufacturing	
Gift Novelties Shop	X
Glass Blowing, Custom	C
Glass Manufacturing	
Golf (Miniature)	C
Golf Course	
Golf Driving Range	
Government Buildings	C
Governmental Offices	C
Gravel Pits	
Grocers Retail	X
Gun Shop, Sales, Repair	X
Gunpowder Manufacturing	
Gymnasiums	X
Hair Products, Manufacturing	
Halfway House	
Hardware Store	C
Hay and Straw, Sales Storage	
Health and Medical Related Offices	X
Health Center (Medical)	C
Heating, Cooling, Ventilating Sales	C
Heliport	
Hobby Shop Supplies, Sales	X
Home Accessories	X
Home Appliances, Sales, Repair	C
Home Furnishings and Accessory Store	X
Homeless Shelter	
Honey, Processing	C
Hospitals	C
Hotels	C
House Movers	
Ice Cream, Confections, Shop	X
Ice Cream, Mfg. and Distribution	
Ice Vending Trailer, Self-Serve	C
Incinerator	
Infirmary	C
Insecticides, Storage and Distribution	
Insulation Contractor, Equipment Yards	
Insulation Materials Storage, Wholesale	

Interior Decorators	X
Irrigation Companies and Equipment	
Janitorial, Service, Supplies, Sales	C
Junk, Salvage, Wrecking Yard	
Kennels	
Laboratories, Clinical	X
Laundries	X
Lawn Implements, Repair, Sales	C
Leather Goods, Sales, Handicraft	X
Libraries	X
Liquor Distilleries	
Liquor Storage and Wholesale	
Liquor Stores and Packaging	
Livestock Sales and Shipping	
Livestock, Slaughter	
Locksmith Repair Shops	X
Lodges	X
Lumber, Storage Yard	
Machine Shops, Tool Mfg., Storage	
Manufactured/Modular Home Sales/Display	
Marble, Stone – Processing, Water-jet cutting	
Marina	
Massage Establishment	X
Mattress, Manufacturing	
Mausoleums	
Meat Packers	
Meat, Wholesale Market	
Messenger Service	X
Metal Plating	
Metal Polish, Manufacturing	
Metals, Bulk Processing, Casting	
Metals, Rolling Mill	
Microbrewery with Restaurant/Bar	X
Microbrewery without Restaurant/Bar	C
Milling Equipment, Showrooms, Sales	
Mills, Flour and Grain	
Millwork Sales and Storage	
Mineral Water Distillation and Bottling	
Mining	
Mirrors, Mfg., Re-silvering, Storage	

Mobile business in ROW	
Monuments Sales and Display	C
Mortuary	
Motels	C
Motor Freight, Garages, Warehouse	
Motor Homes, Sales, Repair	
Motorcycles, Equip., Repair, Sales, Indoor	X
Motorcycles, Equip., Repair, Sales, Outdoor	
Muffler Shops	
Museums	X
Music Instruments Store	X
News Stands	X
Newspaper Printing	
Non-Toxic Insecticide, Manufacturing	
Nurseries, Landscape Sales	
Nursing Homes	C
Nuts, Packaging, Distributing, Sales	C
Office Equipment Store	X
Office Furniture, Mfg., Storage	
Office, General	X
Oil Fuel Storage	
Oil Refinery	
Oil, Vegetable, Processing	
Optometrist	X
Ore Dumps	
Ore Reduction	
Ornamental Metal Works, Production	
Oxygen Equip., Rental, Distribution	
Oxygen Production and Storage	
Paint and Equipment, Supplies, Sales	X
Paper Manufacturing	
Paper Products, Wholesale and Storage	
Parking Decks	X
Parking Lots	C
Parks	X
Parks Amusement	
Paving Contractor, Equipment Yards	
Pawn Shops (no outside display)	
Pet Shop	X
Pharmaceutical Products Mfg.	C

Pharmacy	X
Photo Shops	X
Photographers, Commercial Studios	X
Picture Framing, Prints, Glass, Sales	X
Pipe Manufacturing Storage	
Plastic and Plastic Products Mfg.	
Plating Works	
Playgrounds	X
Plumbing Fixtures, Supplies Sales	X
Police Station	X
Post Office	X
Poultry Farm, Egg, Broiler, Hatchery	
Poultry Slaughter and Dressing	
Printers' Equipment and Supplies	X
Public Buildings	C
Public Utility Plant	
Pump Stations, Utility Sub-Stations	
Quarries	
Race Track	
Radio, TV, Computer Sales & Repair	X
Railroads, Service and Repair Yards	
Recording Studio, Sound, Video	X
Recreational Vehicle Park	
Recreational, Marine Vehicles, Sales	
Rental, Automobile	C
Rental, Contractor Equipment	
Rental, Trucks, Moving Vans	
Repair Shop, Appliance	
Residential - Above Commercial	X
Residential - Apartments	X
Residential - Boarding Houses	C
Residential - Condominiums	X
Residential - Duplex	X
Residential - Quadplex	X
Residential - SF (Manufactured)	
Residential - SF (Modular)	
Residential - SF (Single Family)	X
Residential - SF (Zero Lot Line)	C
Residential - Triplex	X
Restaurants	X
Restaurants, Drive-In/Thru	C

Retail, Large (+50,000 sq. ft.)	C
Retail, Large (+50,000 sq. ft.) w/outdoor display	
Retail, Med. (5,000 - 50,000 sq. ft.)	C
Retail, Med. (5,000 - 50,000 sq. ft.) w/outdoor display	C
Retail, Small (<5,000 sq. ft.)	X
Retail, Small (<5,000 sq. ft.) w/outdoor display	C
Rink Skating, Ice or Roller	C
Roadside - Christmas trees	C
Roadside - Food Stand	C
Roadside - Produce Sales	X
Roadside - Snow Cones	C
Roofing Material, Sales and Storage	
Sand, Gravel Processing and Storage	
Sawmill	
Scales, Commercial Weighing	
School, Art, Music, Dance, Martial Arts	X
School, Real Estate	X
School, Barber, Beauty, Dental	X
School, Driving (class A license)	C
School, Truck Driving (commercial license)	
Schools, Primary, Secondary	C
Scrap Metal, Storage and Sales	
Seed, Wholesale Sales	
Sewage Disposal Plant	
Sexually-Oriented Business	
Sheet Metal Work, Custom Fabrication	
Shoe Repairing	X
Shoe Shine Stands	X
Shooting Gallery, Indoor	
Sign Erector, Equipment Yards	
Slaughterhouses	
Small Engine Repair	C
Sorority/Fraternity Houses	
Sound System, Rental & Service, Sales	C
Soy Bean Oil Manufacturing	
Sporting Goods, Retail Sales	X
Stadium	
Steel Fabrication	
Steel Manufacturing, Rolling Mills	

Stock Yards (Livestock)	
Stone Cutting and Screening	
Storage Container Sales / Rental	
Storage Tanks, Refinery, Distribution	
Storage Yards, Bulk Material	
Store and Office Fixtures Shop	X
Stoves and Ranges Manufacturing	
Stoves and Ranges, Wholesale Storage	
Structural Steel Manufacturing	
Sugar Refining	
Surgical Supplies, Wholesale, Dist.	
Sweeping Compound Manufacturing	
Swimming Pools, Public	C
Syrup and Preserve Manufacturing	
Tackle Shop, Bait, Marine Supplies	C
Tailors, Alterations, Repair	X
Tar, Distillation or Manufacturing	
Tattoo Parlor	
Taxicab Garages	
Taxidermists	
Tennis Courts	C
Theaters, Indoor	X
Theatres, Outdoor (Drive-In)	
Tire Shop	
Tobacco Store	X
Tool Grinding and Sharpening	C
Tours, Offices & Passenger Depots	C

Tractors, Retail Sales and Display	
Trailer (Utility, Hauling) Repair, Sales	
Trucks, Tractor Trailer, Sales, Repair	
Trusses, Mfg. Custom and Retail	
Uniforms Rental, Sales	X
Upholsterers Shop	C
Veterinarians, Clinics, Hospital	X
Video Game Arcades	X
Warehouse, Mini-Storage w/outdoor storage	
Warehouse, Mini-Storage, Rental	
Warehouse, Office w/docks	
Warehouse, Showroom w/docks	
Warehouse, Storage	
Waste Paper Products, Manufacturing	
Watches, Manufacturing	
Waterproofing Materials, Mfg.	
Welding Shop, Equipment, Supplies	
Wharf	
Wharf, Private Shipping Company	
Window Glass Installation Shop	
Window, Installation, Studio, Sales	C
Wood Products, Manufacturing	
Woodworking, Cabinets, Mill Work	C
Yacht Club	
Zoological Gardens	C
Zoos	C

4.0 Building Form and Site Development Standards

All parcels within the LDO are assigned to one of two (2) Character Areas:

1. Mixed-Use
2. Mixed Residential

In addition to standards that apply to all Character Areas, Building Form and Site Development standards applicable to each Character Area are described in Sections 4.2 – 4.3.

The images and graphics in the first subsection of each character area standards are provided as illustrative of intent and are advisory only without the power of law. Refer to the standards on the following pages for the specific Building Form and Site Development Standards.

In addition, the graphics used to illustrate the building form and development standards in each character area are NOT intended to indicate exact conditions within each Character Area. Rather illustrations are conceptual and standards are to be applied based on the specific frontage types designated along the subject property or site. For example, a specific site may not have frontages along all streets as indicated in the illustrations and only the standards applicable to designated building frontages on the property should be used. In addition, the illustrations may depict other site elements to establish context and only the standards regulated by the specific subsection shall apply. For example, the Building Placement graphics may depict sidewalks for context purposes only and the graphic should only be used to establish standards for building placement on the site. Building form graphics in these sections are NOT TO SCALE.

4.1 General to All Character Areas

(a) Building Frontage Designations: The Building Frontage designations are established on the Regulating Plan (Attachment 1) to specify certain building form and site development standards along each street based on the priority placed on pedestrian-orientation. The Regulating Plan illustrates the Building Frontage designations within the Plan Area. For the purposes of this code, all Building Frontages are classified into one of the following three (3) categories:

1. Pedestrian Priority Frontages – Pedestrian Priority Frontages are intended to provide the most pedestrian-friendly and contiguous development context. Buildings and sites along Pedestrian Priority Frontages shall be held to the highest standard of pedestrian-oriented design and few, if any, gaps shall be permitted in the 'Street Wall.' Breaks in the street wall may be permitted for courtyards, forecourts, sidewalk cafes, and pedestrian connections between the individual sites and the public sidewalk. These street frontages are the main retail, restaurant, entertainment streets or are important neighborhood connectors as identified in the Regulating Plan.

    i. Specific to Pedestrian Priority Frontages: The area between the building facade and property line or edge of any existing sidewalk along any street with Pedestrian Priority Frontage shall be designed such that the sidewalk width shall be the minimum of the designated street cross section and the remainder of any setback area shall be paved flush with the public sidewalk. Sidewalk cafes, public art, landscaping within tree-wells or planters may be incorporated within this area.

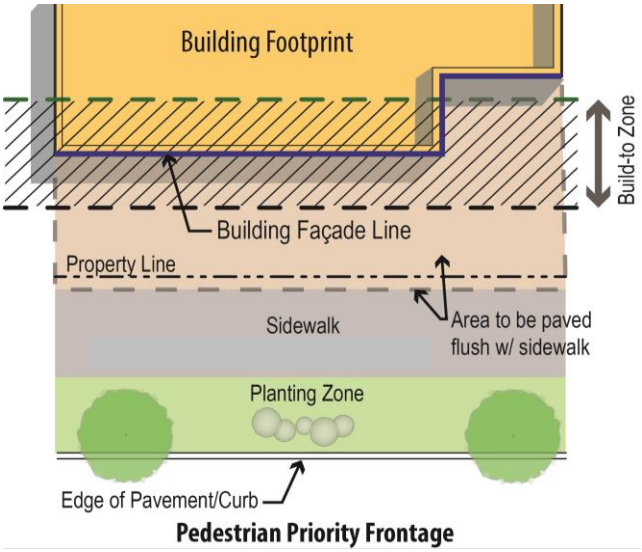
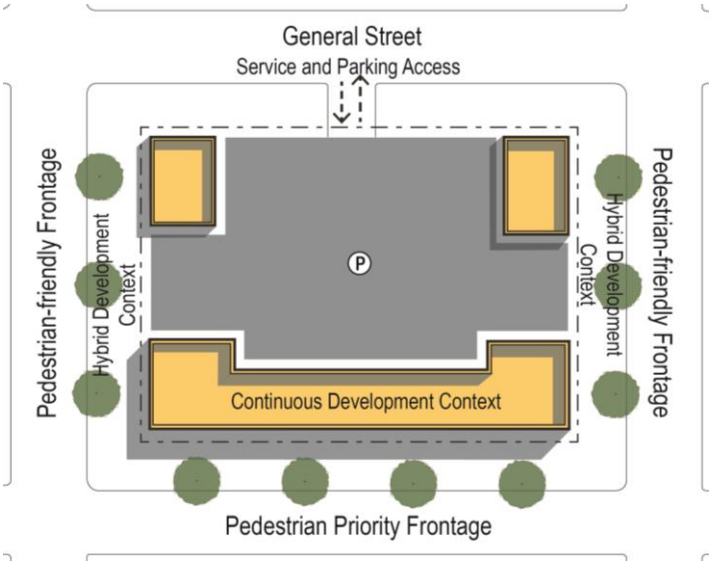


Illustration showing requirements along Pedestrian Priority Frontages

2. Pedestrian-Friendly Frontages – Pedestrian-Friendly Frontages are also intended to be pedestrian-oriented with a mostly contiguous development context. However, in some locations, where access to a General Frontage street or Alley is not available, Pedestrian-Friendly Frontages may need to accommodate driveways, parking, service/utility functions, and loading and unloading. In such cases, Pedestrian-Friendly Frontages may balance pedestrian orientation with automobile accommodation. Typically, they shall establish a hybrid development context that has a more pedestrian-supportive development context at street intersections and accommodates auto-related functions and surface parking in the middle of the block. Surface parking shall be screened from the roadway with a street wall or living fence. Pedestrian-Friendly Frontages are designated on the Regulating Plan.
3. General Frontages – General Frontages are intended to accommodate more auto-oriented uses, surface parking, and service functions on a site with a more suburban/automobile orientation. The General Frontages shall be building frontages not designated as either a Pedestrian Priority or Pedestrian-Friendly Frontage on the Regulating Plan.



Graphic Illustrating the Application of Street Type Designation Based on the Development Context

(b) Treatment of Street Intersections:

i. Corner building street facades along intersections of Pedestrian Priority Frontages and Pedestrian-Friendly Frontages shall be built to the BTZ for a minimum of 20' from the intersection along each street or the width of the corner lot, whichever is less and regardless of the building frontage percentage required along that street. This requirement shall not prohibit incorporation of curved, chamfered building corners or recessed entries, or civic/open spaces at such intersections. In addition, this standard shall apply regardless of the frontage requirement along the intersecting street even if it is a General Street.

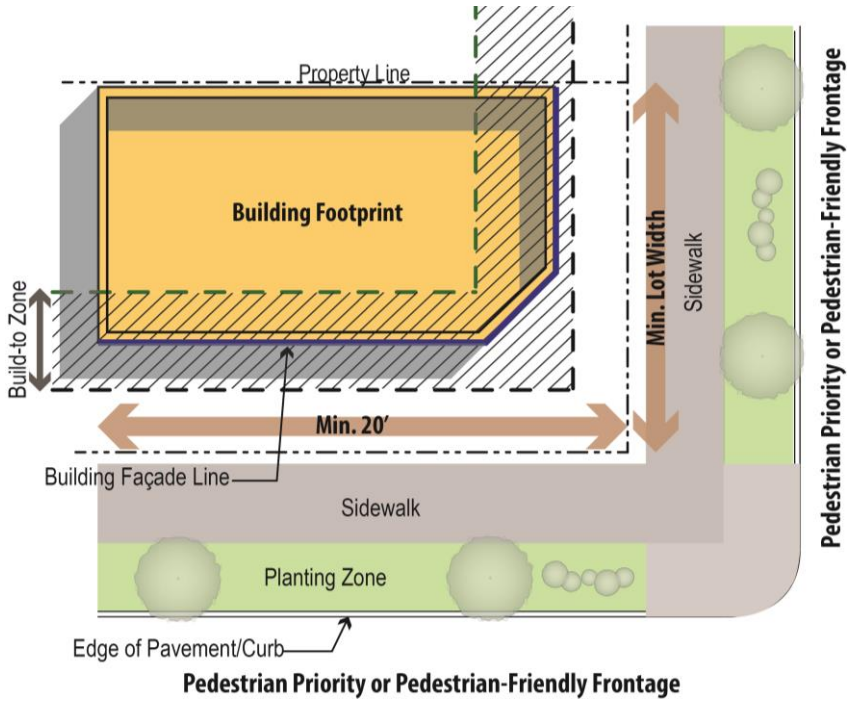


Illustration showing minimum frontage requirements at street intersections

ii. Corner Building Height Allowance: Corner buildings may exceed the maximum building height by 25% along no more than 20% of the building's frontage along each corresponding street façade.

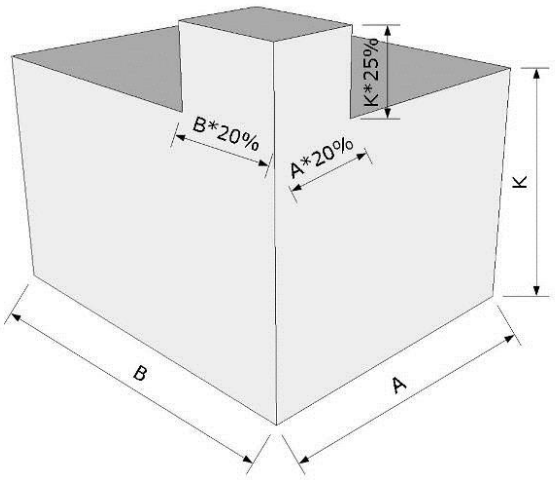


Illustration showing Corner Building Height Allowance

(c) Parking and Service Access:

i. Location of parking (both structured and surface) shall be per the Character Area specific building form standards (Section 4.2 – 4.3).

ii. Required off-street parking spaces shall be regulated per C-L base zoning.

iii. Driveways, Alleys and Service Access:

i. Unless otherwise specified in the specific Character Area standards in Sections 4.2 through 4.3, driveways and off-street loading and unloading may be located with access along a Pedestrian-Friendly Frontage street only if the property has no access to either an alley, General Frontage street or joint use easement to an adjoining property with direct driveway access to any other street.

ii. Unless otherwise specified in the specific Character Area standards in Sections 4.2 through 4.3, driveways and off-street loading and unloading may be located with access along a Pedestrian Priority Frontage street only if the property has no access to either an alley, Pedestrian-Friendly or General Frontage Street or joint use easement to an adjoining property with direct access to any other Street.

iii. Along Pedestrian Priority and Pedestrian Friendly Frontages, driveway spacing shall be limited to one driveway per each block face or per 200 feet of block face for blocks greater than 400 feet in length.

iv. Shared driveways, joint use easements or joint access easements shall be required for adjoining properties when driveway and service access is off a Pedestrian Priority Frontage or Pedestrian-Friendly Frontage.

v. Service and loading/unloading areas shall be screened per standards in Section 7.3.

vi. Unless required to meet minimum fire access or service access standards all commercial and mixed use driveways/alleys shall be a maximum of 20' in width. Service driveways/alleys shall be a maximum of 30' in width. Driveways wider than 24' in width shall only be located off of General Frontage streets. Driveways/alleys along State controlled roadways shall meet Arkansas Highway and Transportation Department (AHTD) Standards or the City's adopted regulations.

vii. Residential Driveways:

a. Unless required to meet minimum fire access or service access standards, driveways for Residential Use Buildings shall be a maximum of 12' in width.

b. Garages for Residential Buildings shall be located on streets with General Frontage, Alleys or at the rear of residential buildings with pull-through garages where the garage door is set back behind the rear façade of the main structure. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than to fit 2 cars and set back at least 20 feet measured from the Building Façade Line of the primary structure. This restriction does not apply for J-Swing Garages.

c. Front-loaded garages on residential lots less than 40' wide shall not be allowed. Townhomes and courtyard apartments shall utilize garages with access from streets with General Frontage, Alleys, or joint use easement to an adjoining property with direct access to any other Street.

(d) Street Screen Required:

1. Any lot frontage along Pedestrian Priority frontages and Pedestrian-Friendly frontages with surface parking shall be defined by a Street Screen. This required Street Screen shall be located at the street edge of the BTZ. Refer to Section 7.3, Screening Standards of this code for more specifications.

(e) Fire Separation Requirement: Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable. Fire separation building setbacks shall not be required for individual units if single family attached dwellings are proposed, but units must have a "party wall" condition and meet other fire separation requirements.

(f) Recessed Entry Setbacks: Building façade lines on recessed entries and arcade buildings shall be measured from the Building Façade Line with the recessed entry or arcade (see Attachment 7: Definitions for illustration).

(g) Measuring heights:

a. Chimneys, vents, elevator and stair enclosures, screened HVAC equipment, other mechanical enclosures, tanks, solar energy systems and similar elements are exempt from the height limit.

b. Internal building height shall be measured from finished floor to the bottom of the structural members of the ceiling.

c. Floor-to-floor heights shall not apply to parking structures or civic buildings.

d. Permitted corner tower elements are exempt from the height limit, except to the extent of the permitted tower height as denoted in Section 4.1(b)2 of the LDO.

(h) Encroachments:

i. Encroachments into R-O-W are not permitted.

ii. Encroachments over Required Setbacks: Canopies, awnings, galleries, and balconies may encroach over any required setback areas per standards established in each character area as long as the vertical clearance is a minimum of 8' from the finished sidewalk elevation.

(i) Phased Developments: Due to the infill nature of development within the LDO, certain building form and site development standards may be deferred for phased development projects meeting the following criteria:

i. Submission of a site plan that illustrates how development and any related private improvements will be phased over time. Each phase of the site plan shall independently comply with all applicable standards of the LDO unless an Allowable Adjustment is granted.

ii. Required private landscaping and open space amenities may also be phased with the building to permit final landscaping when adjacent buildings are finished.

(j) Required Public Improvements:

1. All site plans that require public improvements such as sidewalk, streetscape, and utility improvements may be deferred through the payment of a proportional fee-in-lieu and fee shall be calculated based on the street type cost at the time of submittal.

2. A developer may opt to pay a proportional fee in-lieu for the required sidewalk if the development project is phased or the sidewalk improvements need to match the timing of a programmed City capital project affecting that street frontage.

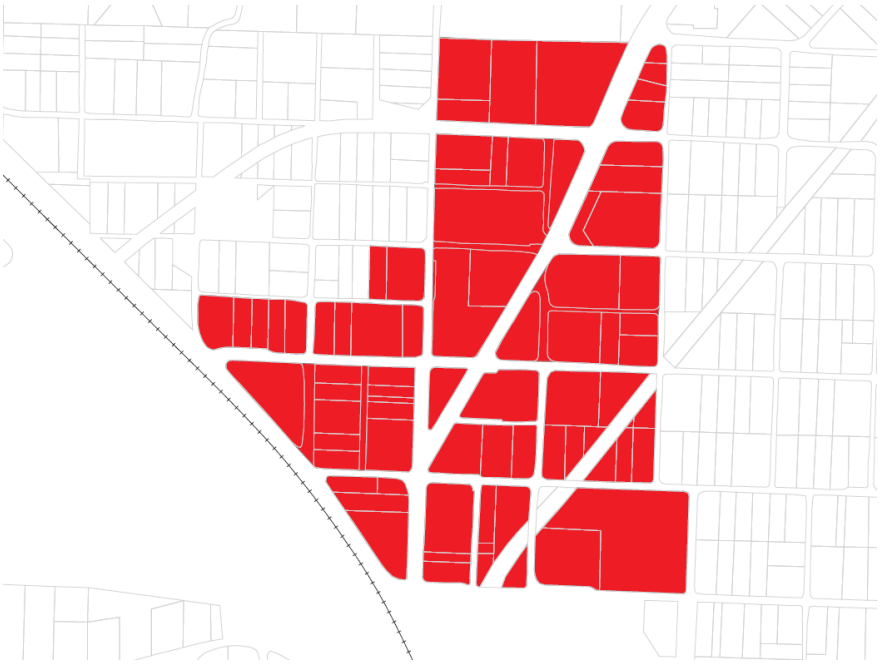
3. Where a developer decides to make the required street improvements, the entire block or linkage, in the case of utility improvements (gas/water/sewer), shall be completed

in whole. The developer will be eligible to receive the fees in-lieu to date and later collect fees in-lieu that are collected by the City for the benefitting properties of the developer's improvements.

4. Details of the fee in-lieu process will be handled through a development agreement between the Developer and the City of North Little Rock.

4.2 Mixed-Use (MU)

a) Illustrations and Intent (LABELS TO BE ADDED)

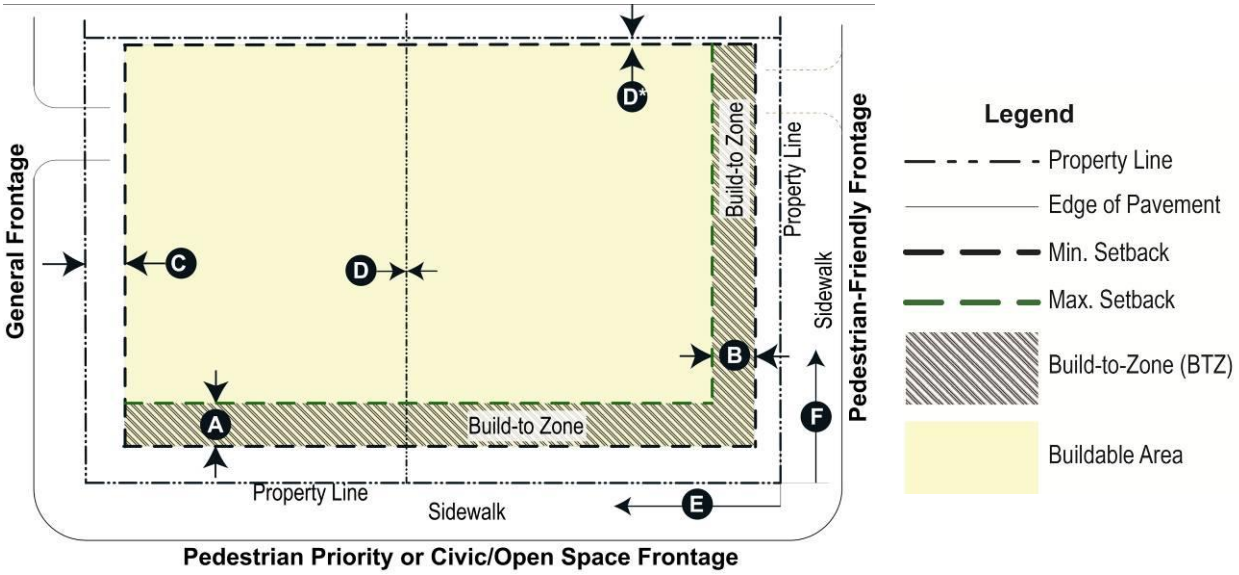


Illustrative Vision for the redevelopment of the blocks designated as Mixed-Use

The Mixed-Use (MU) Character Area creates a flexible zone that allows a range of commercial and residential uses, which can transition over the long-term in conjunction with the reconstruction of Camp Robinson Road and Pike Avenue into Context Sensitive Streets. The standards are intended to allow phasing of redevelopment and to encourage the use of existing buildings and parking lots to the extent possible.

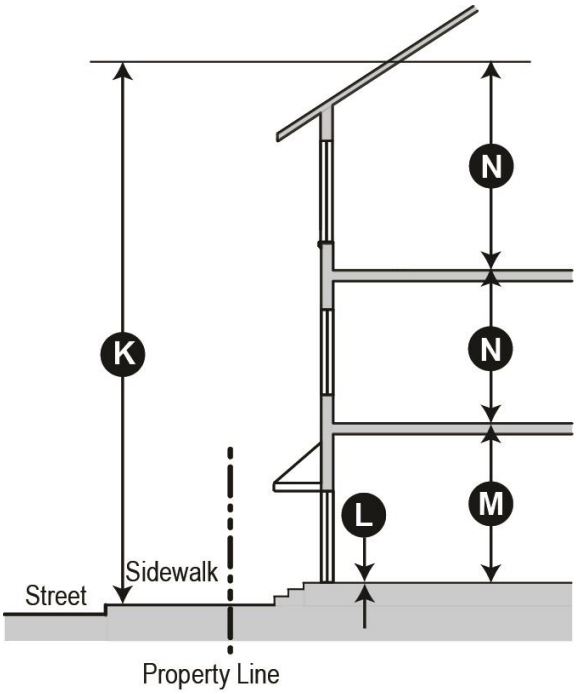
Conceptual rendering of development within the Mixed-Use Area

b) Building Placement



(i) Build-to Zones (BTZs) and Setbacks (Distance from property line to edge of the zone)		
Pedestrian Priority Frontage / Open Space (BTZ)	5' min. setback – 15' max. setback	A
Pedestrian-Friendly Frontage (BTZ)	5' min. setback – 75' max. setback	B
General Frontage	5' min. setback; no max. setback	C
Side	0' min. setback; no max. setback	D
Rear	0' min. setback; no max. setback	D*
(ii) Building Frontage (% of building's façade line required within the BTZ as a proportion of the lot's width along the fronting public street)		
Pedestrian Priority / Open Space Frontage	70% min.	E
Pedestrian-Friendly Frontage	50% min.	F
General Frontage	None Required	

c) Building Height



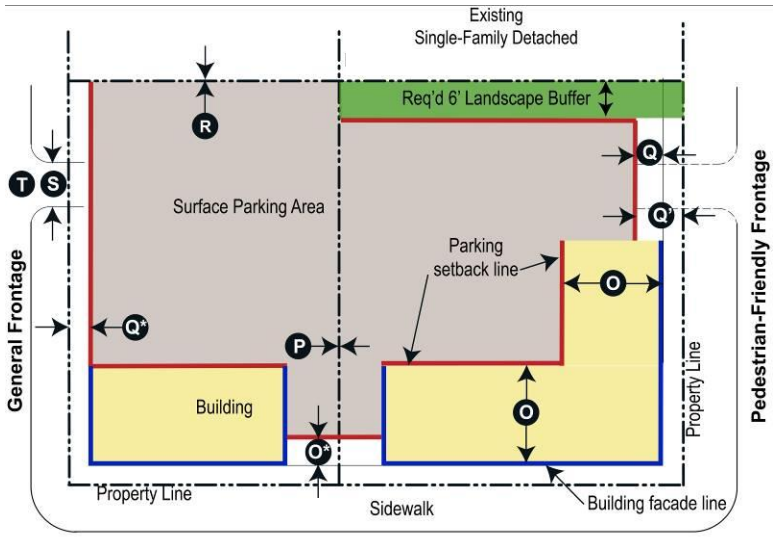
(i) Principal Building Standards		
Building maximum	▪ 5 stories ▪ Transition requirement if adjacent to detached single-family zoned residential (Section 4.3 (f))	K
First floor to ceiling height (fin. floor to structure of ceiling)	▪ 12' min. for all frontages	M
Ground floor finish level	▪ Maximum 12" rise for commercial ground floor.	L
Upper floor(s) height (fin. floor to structure of ceiling)	▪ 9' min.	N

(ii) Accessory Building Standards

Accessory buildings shall meet the standards for Principal Building standards in the Mixed-Use Character Area.

d) Parking & Service Access

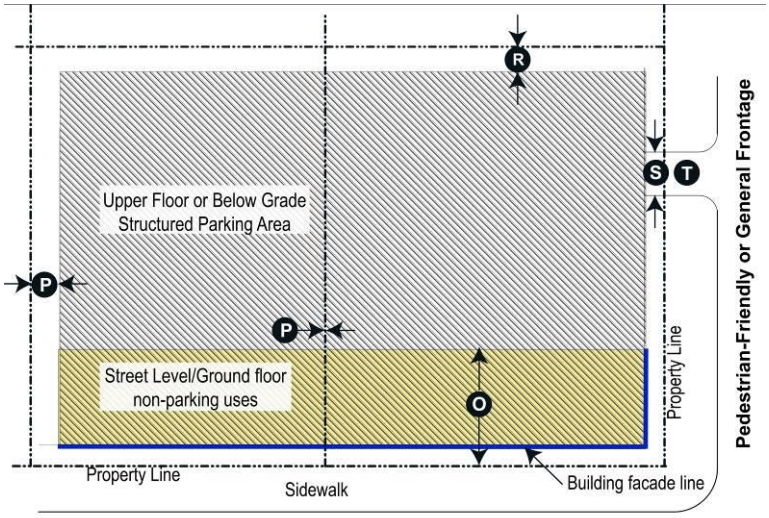
(i) Surface Parking Setbacks



Pedestrian Priority or Civic/Open Space Frontage

Pedestrian Priority or Civic/Open Space Frontage	▪ Shall be located behind the principal building along that street frontage; or ▪ Min. 3' behind the building façade line along that street	O* O
Pedestrian-Friendly Frontage	▪ Min. 3' behind the building façade line along that street or ▪ Min. 6' behind the property line along that street (if no buildings along the street frontage)	Q Q'
General Frontage	▪ Min. 3' behind the property line along that street	O*
Side	▪ 6' (min) only if adjacent to any single-family detached residentially zoned lot; ▪ 0' for all other adjacencies	P
Rear	▪ 6' (min) only if adjacent to any single-family detached residentially zoned lot; ▪ 0' for all other adjacencies	R

(ii) Structured Parking or Below Grade Parking Setbacks



Pedestrian Priority or Civic/Open Space Frontage

Standards for **S** and **T** in the illustrations above are referenced in standards for Driveways, Alleys and Service Access section below.

Pedestrian Priority / Civic/Open Space Frontage	▪ Ground floor - Shall be min. of 30' from the property line ▪ Upper Floors – may be built to the façade line along that street	O
Pedestrian-Friendly Frontage or General Frontage	▪ May be built up to the building façade line along a that street; or ▪ If no building is located along the street frontage; then the structured parking shall meet the setback standards along that specific frontage.	
Side	▪ 10' (adjacent to SF-detached residentially zoned lot) ▪ 0' (all other adjacencies)	P
Rear	▪ 10' (adjacent to SF-detached residentially zoned lot) ▪ 0' (all other adjacencies)	R

(iii) Partially Below Grade Parking

May be built up to the Building Façade Line along all Pedestrian-Friendly Frontages and General Frontages.

(iv) Driveways, Alleys and Service Access

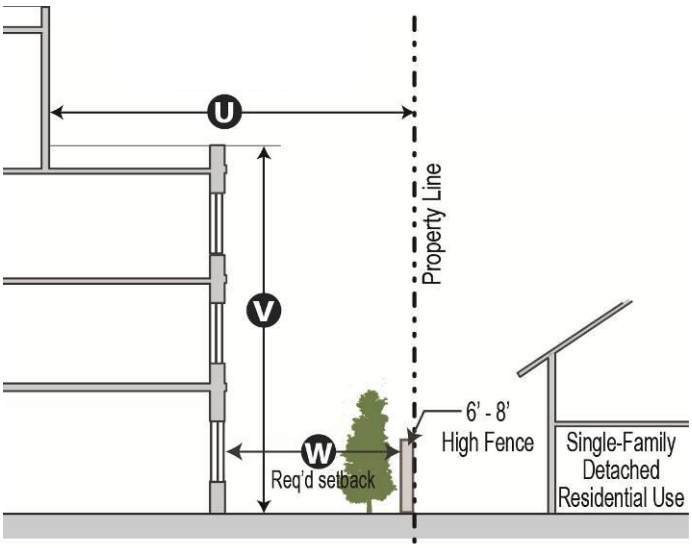
1. Parking driveway width	Section 4.1 shall apply	S
2. Driveways, alleys and off-street loading and unloading	Section 4.1 shall apply	T

e) Residential Transition Standards

The following transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to existing single-family detached residentially zoned lot.

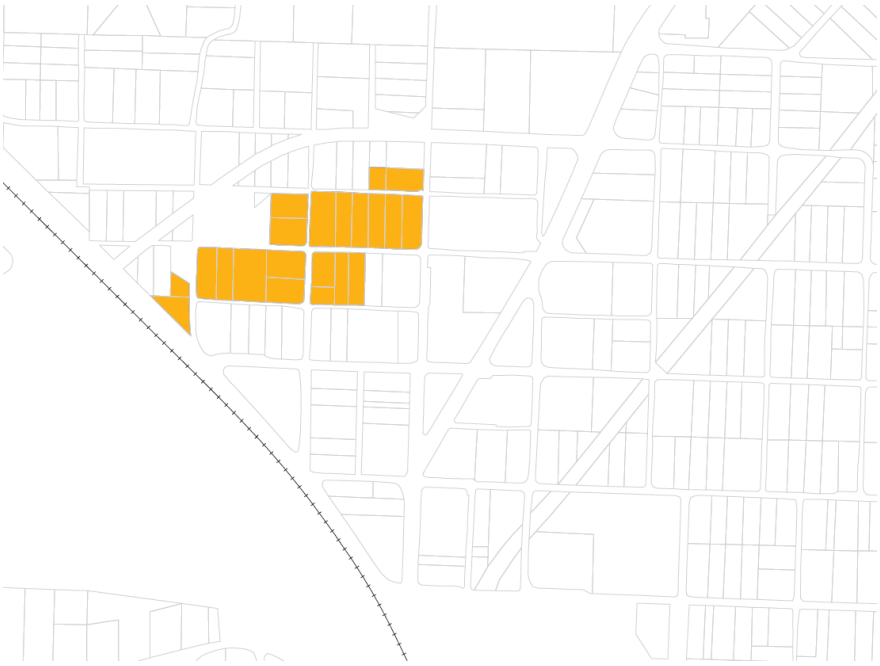
vi.	Transition Area	25' min.	U
vii.	Max. Building Height at within Transition Area	3 stories	V
viii.	Required setback	Min. 10'	W

A Residential Transition Area fence (minimum 6 feet and maximum 8 feet high) shall be required when adjacent to an existing single-family detached residentially zoned lot and shall be optional for all other adjacencies. The required fence shall NOT be chain link or vinyl. A 6-foot wide landscape buffer with evergreen shrubs planted at 3' on center and 6' min. in height at maturity shall also be required to be planted within the landscape buffer parallel to the SF-residential lot line. (see surface parking setbacks illustration in Section 4.2di)



4.3 Mixed Residential (MR)

a) Illustrations and Intent (LABELS TO BE ADDED) – map needs darker street lines



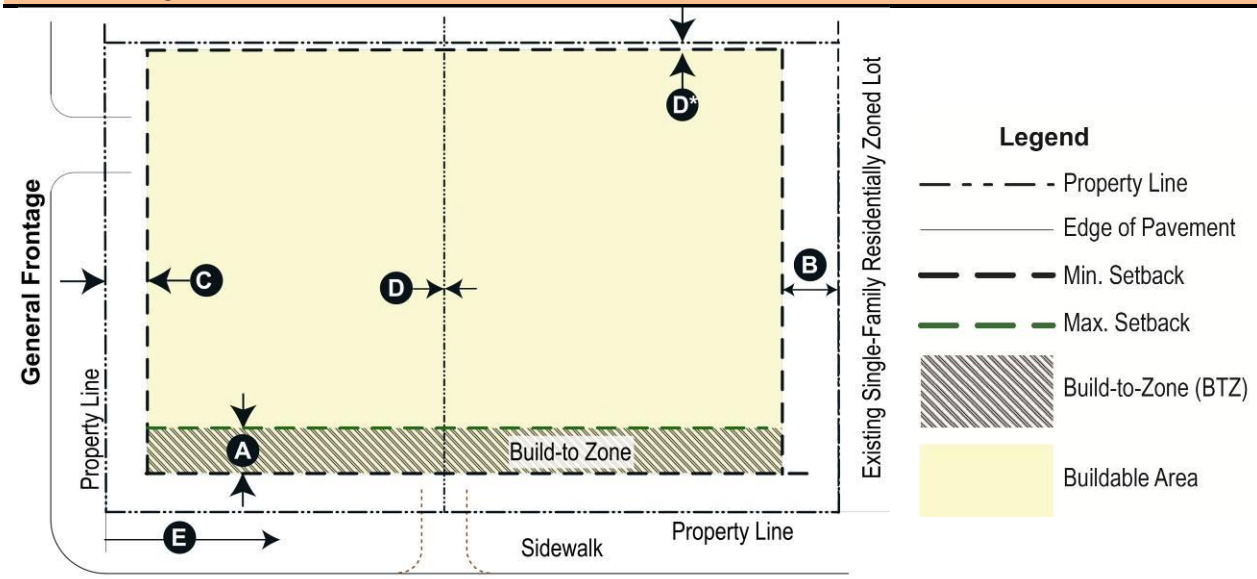
Illustrative Vision for the redevelopment of the Mixed Residential Blocks

The Mixed Residential Character Area creates appropriate transitions between high visibility and high traffic corridors and established residential neighborhoods by providing opportunities for small scale office, retail, live-work, and urban residential infill. Development standards in this character area emphasize smaller scale urban residential and low intensity office and retail uses while establishing appropriate building transition standards to adjoining neighborhoods.

Development standards also emphasize keeping with the scale of adjoining residential development by facilitating existing residential buildings to be repurposed for lower intensity mixed uses.

Image of potential types of development for within the Mixed Residential Area

b) Building Placement



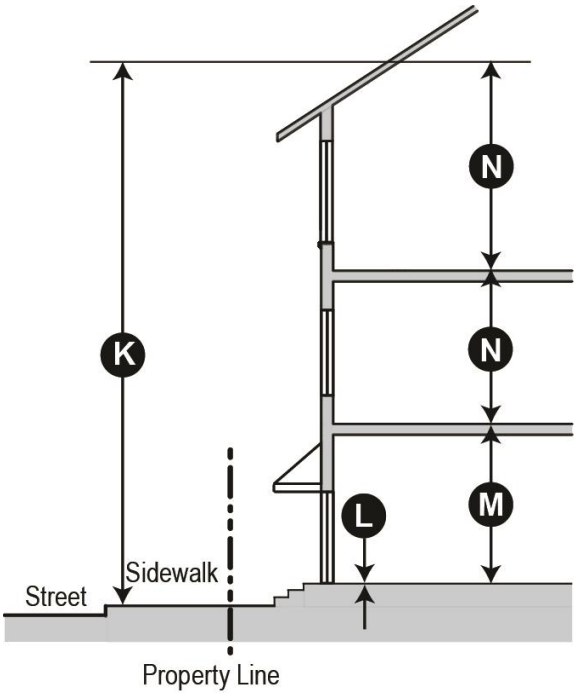
Pedestrian-Friendly or Civic/Open Space Frontage

(i) Build-to Zones (BTZs) and Setbacks		
Pedestrian-Friendly or Civic/Open Space Frontage (BTZ)	5' min. setback – 20' max. setback	A
General Frontage	5' min. setback; no max. setback	C
Side Adjacent to SF-detached residentially zoned lot All other adjacencies	10' min. setback; no max. setback 0' min. setback; no max. setback	B
Rear Adjacent to SF-detached residentially zoned lot All other adjacencies	10' min. setback; no max. setback 0' min. setback; no max. setback	D*
(ii) Building Frontage **(% of building's façade line required within the BTZ as a proportion of the lot's width along the fronting public street)**		
Pedestrian-Friendly Frontage	50% min.	E
General Frontage	None Required	

c) Lot Standards

Lot Width	▪ Min. 18' for single-family attached/townhome buildings ▪ Min. 40' for single-family detached buildings ▪ No min. for commercial and mixed use buildings ▪ Alley corner clips shall not exceed 5' from the corner of the lot.

d) Building Height

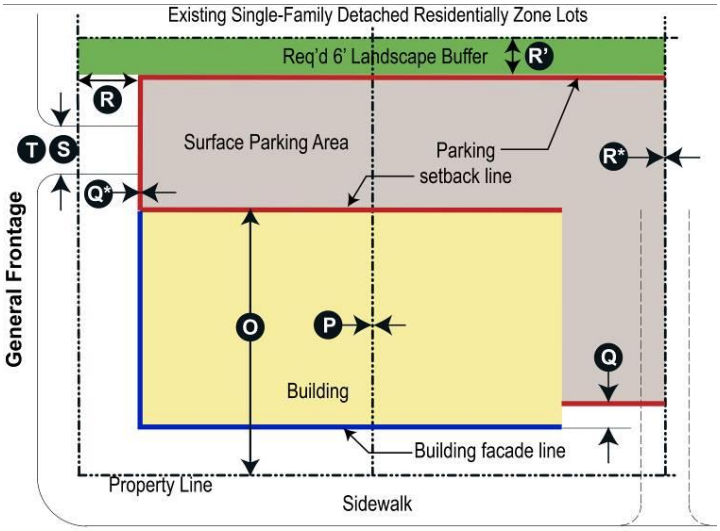


(i) Principal Building Standards		
Building maximum	▪ 5 stories ▪ Transition requirement if adjacent to detached single-family zoned residential (Section 4.3 (f))	K
First floor to floor height (fin. floor to structure of ceiling)	▪ 10' min. for all frontages	M
Ground floor finish level	▪ 18" min. above sidewalk for ground floor residential uses along Pedestrian-Friendly Frontages that are also setback less than 10' from the front property line ▪ 12" maximum for non-residential	L
Upper floor(s) height (fin. floor to structure of ceiling)	▪ 9' min.	N

(ii) Accessory Building Standards	
Building Height	2 stories max.
BTZ/Setbacks	Shall be placed behind the front façade of the principal building along Pedestrian-Friendly Frontages. If the principal building has no Pedestrian-Friendly Frontage, then the accessory building shall be placed behind the Building Façade Line of the primary building along a General Frontage street.

e) Parking & Service Access

(i) Surface Parking Setbacks



Pedestrian-Friendly or Civic/Open Space Frontage

Standards for **S** and **T** in the illustrations above are referenced in standards for Driveways, Alleys and Service Access section below.

Pedestrian-Friendly or Civic/Open Space Frontage	▪ Shall be located behind the principal building along that street frontage; or ▪ Min. 3' behind the building façade line along that frontage	O Q
General Frontage	▪ At or behind the building façade line along that frontage; or ▪ Min. 6' behind the property line along that street	Q* R
Side / Rear ▪ Adjacent to SF-detached residentially zoned lot	▪ 6' min.	R'
Side / Rear ▪ All other adjacencies	▪ 0' min	P R*

(ii) Driveways and Service Access

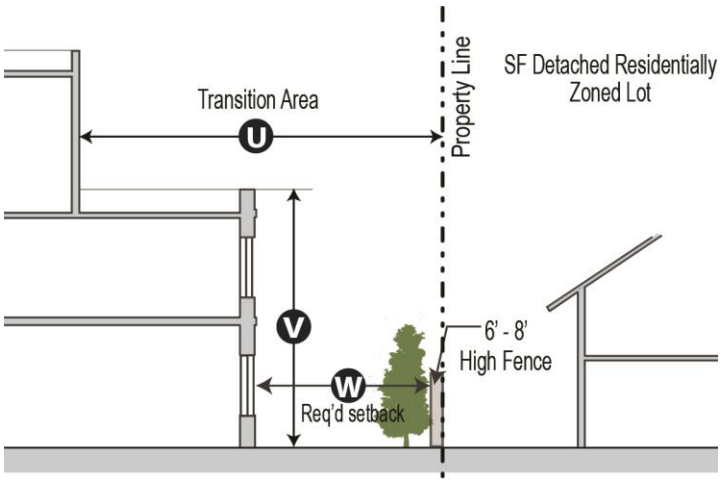
1. Parking driveway width (at the throat)	Section 4.1 shall apply	S
2. Driveways and off-street loading and unloading	Section 4.1 shall apply	T

f) Residential Transition Standards

The following transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to existing single-family detached residentially zoned lot. This requirement shall NOT apply if an alley or other similar R-O-W separates the subject lot and the existing single-family detached residential lot.

i.	Transition Area	20' min.	U
ii.	Max. Building Height at within Transition Area	2 stories	V
iii.	Required setback	Min. 10'	W

A Residential Transition Area fence (minimum 6 feet and maximum 8 feet high) shall be required when adjacent to an existing single-family detached residentially zoned lot and shall be optional for all other adjacencies. The required fence shall NOT be chain link or vinyl. A 6-foot wide landscape buffer with evergreen shrubs planted at 3' on center and 6 min. in height at maturity shall also be required to be planted within the landscape buffer parallel to the SF-residential lot line. (see surface parking setbacks illustration in Section 4.3ei)



5.0 Building Design Standards

5.1 Purpose and Intent

The Building Design Standards for the LDO shall establish a coherent urban character and encourage enduring and attractive development. Site and/or building plans shall be reviewed by the Planning Director or designee for compliance with the standards below (see Table 5-1 for more detail).

The key design principles establish essential goals for the redevelopment within the Plan Area to be consistent with the vision for Camp Robinson Road and Pike Avenue to become vibrant Context Sensitive Streets that serve a range of commercial, civic, educational and residential uses benefitting the neighborhood and the region. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

(a) New and redeveloped buildings and sites shall utilize building and site elements and details to achieve a pedestrian-oriented public realm with appropriate glazing, shading, and shelter;
(b) Design compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity;
(c) Strengthen and celebrate the history of Levy;
(d) Building facades shall include appropriate architectural details and ornament to create variety and interest;
(e) Open space(s) shall be incorporated to provide usable public areas integral to the urban environment; and
(f) Increase the quality, adaptability, and sustainability in Levy's building stock.

Table 5-1: Review Process for Building Design Standards

Applicable Subsection	5.2 Building Orientation & Entrances	5.3 Façade Composition	5.4 Commercial Ready Standards	5.5 Shading Requirements	5.6 Building Materials	5.7 Design of Auto-Oriented Site Elements	5.8 Design of Parking Structures
Site Plan Review	●		●	●		●	●
Building Permit Review	●	●	●	●	●	●	●

5.2 Building Orientation and Entrances

(a) Buildings shall be oriented towards Pedestrian Priority Frontages, where the lot has frontage along Pedestrian Priority Frontages. If a building has no frontage along a Pedestrian Priority Frontage, then it shall front a Pedestrian-Friendly Frontage. All other buildings may be oriented towards General Streets or Civic Spaces.

(b) Primary entrances to buildings shall be located on the street along which the building is oriented (See Figure 5-1). At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. Building entrances shall be

provided for all separate ground floor commercial use tenant spaces that are located along a Pedestrian Priority or Pedestrian-Friendly frontage.

(c) All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from parking areas or alleys.

(d) Primary Entrance Design: Primary building entrances along Pedestrian Priority and Pedestrian-Friendly Frontages shall consist of at least two of following design elements so that the main entrance is architecturally prominent and clearly visible from that street (see Figures 5-2):

i. Architectural details such as arches, friezes, awnings, canopies, arcades, tile work, murals, or moldings, or

ii. Integral planters or wing walls that incorporate landscape or seating elements, or

iii. Prominent three-dimensional, vertical features such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets, or

iv. A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.

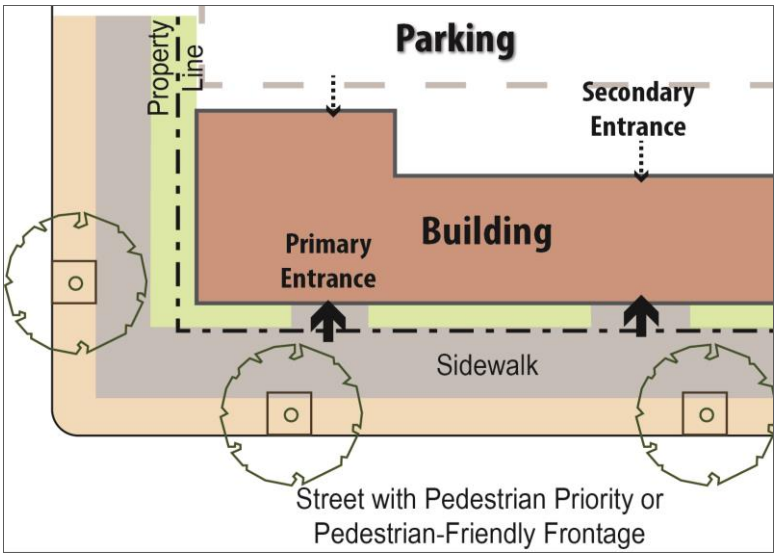


Figure 5-1 Figure showing required building orientation and location of primary entrances

Figures 5-2 Examples of Primary Entrance Designs

5.3 Façade Composition

(a) Commercial Use and Mixed-Use Buildings:

1. Facades greater than 60' in length along all Pedestrian Priority Frontage, Pedestrian-Friendly Frontages and Civic/Open Spaces shall meet the following façade articulation standards:

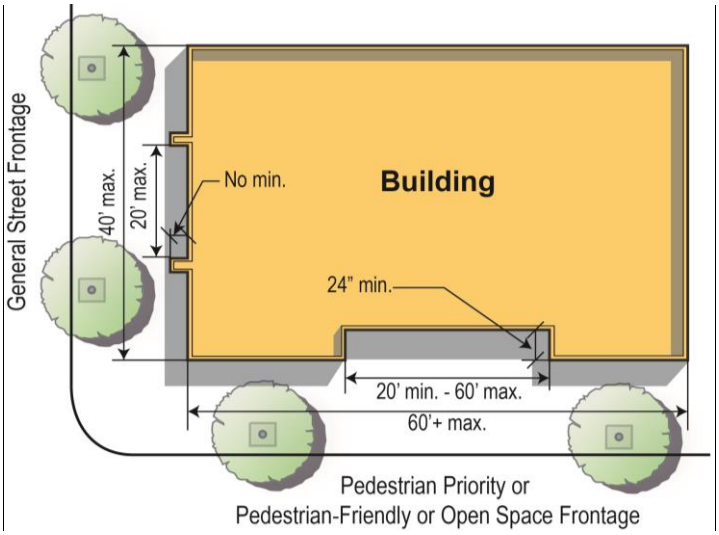
   i. Include facade modulation such that a portion of the facade steps back or extends forward with a depth of at least 24 inches (see Figures 5-3).

   ii. The distance from the inside edge of a building projection to the nearest inside edge of an adjacent projection shall not be less than 20 feet and not greater than 60 feet (see Figures 5-3).

2. All other facades shall be articulated by at least one discernable architectural element every 20 feet. Such architectural elements include, but are not limited to (See Figures 5-3):

   i. Changes in material, color, and/or texture either horizontally or vertically at intervals not less than 20 feet and not more than 60 feet; or

   ii. The construction of building entrances, bay windows, display windows, storefronts, arcades, façade relief, panels, balconies, cornices, bases, pilasters, or columns.



Figures 5-3 Illustration showing building articulation requirement

Images showing examples of appropriate building articulation

3. Façade Transparency Required:

   i. All facades shall meet the minimum requirement for façade glazing (percentage of doors and windows) as established in Table 5-2 below. Glazing for ground floor commercial use shall be transparent enough for the public to see inside.

Table 5-2: Required Minimum Façade Glazing by Façade Frontage Type

Façade Frontage Type →	**Pedestrian Priority or Pedestrian-Friendly Frontage**	**General Frontage**	**All other facades**
Commercial Use or Mixed Use Buildings			
Ground Floor	60% (min.)	None	None
Upper Floor(s)	30% (min)	None	None
Residential Use Buildings			
Ground Floor	40% (min.)	None	None
Upper Floor(s)	20% (min.)	None	None

Images showing appropriate transparency required along Pedestrian Priority and Pedestrian-Friendly Frontages

(b) Residential Use Buildings:

1. At least one of the following shall be added along residential building facades to add pedestrian interest along the street:
   - porches,
   - stoops,
   - eaves,
   - forecourts,
   - courtyards, or
   - balconies
2. If a residential use building is setback less than 10' from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk.
3. Windows and Doors: All building facades of residential use buildings shall meet the glazing requirements established in Table 5-2.

Residential buildings with porches, fencing, balconies, and stoops to add interest along the street.

5.4 Commercial Ready Standards

(a) Ground floors of all buildings with Pedestrian Priority Frontage designation per the Regulating Plan (Attachment 1, pg. X) shall be built to Commercial Ready standards. In addition, the following standards shall apply (See Figure 5-4):

1. An entrance that opens directly onto the sidewalk according to Section 5.2;
2. A height of not less than 12 feet measured from the entry level finished floor to the bottom of the structural members of the ceiling;
3. Minimum leasable width of 20 feet wide;
4. A front facade that meets the window glazing requirements in Section 5.3; and
5. Off-street surface parking shall be prohibited between the sidewalk and the building along Pedestrian Priority frontages.

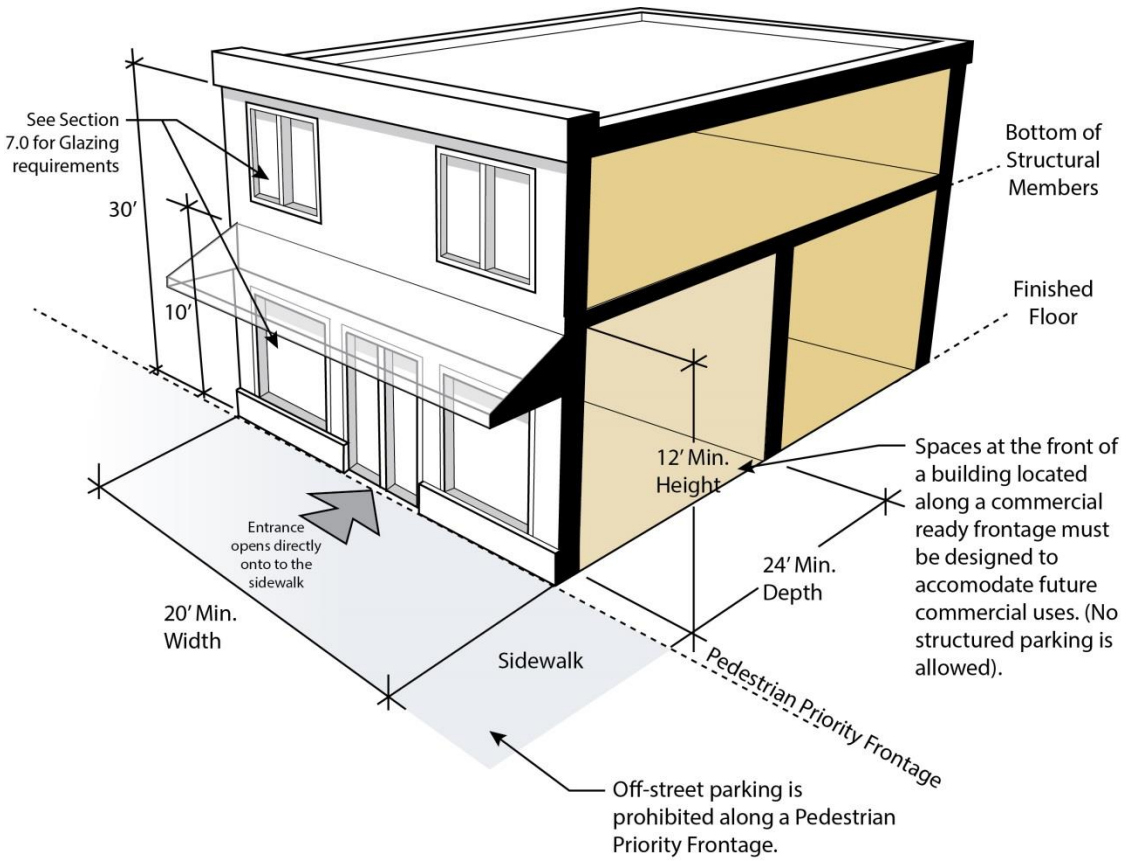


Figure 5-4 Illustration showing application of Commercial Ready Frontage Requirements

5.5 Shading Requirements: Shading of public sidewalks, especially, sidewalks located along Pedestrian Priority and Pedestrian-Friendly frontages shall be important to implementing the vision for walkable mixed use along the Corridor. Shading may be achieved through any combination of canopies, awnings, street trees, and other similar devices. To this end, the following standards shall apply (see Figure 5-5):

(a) Shaded sidewalk shall be provided alongside at least 60 percent of all building facades with Pedestrian Priority Frontage designation per the Regulating Plan (Attachment 1).

(b) A shaded sidewalk must meet the following requirements:

1. Along a street, a shaded sidewalk shall comply with the applicable sidewalk standards for its designated street type. If not otherwise required, the shaded sidewalk shall provide trees planted no more than 50 feet on center. Exception can be made for the preservation of existing mature trees that provide shading over the sidewalk.
2. Building entrances along Pedestrian Priority and Pedestrian-Friendly Frontages shall be located under a shade device, such as an awning, portico, or other artificial shade structure, as approved by the Planning Director.

Figure 5-5 Images showing examples of shading along sidewalks

5.6 Building Materials

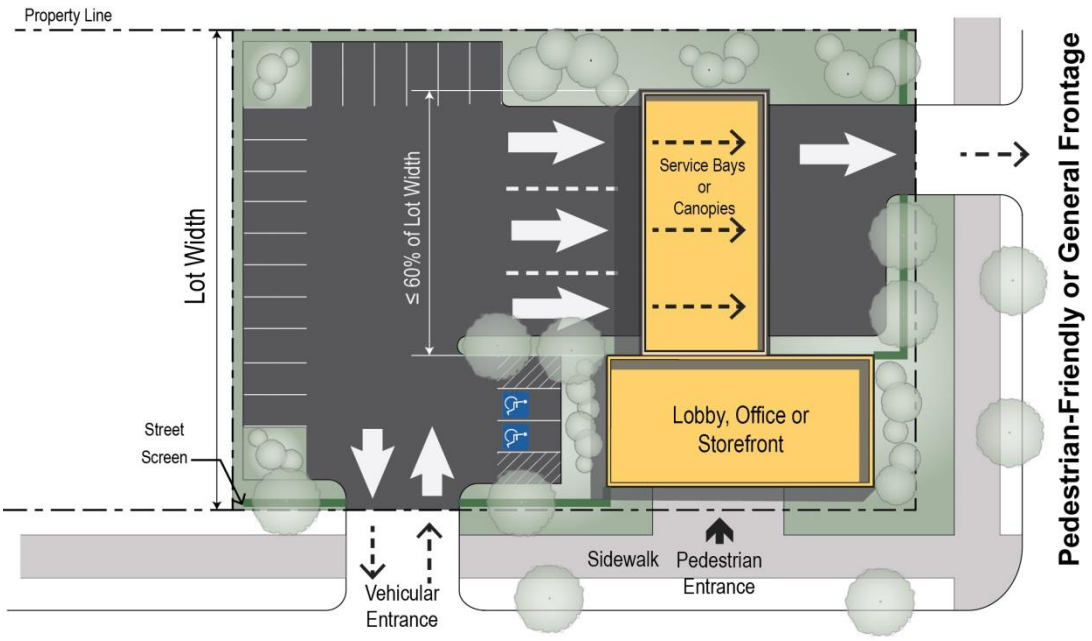
(a) Exterior Building Façade Materials (for all buildings):

1. Exterior Insulation Finish System (EIFS) shall be limited to moldings and architectural detailing on building frontages along any Pedestrian Priority and Pedestrian-Friendly Frontages. On all other facades, it shall only be used on upper floors (min. 10' above the sidewalk).
2. 50% of the non-glazed surfaces shall be any mix of stone, brick, or stucco.

5.7 Design of Automobile Related Building and Site Elements

(a) Where permitted under Section 4 of this Code, Drive-through lanes, auto service bays, and gas station canopies for commercial uses shall not be located with frontage along any Pedestrian Priority Frontage. Drive-through lanes may be permitted along Pedestrian-Friendly frontages only if the property has no General or Alley frontage. Drive-through lanes, auto service bays, and gas station canopies shall be hidden behind a 3' high Street Screen along both Pedestrian-Friendly and General Frontages (see illustrations below). The Street Screen shall be made up of (i) a living screen or (ii) a combination living and primary building material screen (See Section 7 for details).

(b) No more than 60% of a lot's frontage along a Pedestrian-Friendly frontage may be dedicated to drive through lanes, canopies, service bays, and other auto-related site elements. There shall be no such limitation along General or alleys frontages.



Pedestrian Priority or Pedestrian-Friendly Frontage

Image illustrating the appropriate design of auto-related site elements (Gas stations, auto-service uses, and bank drive-throughs)

(c) Any automobile related retail sales or service use of a site or property with Pedestrian Priority or Pedestrian-Friendly frontage designation shall have a primary building entrance along its Pedestrian Priority Frontage. A primary building entrance may be along a building's Pedestrian-Friendly Frontage only if the site has no Pedestrian Priority frontage designation.

(d) Drive through access (driveways only) may be from a Pedestrian Priority Frontage only if the lot has no access to any Pedestrian Friendly, General or alley frontage. Drive through access may be from a Pedestrian-Friendly Frontage only if the lot has no access to any General Frontage or alley. In cases where drive through access is provided from a Pedestrian Priority Frontage, a joint access easement shall be required to adjoining properties providing alternative access to a Pedestrian-Friendly or General Frontage.

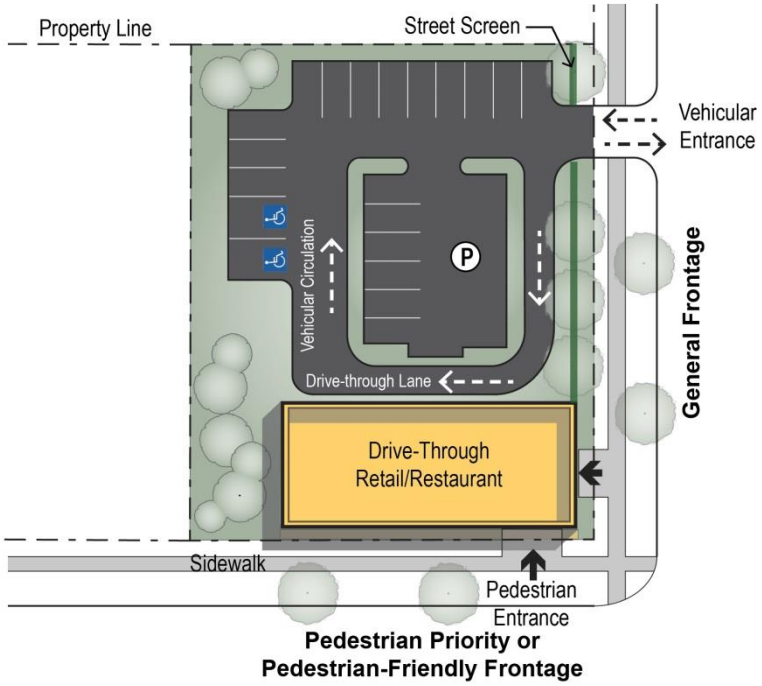


Image illustrating the appropriate design of retail/restaurant drive-throughs (Corner Lot)

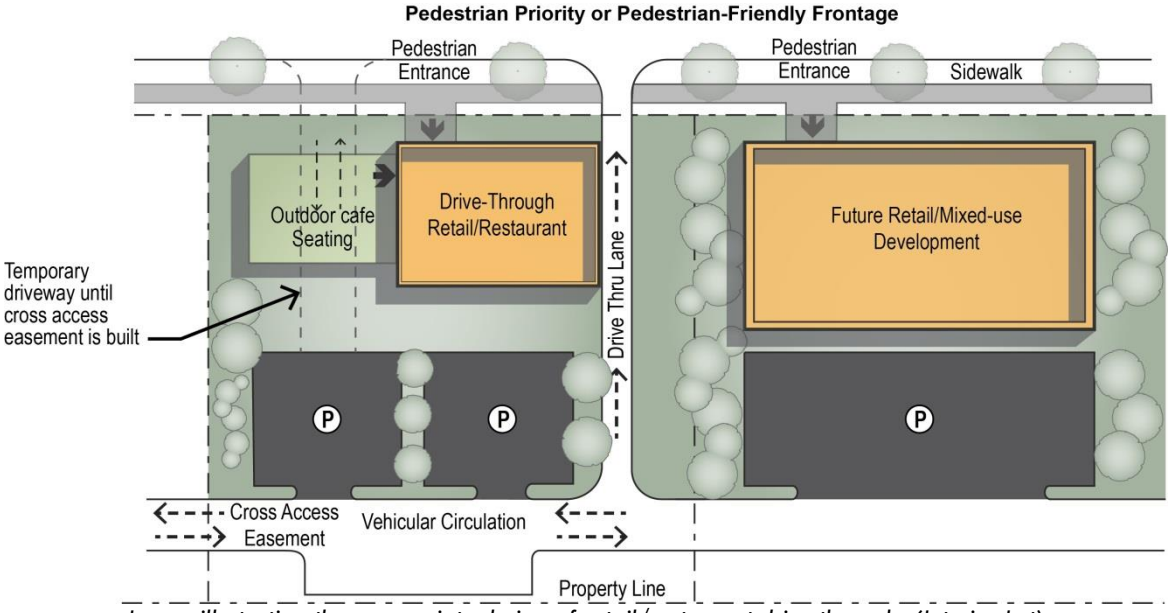


Image illustrating the appropriate design of retail/restaurant drive throughs (Interior Lot)

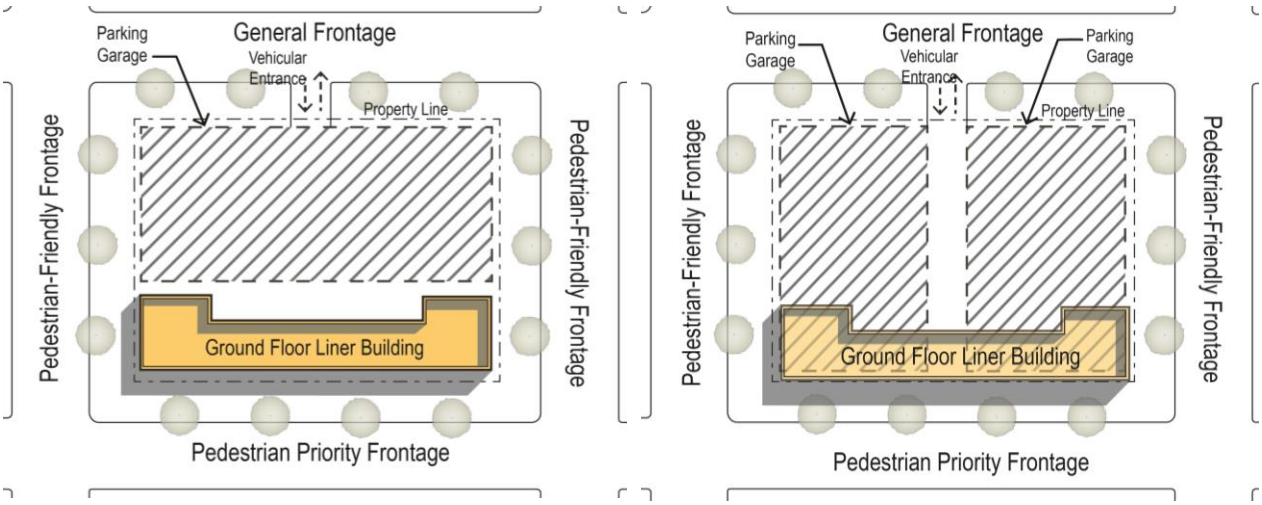
(e) All off-street loading, unloading, and trash pick-up areas shall be located along alleys or General Frontages only unless permitted in the specific building form and development standards in Section 4 of this code. If a site has no General frontage or Alley access, off-street loading, unloading, and trash pick-up areas may be permitted along a Pedestrian-Friendly Frontage.

(f) All off-street loading, unloading, or trash pick-up areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment. The Street Screen shall be made up of (i) a living screen or (ii) a combination living and primary building material screen.

5.8 Design of Parking Structures

(a) All ground floors of parking structures located on Pedestrian Priority frontages shall be built to Commercial Ready standards to a minimum depth of 30 feet.

(b) To the extent possible, the amount of Pedestrian Priority frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) of the parking structure along the Pedestrian Priority frontage edge(s).



Allowed Parking Garage Configurations

(c) Where above ground structured parking is located at the perimeter of a building with Pedestrian Priority Frontage, it shall be screened in such a way that cars on all parking levels are completely screened from view. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting. Parking garage ramps shall not be visible from any Pedestrian Priority Frontages. Ramps shall not be located along the exterior perimeter of the parking structure.

Illustrative Examples of Parking Garage Screening

(d) Ground floor façade treatment (building materials, windows, and architectural detailing) shall be continued to the second floor of a parking structure along all Pedestrian Priority Frontages.

Images showing required façade treatment of parking garages along Pedestrian Priority Frontages

(e) When parking structures are located at street intersections, corner emphasizing elements (such as towers, pedestrian entrances, signage, glazing, etc.) shall be incorporated.

(f) Parking structures and adjacent sidewalks shall be designed so pedestrians and bicyclists are clearly visible (through sight distance clearance, signage, and other warning signs) to entering and exiting automobiles.

Images showing appropriate design of Parking Structures

6.0 Street Design Standards

6.1 Purpose and Intent: The Vision for the LDO recognizes the importance of providing adequate public infrastructure, which includes an ultimate Street Network of multi-modal streets, and other needed infrastructure to serve the vision for redevelopment within the Plan Area.

Street design and connectivity is envisioned to support and balance automobile, bicycle, and walking trips in addition to becoming the "civic" space for development. The "civic" nature of streets will not only serve private redevelopment, but the community at large and the people who live in and use it. This section establishes Context Sensitive Solutions for street design and connectivity.

6.2 Street Designation Categories: In order to service multiple modes of transportation within an appropriate redevelopment context, streets within the LDO Plan Area are designated under two major categories:

(a) Street Classification: The Street Classification designation establishes standards for the actual cross-section of the street itself. The Street Classification includes information on automobile, bicycle, pedestrian, and parking accommodation. It typically addresses the space allocation within the public right-of-way and its emphasis towards different modes of transportation. Table 6-1 identifies the Street Classification designations within the Plan Area and provides cross-sections for the different Street Classifications.

(b) Street Network: In addition to Street Classification designations, streets are also identified as either Required or Recommended to implement the ultimate street network in the Illustrative Vision. The Regulating Plan (Attachment 1, pg. X) illustrates the Recommended Street Network within the LDO.

1. Required Streets – these are mainly existing, improved, or new streets that are needed to implement the ultimate street network envisioned in the Vision for the LDO. They shall be mandatory at the time of redevelopment including the requirement to dedicate right-of-way as identified in the Regulating Plan. The alignment of new Required Streets may be modified per Allowable Adjustments in Section 2.4 of this Overlay.

2. Recommended Street and Alley Vacations – these are recommended sections of streets or alleys that could be considered for abandonment based on a project specific request. Such applications shall follow the City's Subdivision Regulations. They are indicated on the Regulating Plan (Attachment 1).

6.3 Street Standards: Table 6-1 shall establish standards for all elements within the public right-of-way including travel lane(s), on-street parking, bicycle accommodation, streetscape/parkway standards, and sidewalk standards. The standards in the City's Subdivision Regulations shall apply to the extent that they do not conflict with the standards in these Attachments and the Illustrative Vision for the LDO. Landscaping within the public right-of-way shall be per standards in Section 7. Attachment 6 (pg. X) provides recommended cross sections for public streets within the Plan Area based on available right-of-way and intended development context per the Illustrative Vision.

Table 6-1: Required Public Sidewalk Standards by Street Type

Street Classification	Camp Robinson	Mixed-Use Street	Neighborhood Street	Alley
Standard				
Min. Sidewalk width (includes planting zone and clear zone) (feet)	12'	9'	9' (one side)	N/A
Min. Planting Zone width (feet) [Street trees may be in tree wells along Type 'A' frontages]	5'	4'	4'	N/A
Street Trees Req'd (see Section 7.2 for standards)	Yes (Tree wells or bioswale systems)	Yes (Tree wells or planting areas)	Yes (Tree wells or planting areas)	No
Recommended Development Frontage	Pedestrian Priority or Pedestrian-Friendly	Pedestrian Priority or Pedestrian Friendly	Pedestrian Friendly	None

7.0 Streetscape and Landscape Standards

7.1 Sidewalks. Public sidewalks are required for all development under this code and shall meet the standards of Table 6-1 and shall be based on the Street Classification per Attachment 6. The minimum sidewalk width requirement shall apply regardless of the available right-of-way. If necessary to meet the required sidewalk width, the sidewalk shall extend onto private property to fulfill the minimum requirement, with a sidewalk easement provided. Sidewalks shall consist of two zones: a planting zone located adjacent to the curb, and a clear zone (see Figure 7-1).

(a) Planting Zone: The planting zone is intended for the placement of street trees, if required, and street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements in a manner that does not obstruct pedestrian access or motorist visibility (see Figure 7-1).

(b) Clear Zone: The clear zone shall be hardscaped, shall be located adjacent to the planting zone, and shall comply with ADA and any local accessibility standards and shall be unobstructed by any permanent or nonpermanent element for the required minimum width and a minimum height of eight (8) feet (see Figure 7-1). Accessibility is required to connect sidewalk clear zones on adjacent sites.

Figure 7-1 Illustrations delineating the Streetscape Zone elements

7.2 Street Trees and Streetscape:

(a) Street trees shall be required within the Planting Zone.

(b) Street trees shall be centered within the Planting/Furnishings Zone and be planted a minimum of 3' from the face of curb.

(c) Spacing shall be a minimum average of 40 feet on center (measured per block face) but may not exceed 60 feet on center along all Streets.

(d) Each tree shall be planted in a planting area no less than 36 sq. feet with a required street grate to ensure a safe and even walking surface.

(e) Species shall be selected from the City of North Little Rock Zoning Ordinance *Article 15: Screening and Landscaping*.

7.3 Screening Standards

(a) Street Screen Required: Any frontage along all Pedestrian Priority and Pedestrian-Friendly Frontages with surface parking at the BTZ shall be defined by a 3-foot high (minimum; may not exceed 4 feet) Street Screen (see Figure 7-2). Furthermore, along all streets (except alleys), service areas shall be screened in such a manner that the service area shall not be visible to a person standing on the property line on the far side of the adjoining street (see Figure 7-3). Required Street Screens shall be of one of the following:

- The same building material as the principal structure on the lot; or
- A vegetative screen composed of shrubs planted to be opaque at maturity; or
- A combination of two below:

1. Species shall be selected from the Planting List in the ZO *Section 15.5: Screen Types*. The required Street Screen shall be located at the minimum setback line along the corresponding frontage.
2. Street Screens cannot block any required sight triangles along a cross street or driveway.
3. Street Screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.

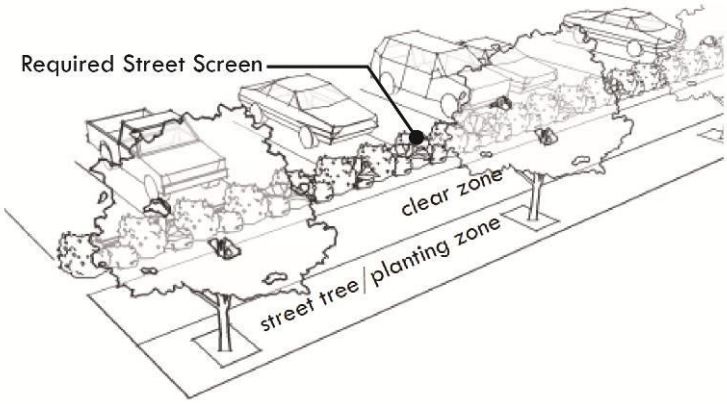


Figure 7-2 Illustration showing required Street Screen along all frontages without a Building within the BTZ

(b) Screening of Roof Mounted Equipment: All roof mounted mechanical equipment (except solar panels) shall be screened from view of a person standing on the

property line on the far side of the adjoining street (see Figure 7-3). The screening material used shall be the same as the primary exterior building material used.

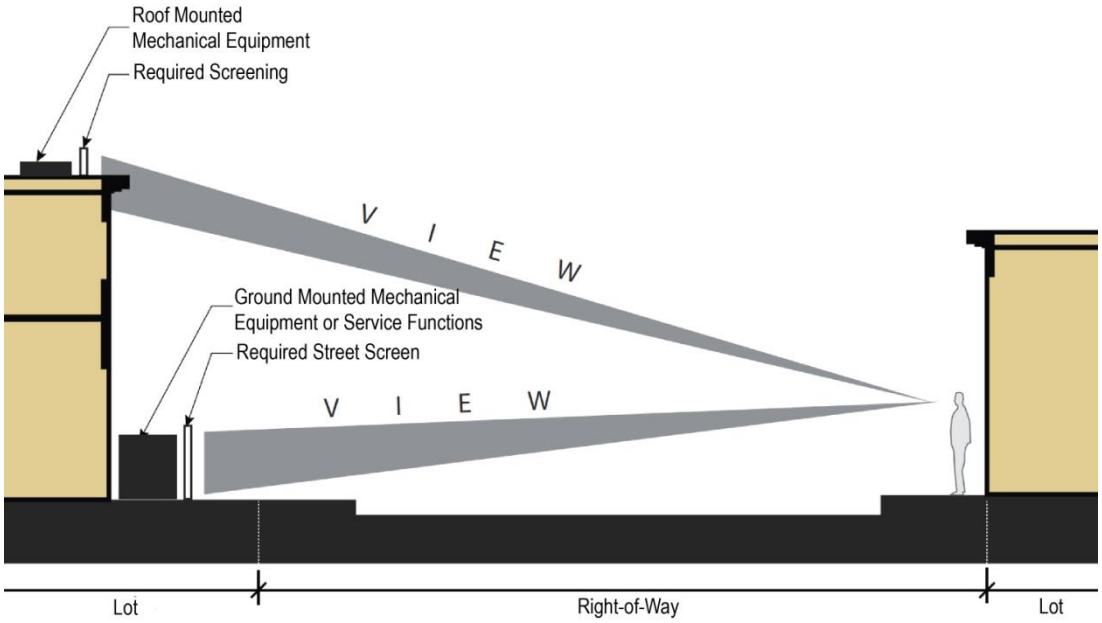


Figure 7-3 Illustration showing required screening of roof and ground mounted equipment

7.4 Street Lighting: Pedestrian scale lighting shall be required along all Pedestrian Priority and Pedestrian-Friendly Frontages within the LDO. The following standards shall apply for pedestrian scale lighting:

(a) They shall be no taller than 20 feet.

(b) Street lights shall be placed at a minimum average of 80 feet on center or placed on average between every other street tree (whichever is less), a minimum of 3 feet behind the face of curb, preferably lined up with street trees.

(c) The light standard selected shall be compatible with the design of the street and buildings, but shall be consistent throughout the Plan Area to maintain efficiencies in maintenance.

7.5 Exterior Lighting: All development in the LDO (including surface parking lots) with the exception of Duplex, Single-Family Attached, Single-Family Detached, Townhouse, and Mansion Homes shall comply with the following exterior lighting standards, according to the ZO Section 18.4).

7.6 Street Furniture

(a) Street Furniture shall be placed within the Planting Zone within the front setback area only. Benches and bike racks will be placed in alignment with light poles and street trees.

(b) Trash receptacles shall be required for all development along Pedestrian Priority Frontages. Trash receptacles should be placed at street corners, outside of visibility clearance areas per City standards. If development is located mid-block, place the trash can near front entry. This may also be managed through a Public Improvement District (PID), merchants' association, or other maintenance association.

(c) Street furniture and pedestrian amenities such as benches are recommended along all Pedestrian Priority Frontages.

(d) All street furniture shall be located in such a manner as to allow a Clear Zone of a minimum of 5 feet in width. Placement of street furniture and fixtures shall be coordinated with organization of sidewalks, landscaping, street trees, building entries, curb cuts, signage, and other street fixtures.

(e) Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance.

7.7 Utilities

(a) All utility lines within private property (from any building to the property line) should be underground.

(b) Along Camp Robinson Road (as defined by Attachment 6), utility lines (electric and telecommunications) within the right-of-way shall NOT be above ground within the Clear and Planting Zones. They shall be placed underground, relocated to the rear of the site or relocated along an Alley to the extent feasible as determined by the Planning Director (see Figure 7-8).

(c) Along all other streets (except Alleys), overhead utility lines within the right-of-way are encouraged to be placed underground, relocated to the rear of the site, or relocated along an Alley to the extent feasible as determined by the Planning Director.

This shall only occur when activated by applicability table in Section 3.0.

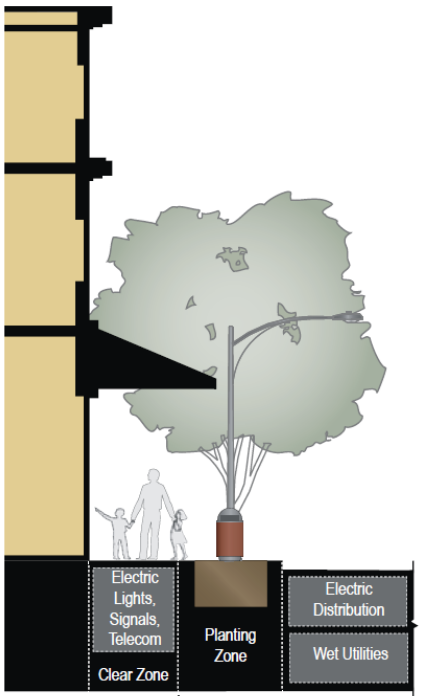


Figure 7-8 Illustration showing required (along Camp Robinson Road and Pike Avenue) and preferred (along all other Streets) utility locations within the Clear and Planting Zones

(d) Locations on private property must be found for switchgear and transformer pads needed to serve that property. Such locations shall be either along General Frontages or at the side or rear of the property and screened from view of a person standing on the property line on the far side of any adjoining street (see Figure 7-3).

7.8 Parking Lot Landscaping: All surface parking shall meet the standards for parking lot landscaping in the ZO Section 15.4.

8.0 Open Space Standards

8.1 Open Space Approach: The Illustrative Vision for the LDO recognizes the importance of providing a network of open spaces with passive and active recreational opportunities. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike, providing desired amenities for residents of Old Town and adjoining neighborhoods.

The approach to Open Space facilitates the implementation of the Illustrative Vision for the redevelopment of the Plan Area. This vision for redevelopment is based on the City of North Little Rock's goal to connect their already extensive range of recreational and cultural locations with new trails, pocket-parks, and plazas. The Open Space approach recognizes that in an urban infill context, the establishment of unique standards is required to ensure quality open spaces that serve both recreational and placemaking goals of the Illustrative Vision.

8.2 Required and Recommended Open Space Designations: This section establishes standards for Open Space within the LDO. Open Space includes Public Open Space and Private Common Open Space. The LDO Regulating Plan (Attachment 1, pg. X) designates areas for required and recommended Open Spaces within the LDO. The detailed Open Space Standards for each type are included in this section. These standards include general character, design, typical size, frontage requirements, and typical uses.

(a) Required Open Spaces are those areas shown on the Regulating Plan with specific locations of future Open Spaces. The only Required Open Space designations are the city-owned parcels adjacent to Doyle Venable on the north and south. This area is intended to be a public gathering place for community members.

(b) Recommended Open Spaces are those areas shown on the Regulating Plan as desirable locations for future Open Spaces (including environmentally sensitive areas, parks, plazas, greens, and squares). These spaces have been identified on the Regulating Plan in order to communicate the illustrative vision for redevelopment within the LDO. The location of any Recommended Open Space shall be a priority consideration while allocating any required Private Common Open Space per this Section.

8.3 Open Space Classification: For the purposes of this Overlay, all urban open space shall fall into one of the following two (2) major classes.

(a) Public Open Space: Open air or unenclosed to semi-unenclosed areas intended for public access and use. These areas range in size and development and serve to complement and connect surrounding land uses and code requirements.

(b) Private Common Open Space: A privately owned outdoor or unenclosed area, located on the ground or on a terrace, deck, porch, or roof, designed and accessible for outdoor gathering, recreation, and landscaping and intended for use by the residents, employees, and/or visitors to the development.

8.4 Open Space Requirements

(a) All non-residential development shall provide 4.0 sq. ft. of Public Open Space or Private Common Open Space for every 100 sq. ft. of non-residential space or fraction thereof. This standard shall only apply to all site plans 2 acres in size or larger.

(b) All residential development within the LDO shall meet the Private Common Open Space standards established in this Section. Table 8-1 establishes the private common open space requirement based on the proposed intensity of residential development. Residential projects numbering less than eight (8) dwelling units are not required to provide private common open space.

Table 8-1 Private Common Open Space Requirements

Residential Density (dwelling units per acre)	***Private Common Open Space Standard Proposed (area of private common space per dwelling unit)***
0 – 7 DU / acre	Not required
8 – 19 DU / acre	Provide minimum of 160 sf per dwelling unit
20 – 29 DU / acre	Provide minimum of 120 sf per dwelling unit
30 – 39 DU / acre	Provide minimum of 80 sf per dwelling unit
40 – 79 DU / acre	Provide minimum of 60 sf per dwelling unit
More than 80 DU / acre	Provide minimum of 40 sf per dwelling unit

(c) When allocating any Public or Private Common Open Space per the requirements in this Section, priority shall be given to any Recommended Open/Civic Space locations that impact the subject property per the Regulating Plan.

(d) Attachment 4 shall provide the palette of open/civic space types.

Levy Development Overlay

Specific Plan District

ATTACHMENTS

DRAFT

May 2015

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2: Illustrative Vision

3: Illustrations of Changes to Non-Complying Structures

4: Palette of Open Space Types

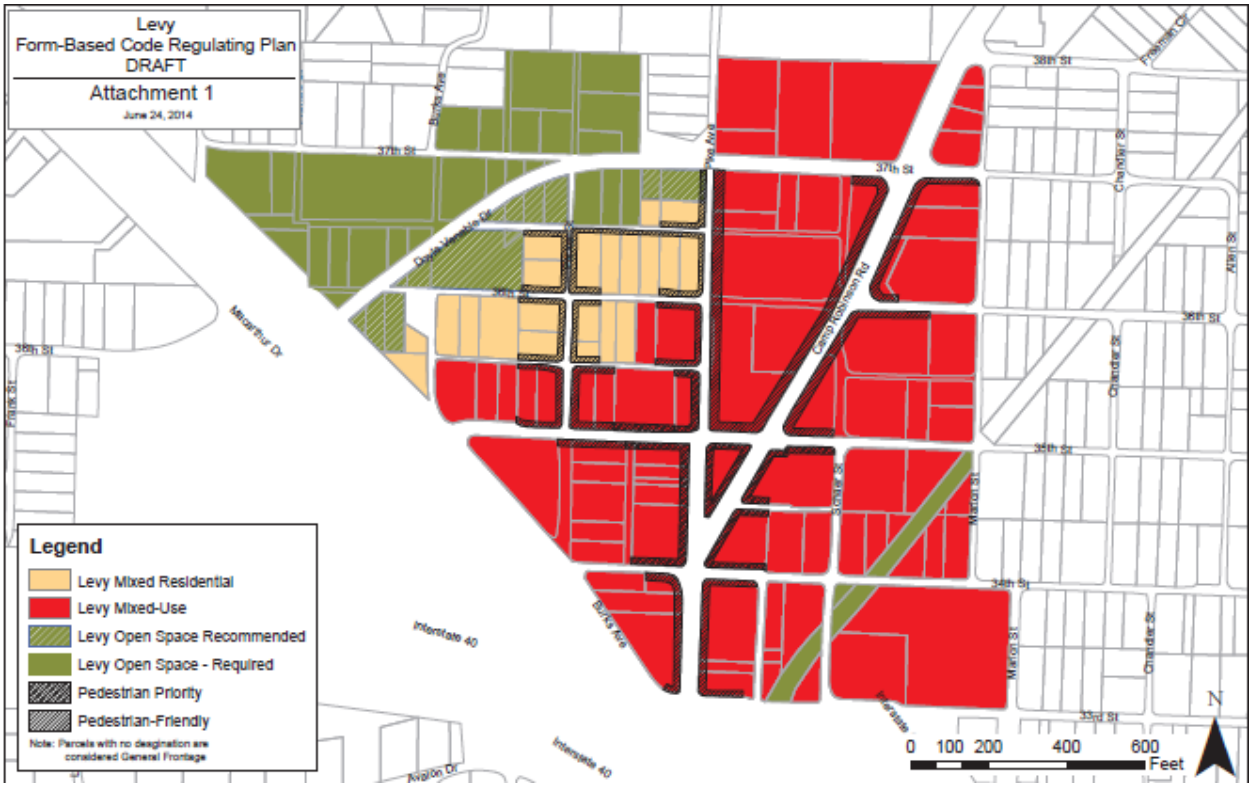
5: Development Review Process

6: Street Cross Sections

7: Definitions

Attachment 1

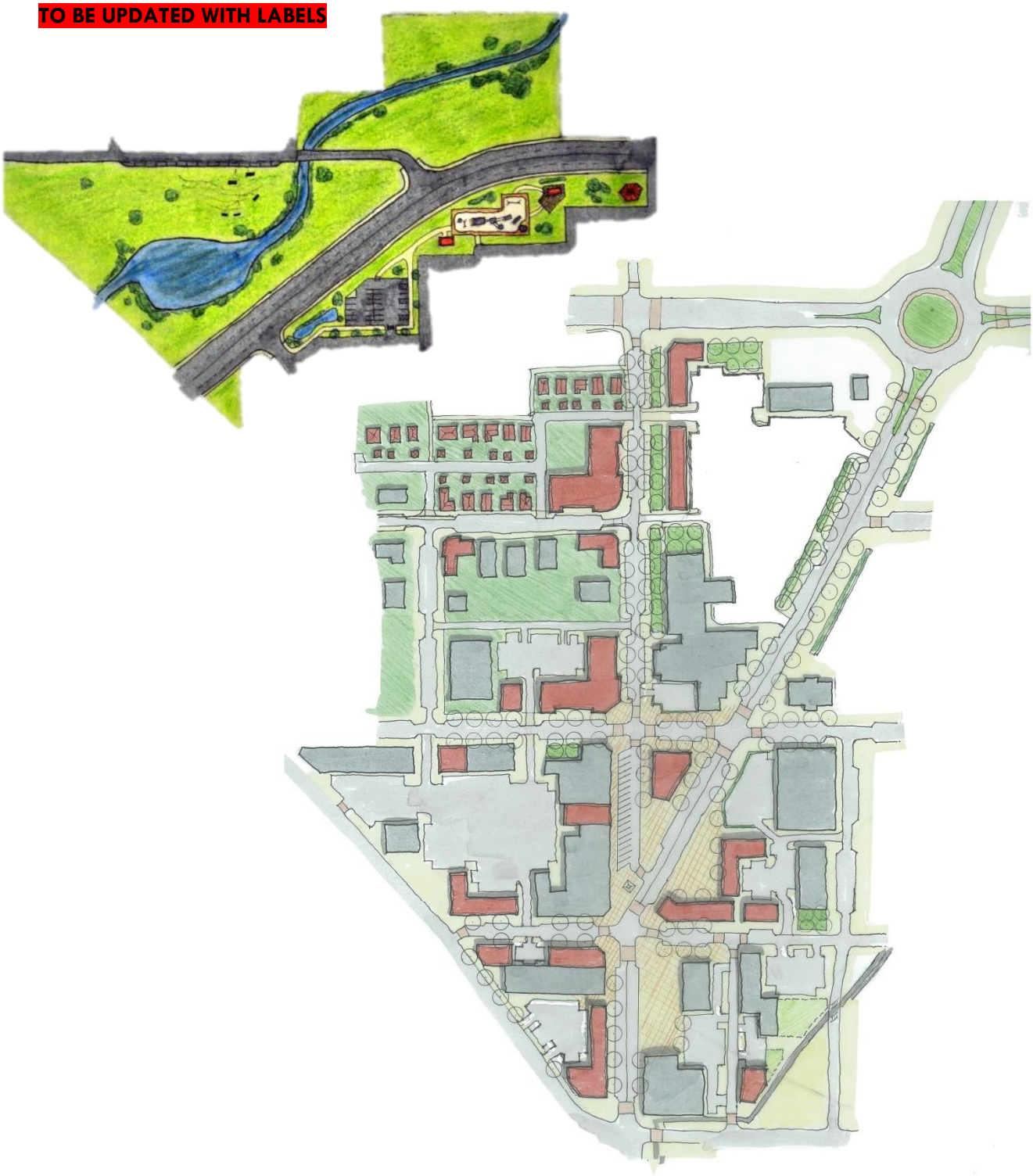
Regulating Plan



Attachment 2

Illustrative Vision

TO BE UPDATED WITH LABELS

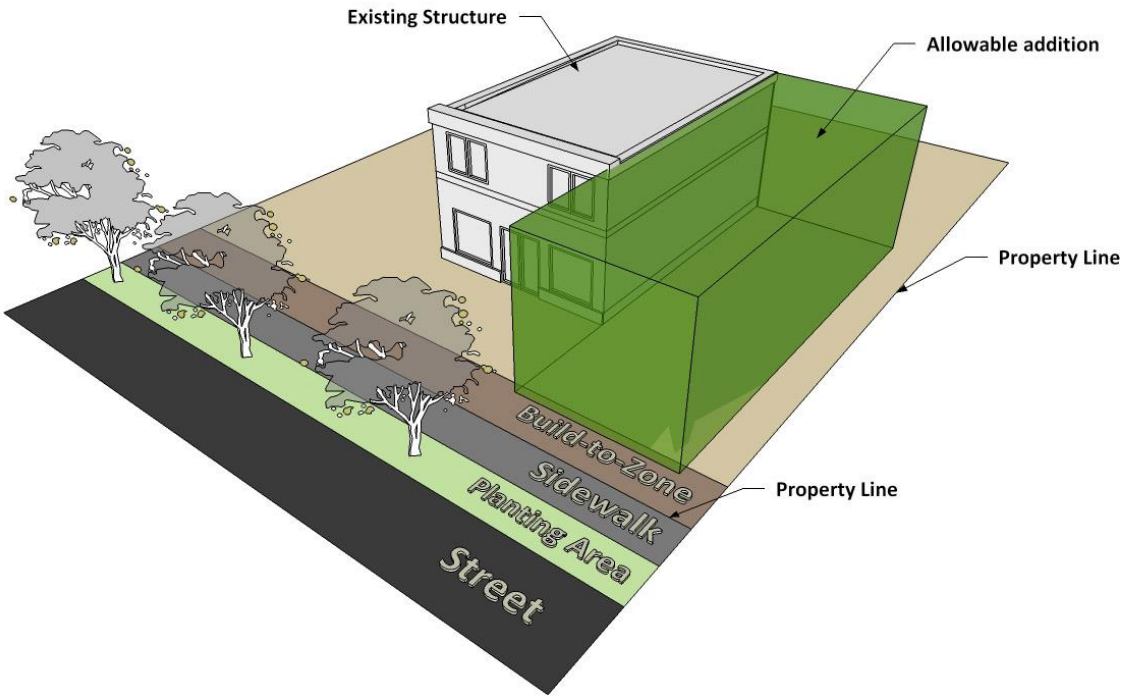


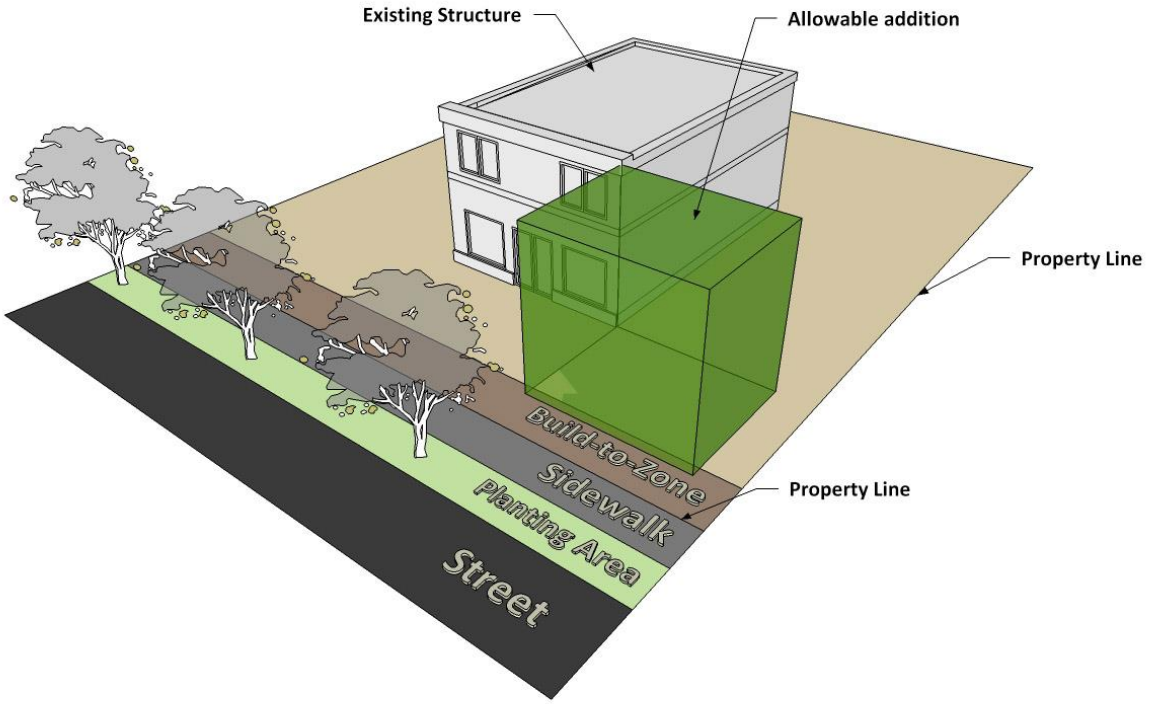
Attachment 3

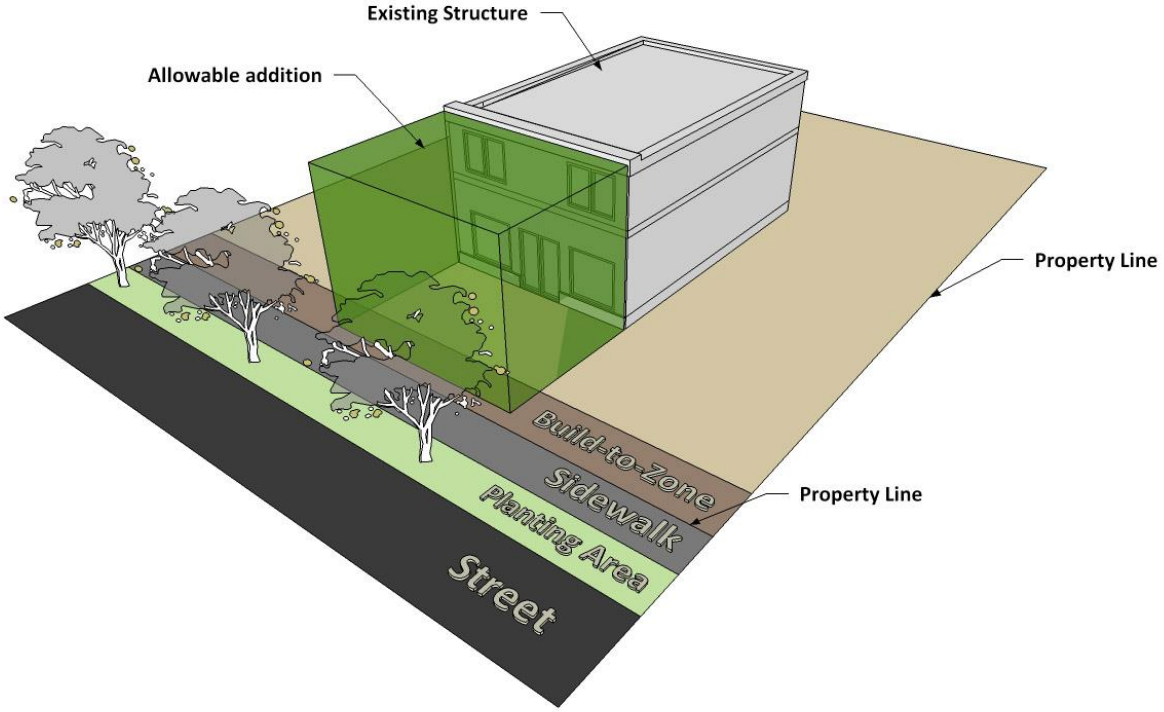
Illustrations of Changes to Non-Complying Structures

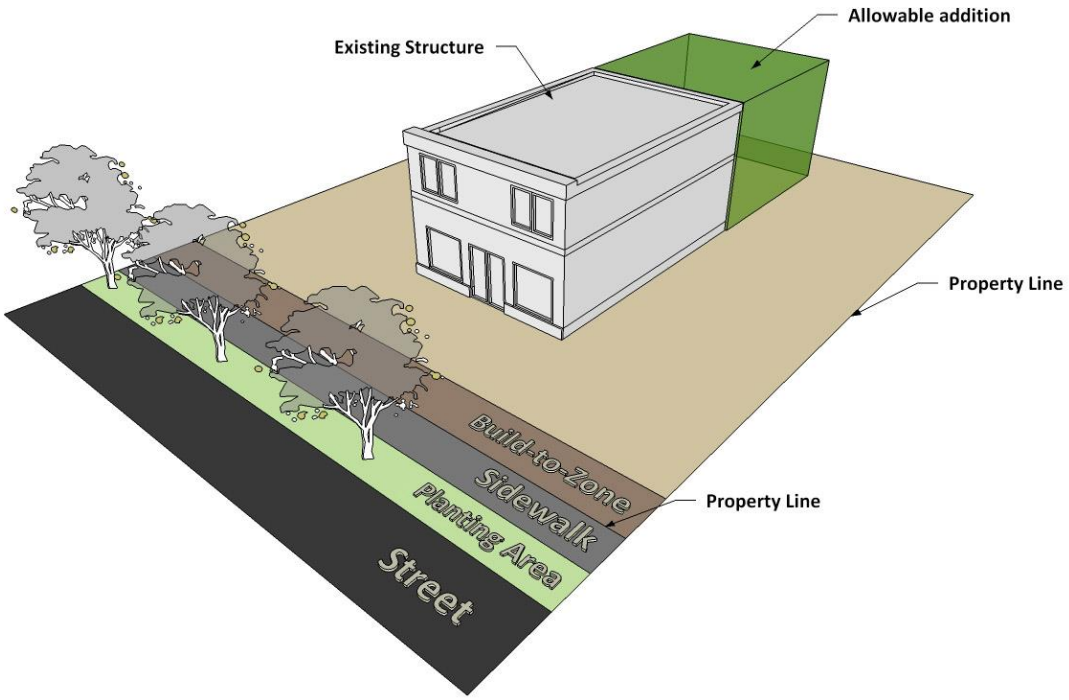
The following illustrations shall provide guidance to property owners on the allowed and prohibited modifications to existing non-complying structures and sites within the LDO.

(a) Allowable Additions: The following illustrations show potential allowable additions to noncomplying structures and sites. Additions shall meet the build-to-zone standards of the character area they are located in.

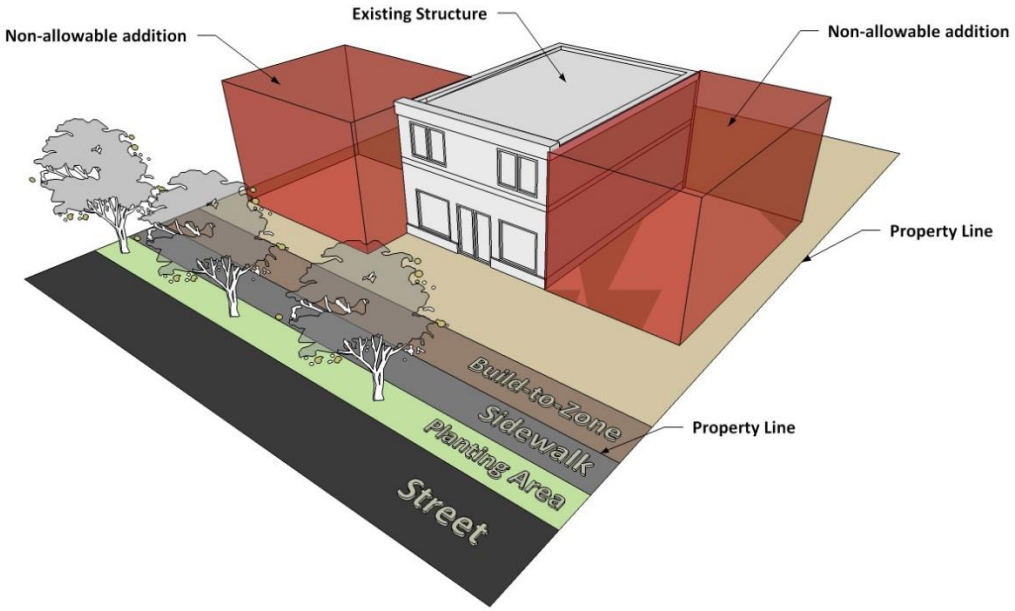



Existing Structure
Allowable addition
Property Line
Build-to-Zone
Sidewalk
Planting Area
Street
Property Line


Existing Structure
Allowable addition
Property Line
Build-to-Zone
Sidewalk
Planting Area
Street
Property Line



(b) Non-Allowable Additions: The following illustrations show potential non- allowable additions to noncomplying structures and sites since the additions do not comply with the build-to zone standards of the character area.



Attachment 4

Palette of Open Space Types

The Open Space Types and Standards contained herein shall be used as a guide to fulfill the required and recommended Open Space requirements of Section 8 of the LDO. These open space types may be Public or Private Common Open Spaces. The following section provides a description of these open space types including the design context and criteria consistent with the Vision for LDO Neighborhoods.

1. Public Open/Civic Space Types

(a) Pocket Park Standards

Pocket Parks are small scale public urban open spaces intended to provide recreational opportunities where (publicly accessible/park) space is limited. Typically, pocket parks should be placed within the Mixed-Use and Mixed Residential Areas. They are often located between buildings and developments; on single vacant lots; and on small irregular pieces of land. Low maintenance landscaping and facilities is recommended in order to support multiple pocket parks in a park system.

Development may include pavilions, picnic tables, small performance stage, seating areas, gathering areas, family play areas, gazebos, small game areas, small community gardens, dog parks, and interactive art. Shade and lighting is desired.

Typical Characteristics

General Character

Small urban open space responding to specific user groups and space available.

Range of character can be for intense use or aesthetic enjoyment. Low maintenance is essential.

Location and Size

0.25 – 1.99 acres
Within walking distance of either a few blocks or up to a ¼ mile of residences

Typical Uses

Varies per user group

(b) **Green Standards**

A Green is a public urban open space available for civic purposes, commercial activity, unstructured recreation and other passive uses. Greens shall primarily be naturally landscaped with many shaded places to sit. Open lawn areas shall encourage civic gathering. Appropriate paths, civic elements, fountains or open shelters may be included and shall be formally placed within the Green.

A Green shall be adjacent to a public right of way and be spatially defined by buildings which shall front onto and activate this space.

Typical Characteristics
General Character
Open space
Spatially defined by street and building frontages and landscaping
Lawns, trees and shrubs naturally disposed
Open shelters and paths formally disposed
Location and Size
0.25 – 4 acres Minimum width – 25' Minimum pervious cover – 80% Minimum perimeter frontage on public right of way – 50%
Typical Uses
Unstructured recreation
Casual seating
Commercial and civic uses
No organized sports

(c) **Square Standards**

A square is a public urban open space available for civic purposes, commercial activity, unstructured recreation and other passive uses. The square should have an urban, formal character and be defined by the surrounding building frontages and adjacent tree-lined streets. All buildings adjacent to the square shall front onto the square. Adjacent streets shall be lined with appropriately scaled trees that help to define the square.

The landscape shall consist of lawns, trees, and shrubs planted in formal patterns and furnished with paths and benches. Shaded areas for seating should be provided. A civic element or small structure such as an open shelter, pergola, or fountain may be provided within the square.

Typical Characteristics
General Character
Formal open space
Spatially defined by buildings and tree-lined streets.
Open shelters, paths, lawns, and trees formally arranged
Walkways and plantings at all edges
Abundant seating opportunities
Location and Size
0.25 – 4 acres Minimum width – 25' Minimum pervious cover – 60% Minimum perimeter frontage on public right of way – 60% Located at important intersections
Typical Uses
Unstructured and passive recreation – no organized sports.
Community gathering
Occasional commercial and civic uses

(d) **Plaza Standards**

A plaza is a public urban open space that offers abundant opportunities for civic gathering. Plazas add to the vibrancy of streets within the more urban zones and create formal open spaces available for civic purposes and commercial activity. Building frontages shall define these spaces.

The landscape should have a balance of hardscape and planting. Various types of seating should be provided from planter seat walls, to steps, to benches, to tables, and chairs. Trees should be provided for shade. They should be formally arranged and of appropriate scale. Plazas typically should be located at the intersection of important streets. A minimum of one public street frontage shall be required for plazas.

Typical Characteristics
General Character
Formal open space
A balance of hardscape and planting
Trees important for shade
Spatially defined by building frontages
Location and Size
0.1 – 1 acre
Minimum width – 30'
Minimum pervious cover – 20%
Minimum perimeter frontage on public right of way – 25%
Located at important intersections, at vista termini, or at entrances to public/civic buildings
Typical Uses
Commercial and civic uses
Formal and casual seating
Tables and chairs for outdoor dining
Retail and food kiosks

(e) **Pocket Plaza Standards**

A pocket plaza is a small scale public urban open space that serves as an impromptu gathering place for civic, social, and commercial purposes. The pocket plaza is designed as a well-defined area of refuge separate from the public sidewalk. It is frequently located in a building supplemental zone next to the streetscape.

These areas contain a lesser amount of pervious surface than other open space types. Outdoor dining with café tables and chairs, water features, public art and other shaded amenities are appropriate uses.

Typical Characteristics
General Character
Formal open space for gathering
Defined seating areas
Refuge from the public sidewalk
Spatially defined by the building configuration
Location and Size
Min. 300 s.f.
Min. width – 15' / Max. width 20'
Minimum pervious cover –10 %
Minimum perimeter frontage on public right of way – 25%
Located at important intersections, at vista termini, or at entrances to public/civic buildings
Typical Uses
Civic and commercial uses
Formal and casual seating

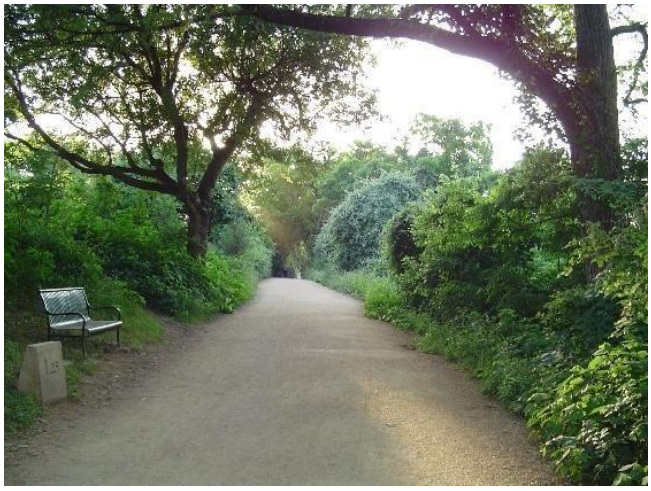
(f) **Pedestrian Passage (Paseo) Standards**

Pedestrian passages or paseos are linear public urban open spaces that connect one street to another at through-block locations. Pedestrian passages create intimate linkages through buildings at designated locations. These wide pathways provide direct pedestrian access to residential or other commercial addresses and create unique spaces for frontages to engage and enter off of. Pedestrian passages allow for social and commercial activity to spill into the public realm.

Pedestrian passages should consist of a hardscape pathway with pervious pavers activated by frequent entries and exterior stairways. The edges my simply be landscaped with minimal planting and potted plants. Shade is required for the success of the paseo.

Typical Characteristics	
General Character	
Hardscape pathway with pervious pavers	
Defined by building frontages	
Frequent side entries and frontages	
Shade Required	
Minimal planting and potted plants	
Maintain the character of surrounding buildings	
Standards	
Min. Width	15 feet
Typical Uses	
Pedestrian connection and access	
Casual seating	

(g) Multi-Use Trail Standards



A multi-use trail is a linear public urban open space that accommodates two or more users on the same, undivided trail. Trail users could include pedestrians, bicyclists, skaters, etc. A trail frequently provides an important place for active recreation and creates a connection to regional paths and biking trails.

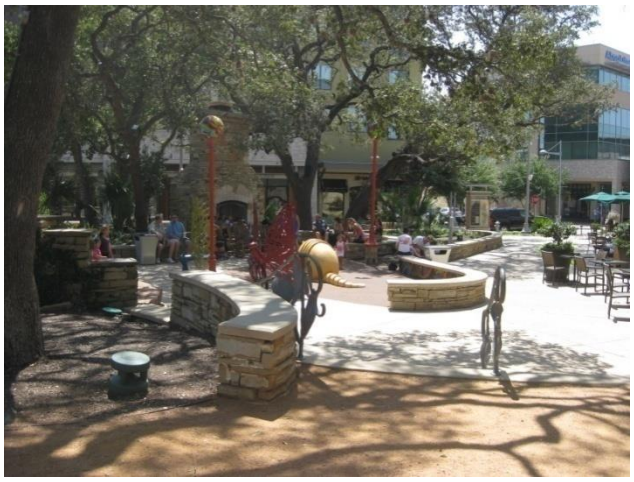
Trails within greenways or neighborhood parks shall be naturally disposed with low impact paving materials so there is minimal impact to the existing creek bed and landscape.

Pedestrian amenities add to recreational opportunities, particularly in an urban setting. These include drinking fountains, scenic view posts, fitness stations, and directional signs, and may be spread along the trail or grouped in a trailhead area.

Typical Characteristics
General Character
Multi-use trail in Neighborhood Park:
Naturally disposed landscape
Low impact paving
Trees lining trail for shade
Appropriately lit for safety
Formally disposed pedestrian furniture, landscaping and lighting
Multi-use trail along Forest Ridge Dr.:
Paved trail with frequent gathering spaces and regular landscaping.

Standards	
Min. Width	12 feet
Typical Uses	
Active and passive recreation	
Casual seating	

(h) Family-friendly Play Area Standards



Family-friendly play areas are areas within urban open spaces that are conducive to the recreational needs of families with children. Family-friendly play areas range in style from urban pocket parks within mixed use developments to playscapes within neighborhood parks.

These play areas should serve as quiet, safe places -- protected from the street and typically located where children do not have to cross major streets to access. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Shaded areas and seating shall be provided for ease of supervision.

Playscape equipment and design must be reviewed and approved by the City prior to installation. The need for fencing depends on the surrounding environment.

A larger playground may be incorporated into a neighborhood park, whereas a more intimate family oriented design may be incorporated into a pocket park.

Typical Characteristics	
General Character	
Focused toward family-friendly needs	
Fencing depends on surroundings	
Open shelter	
Shade and seating provided	
Play structure, interactive art or fountains	
Standards	
Min. Size	300 sq. ft.
Max. Size	N/A
As described by open space type in which playground is located	
Protected from traffic	
No service or mechanical equipment	

Typical Uses
Active and passive recreation
Unstructured recreation
Casual seating

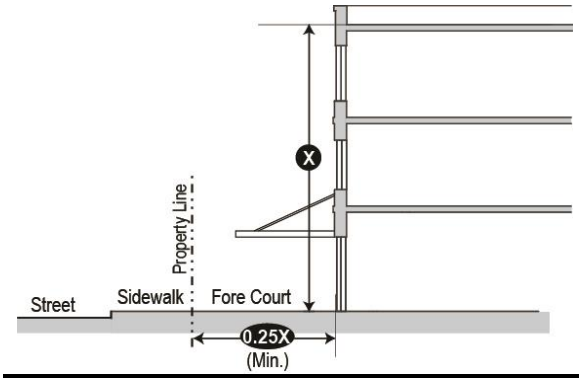
2. Private Common Open Space Types

(a) Forecourt Standards

Forecourt is a small scale private common open space surrounded on at least two sides by buildings. A forecourt is typically a building entry providing a transition space from the sidewalk to the building. The character serves as a visual announcement of the building to visitors with additional amenities such as signage, water features, seating, planting, etc.

Forecourts should be laid out proportionate to building height with a 1:4 (min.) ratio (see figure below). In order to offset the impact of taller buildings, the detail of the forecourt level should seek to bring down the relative scale of the space with shade elements, trees, etc.

The hardscape should primarily accommodate circulation. Seating and shade are important for visitors. Trees and plantings are critical to create a minimum of 30% pervious cover and offset the effect of the urban heat island.



Typical Characteristics	
General Character	
Small scale private common open space	
Defined by buildings on at least 2 sides with connection to public sidewalk	
Size of court should be proportionate to building height	
Hardscape should accommodate entry circulation	
Trees and plants are critical	
Enhance the character of surrounding buildings	
Standards	
Min. Width	25’
Minimum Size	Depth: Based on building height ratio; Width: min. of 50% of the building’s frontage along that street
Minimum pervious cover – 30%	
Typical Uses	
Building Entry Circulation	
Visual building announcement	

(b) **Courtyard Standards**

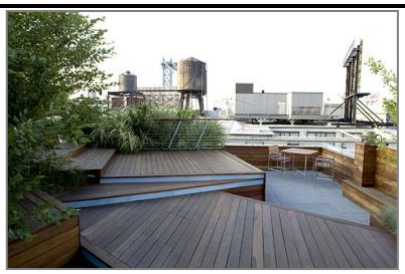
Courtyards are small scale private common open spaces surrounded on at least three sides by buildings with a pedestrian connection to a public sidewalk. Courtyards maintain the character and style of the surrounding buildings.

Courtyards should be laid out proportionate to building height between 1:1 and 2:1 ratio. In order to offset the impact of taller buildings, the detail of the courtyard level should seek to bring down the relative scale of the space with shade elements, trees, etc. Transition areas should be set up between the building face and the center of the court.

The hardscape should accommodate circulation, gathering, seating, and shade. Trees and plantings are critical to create a minimum of 30% pervious cover and offset the effect of the urban heat island.

Typical Characteristics	
General Character	
Small scale private common open space	
Defined by buildings on at least 3 sides with connection to public sidewalk	
Size of court should be proportionate to building height	
Hardscape should accommodate circulation, gathering, and seating.	
Trees and plants are critical	
Maintain the character of surrounding buildings	
Standards	
Min. Width	25’
Minimum Area	650 sq. ft.
Minimum pervious cover – 30%	
Typical Uses	
Gathering	
Casual seating	

(c) **Roof Terrace Standards**



A Roof Terrace is a private common open space serving as a gathering space for tenants and residents that might not be at grade.

Up to 50% of the required private common open space may be located on a roof if at least 30 % of the roof terrace is designed as a Vegetated or Green Roof. A Vegetated or Green roof is defined as an assembly or system over occupied space that supports an area of planted beds, built up on a waterproofed surface.

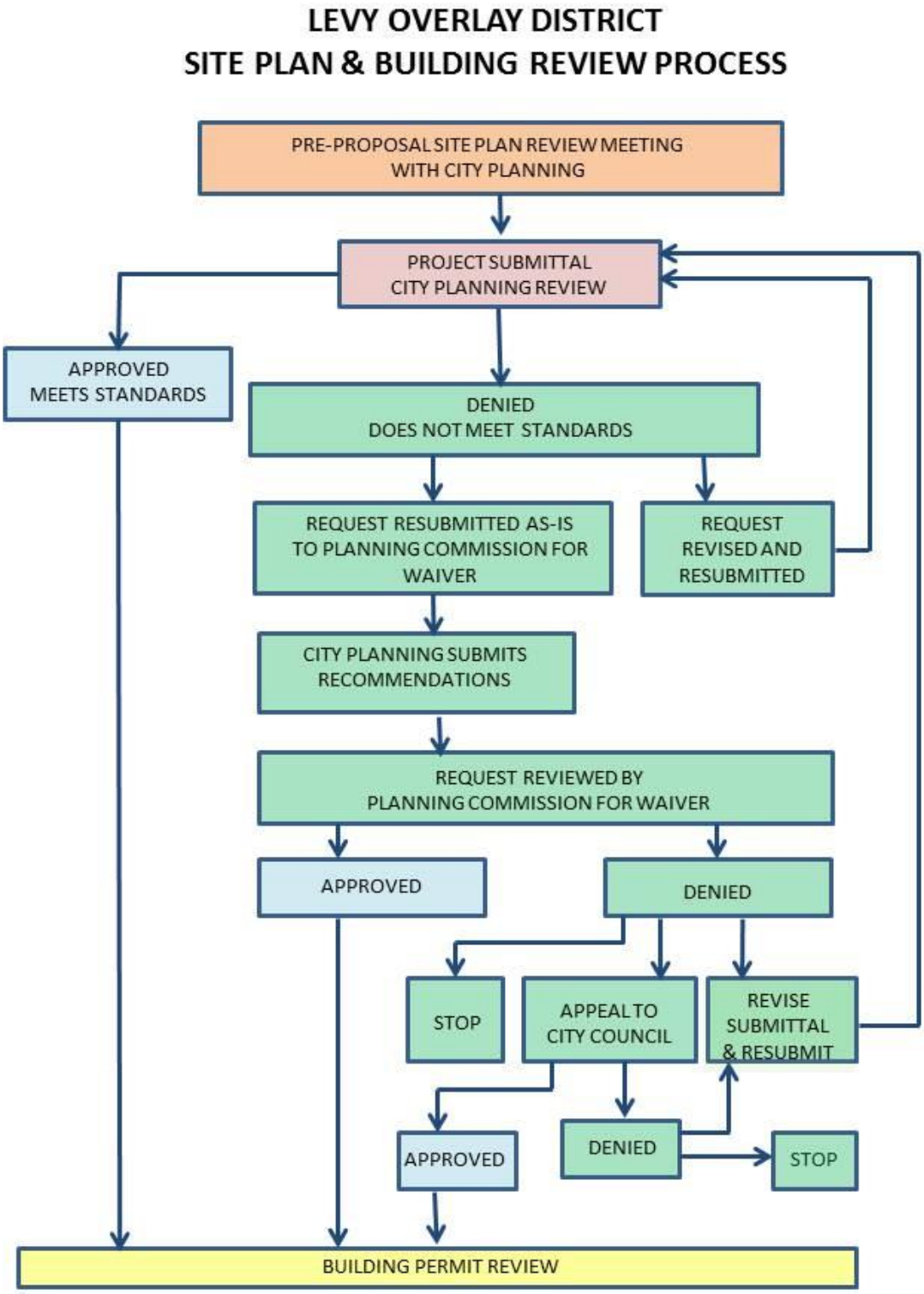
Private common open space on a roof must be screened from the view of the adjacent property. The hardscape should accommodate circulation, gathering, seating, and shade.

Typical Characteristics
General Character
Small scale private common open space on roof top
Screened from view of adjacent property
Vegetated portion critical
Hardscape should accommodate gathering, seating, shade
Provides common open space that might not be available at grade

Standards	
Min. Area	50% of the roof top
Planted area – 30% min.	
Typical Uses	
Gathering for tenants and residents	
Green Roof	

Attachment 5

Site Development Review Process

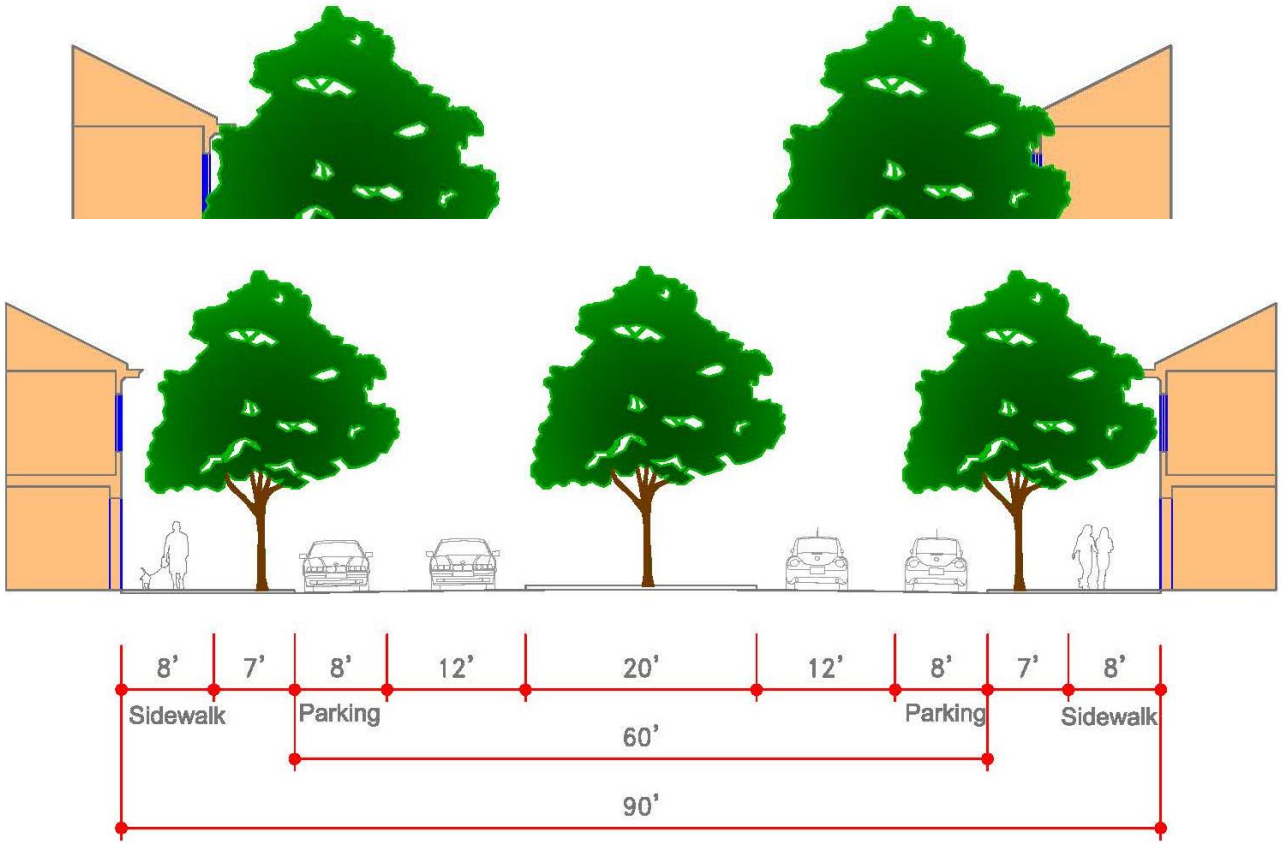


Attachment 6

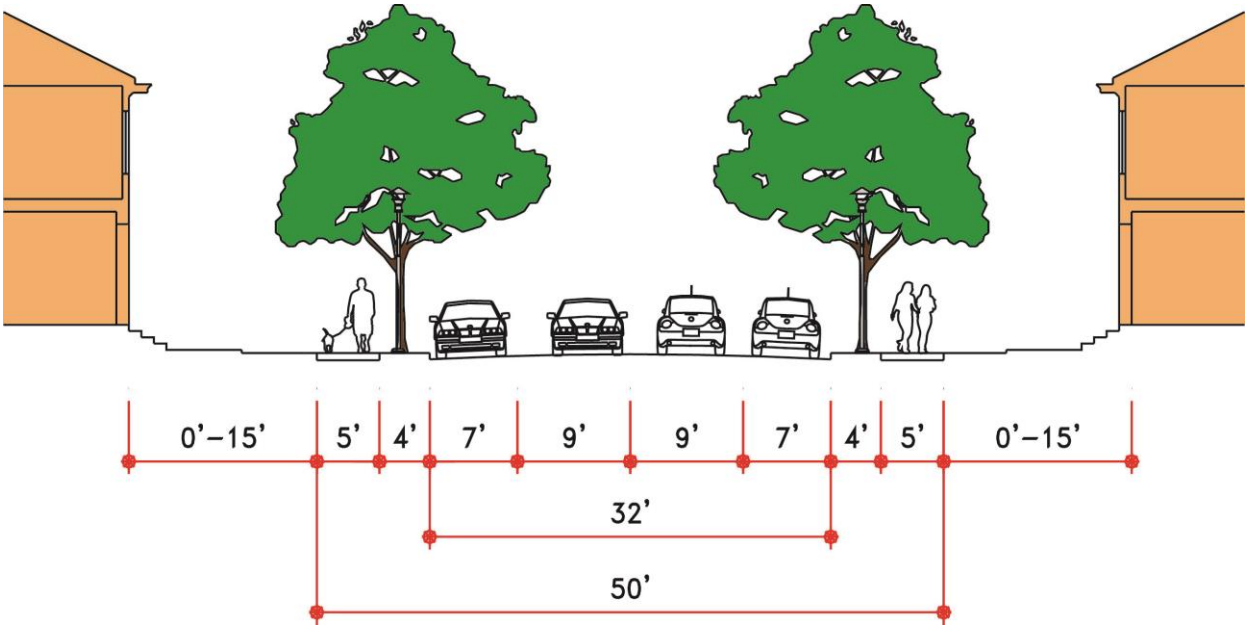
Street Cross Sections

The following street cross sections are established for the Street Types as established in Regulating Plan for LDO. The cross sections (including vehicular lane and on-street parking configurations, street tree placement, etc.) may be adjusted to fit existing contexts or other development contexts consistent with the vision for the Neighborhood with the approval of the City Engineer. In addition, the proposed cross sections may be adjusted to meet the needs of the Uniform Fire Code as adopted by the City.

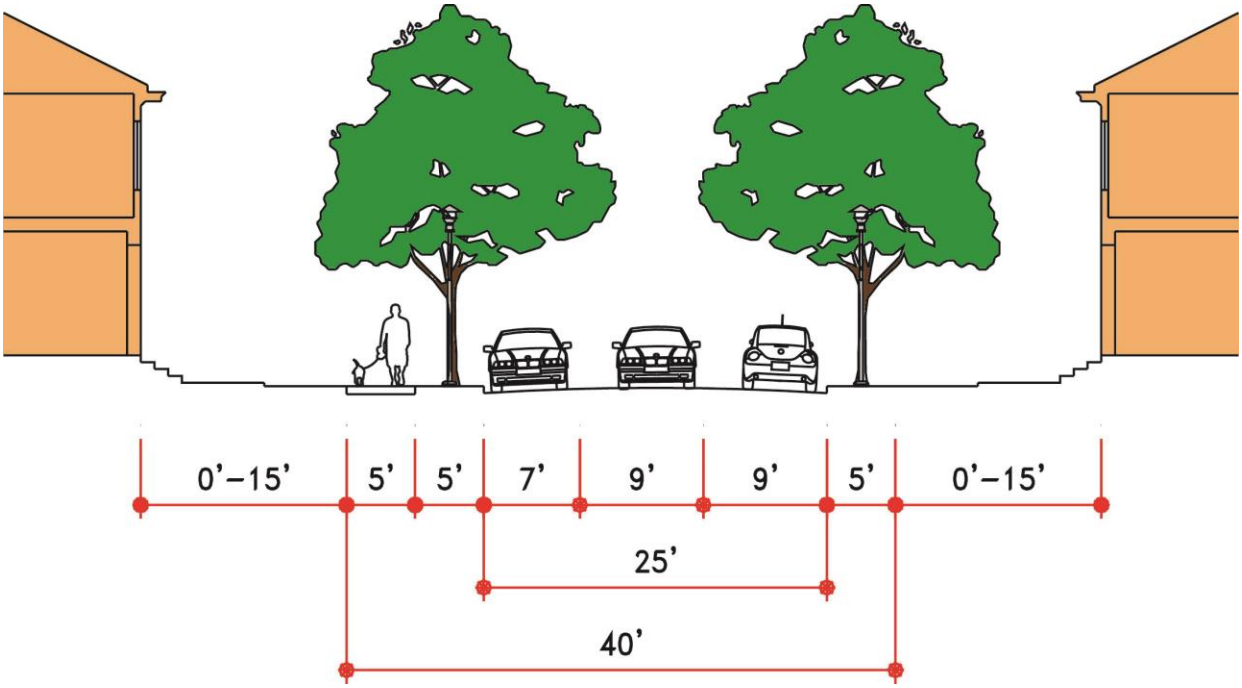
Camp Robinson Road



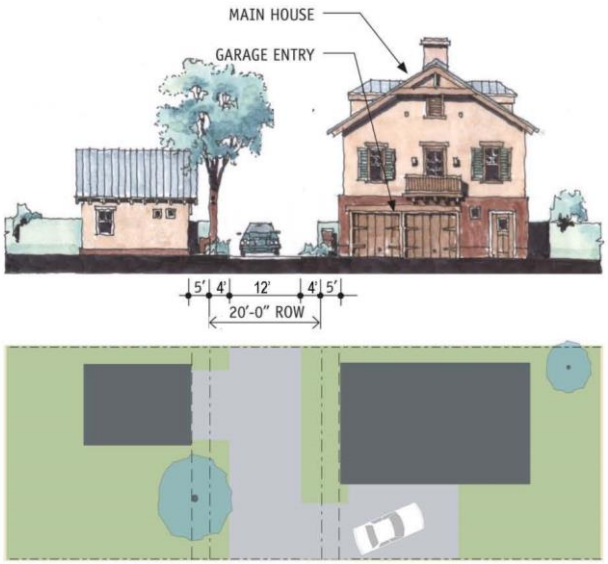
Mixed-Use Street



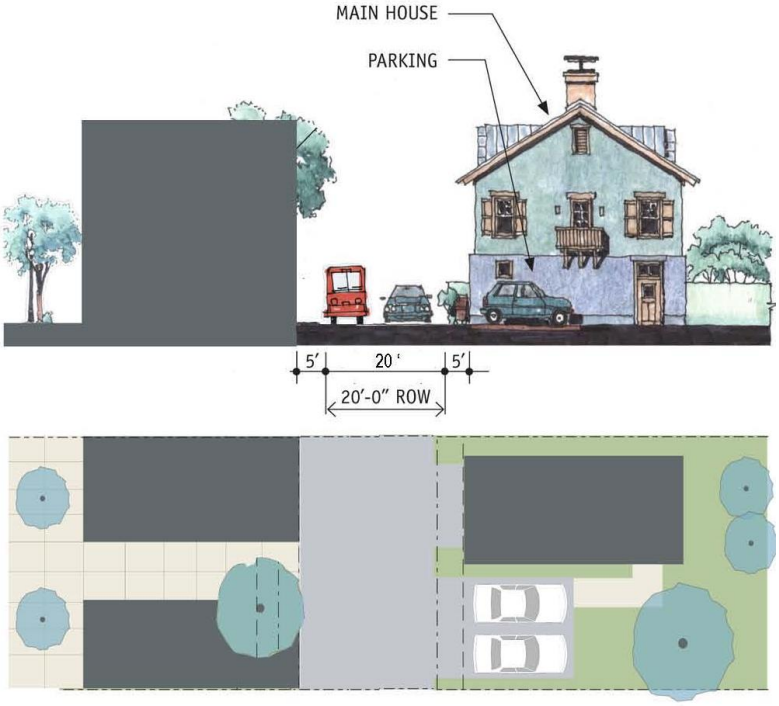
Neighborhood Street



Residential Alley



Commercial Alley



Attachment 7

Definitions

Many terms used in this Document are defined in the Zoning Ordinance. Definitions are only included here if not defined in the ZO, or if the definition for this Document differs from the ZO. In case of a conflict between the definitions under this Section and the ZO, the definitions in this section shall supersede.

A

Accessibility

Administrative Modification

Means a requested modification to PHDO standards per the Administrative Modifications provision of Section 2.0 - Administration. The Planning Director shall have the authority to administratively approve a request for an Administrative Modification.

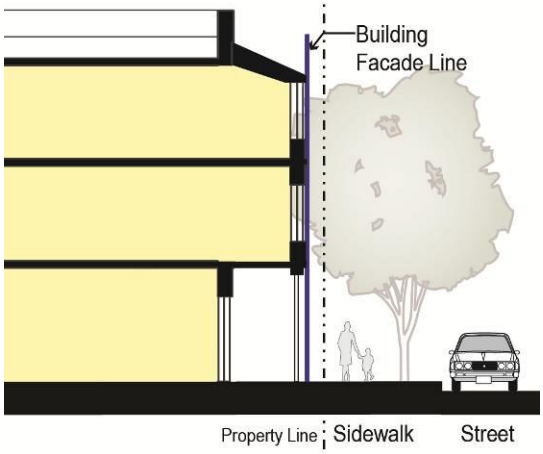
Air-conditioned area

Administrative Modification

Means a requested modification to PHDO standards per the Allowable Adjustments Table 2-4. The ~~Administrator~~ Planning Director shall have the authority to administratively approve a request for an Administrative Modification.

Arcade or Colonnade

A portion of the main façade of the building that is at or near the property line and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses and the arcade may be one or two stories. The ground floor area within the arcade may be conditioned or non-conditioned space.



Images of arcade buildings

B

Bioswale System

BTZ

Build-to Zone (BTZ)

Is the area between the minimum and maximum front setbacks from the property line. The principal building façade line shall be located within this area.

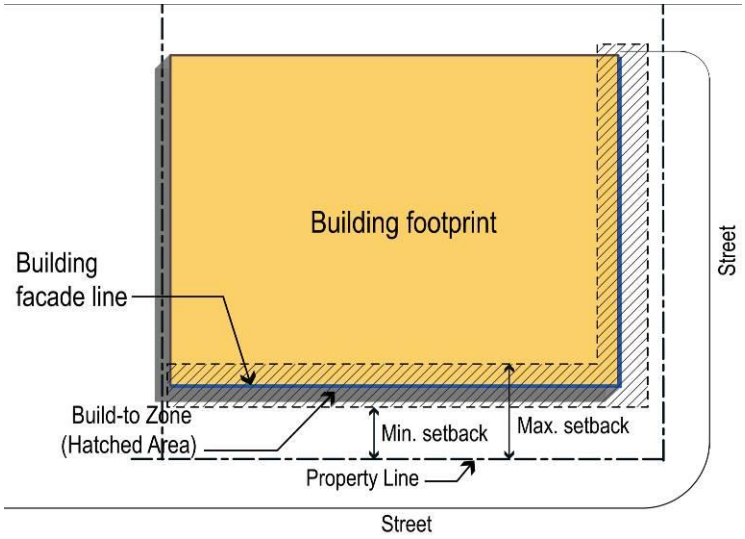


Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

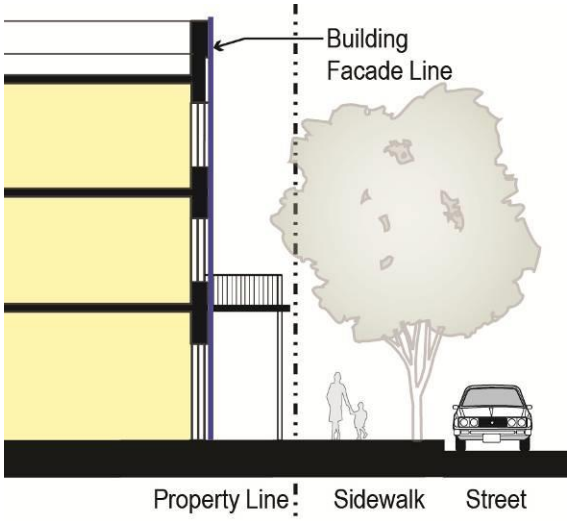
Building Form and Site Development Standards

Standards established for each Character Area including but not limited to building placement, building height, parking, service access, and other functional design standards.

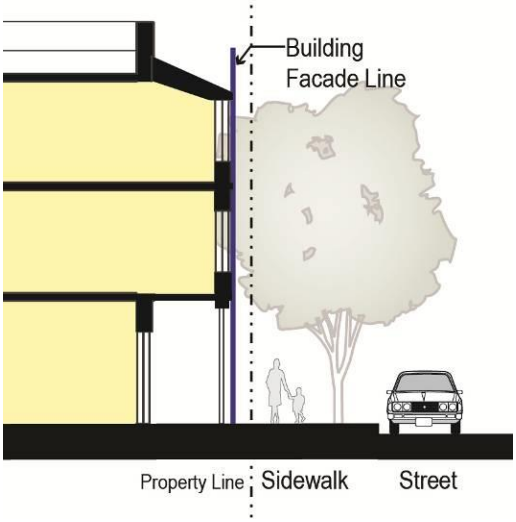
Building Façade

Building Façade Line

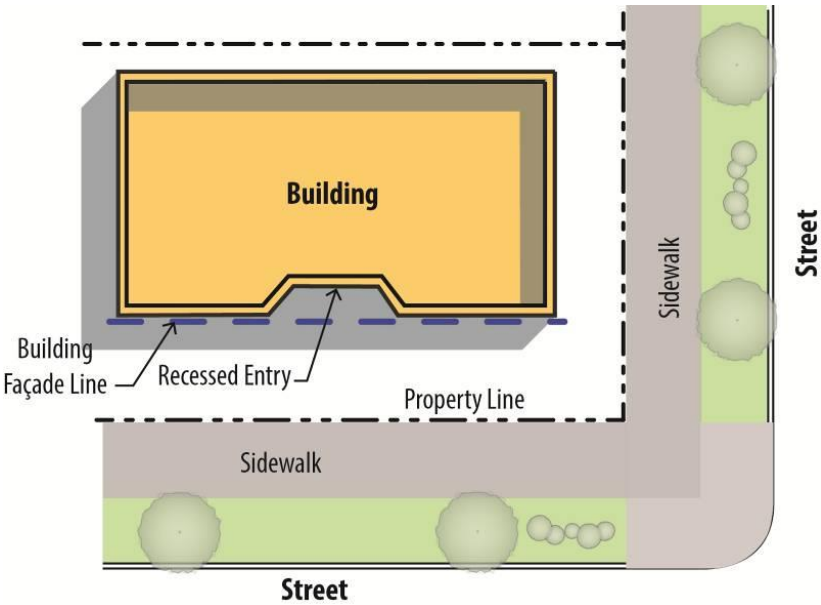
The location of the vertical plane of a building along a street frontage.



Section View – Gallery Frontage



Section View – Arcade Frontage

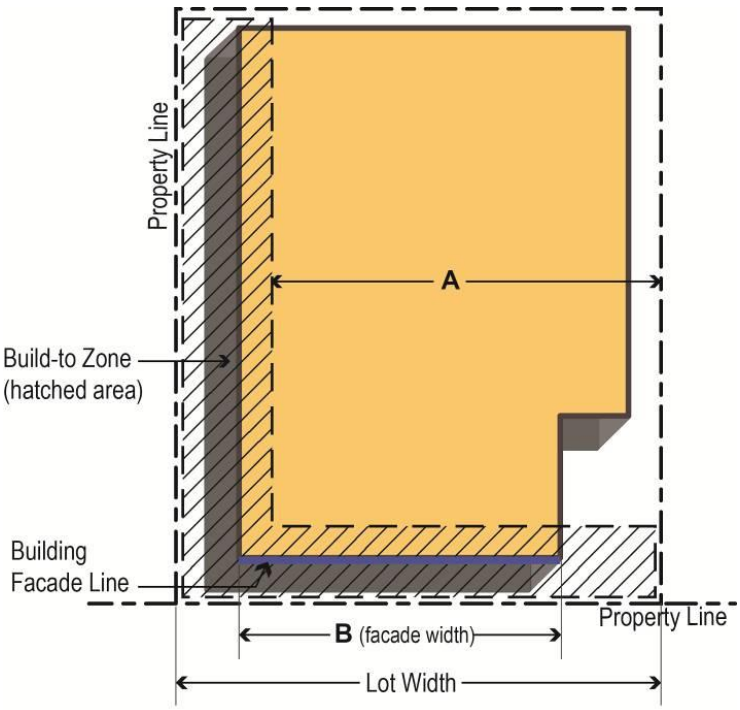


Plan View

Building Façade Line Illustrations

Building Frontage

The percentage of a building's façade line that is required to be located within the Build-to Zone (BTZ) as a proportion of the lot's width along the fronting public street. Required driveways, stairs to access entrances, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall count towards the required building frontage.



$$\text{Building Frontage \%} = \frac{\textbf{B}\ \text{(building facade width)}}{\textbf{A}\ \text{(lot width minus max. req'd setback, if any)}} \times 100$$

Image showing Building Frontage calculation

Building Step-back

Building step-back is the setting back of the building façade line away from the street at a specific floor or height.

C

Character Area

Means an area within the LDO that is intended to preserve and/or create an urban form that is distinct from other areas within the Plan Area. Character Areas are identified in the Regulating Plan.

C-L

Commercial Use or Mixed-Use Building

Means a building in which at least the ground floor of the building is built to Commercial Ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready

Means a ground floor space constructed with appropriate building orientation, entrance and window treatment and floor-to-floor height in order to accommodate ground floor retail/commercial uses (including but not limited to commercial, retail, restaurant, entertainment, and lobbies for civic, hotel, or multi-family uses). Standards for Commercial Ready frontage are in Section 5.4. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space, the space must comply with all building and construction codes for commercial uses. The intent of Commercial Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Complete Street

Means a street that not only accommodates various modes of transportation such as automobiles, transit, bikes, and pedestrians, but also establishes a design context that is conducive for redevelopment along the street.

Context Sensitive Street

D

Driveway Throat

Duplex

The Duplex is a small- to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed residential infill and is important for providing a broad choice of housing types and promoting walkability.

Image of a duplex home type.

E

Encroachment

Means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public right-of-way, or above a height limit.

F

Façade Area

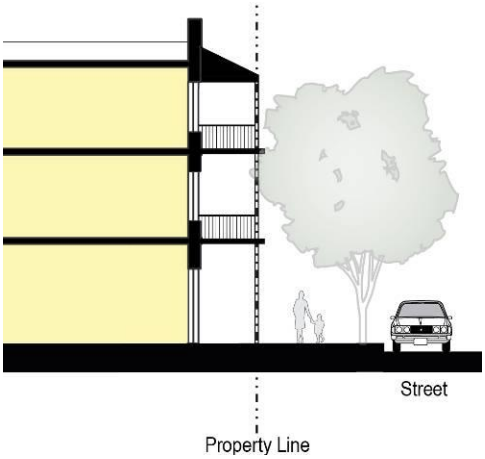
Means the surface area of a building's elevation (including all floors) not counting minor indentations fronting a particular street. Ground floor façade area is the surface area of a building's ground floor elevation not counting minor indentations fronting a particular street. Upper floor façade area is the surface area of a building's upper floor elevations not counting minor indentations fronting a particular street.

Façade Modulation

G

Gallery

Is a roofed promenade or canopy, especially one extending along the wall of a building and supported by arches or columns on the outer side. The gallery space is unenclosed (non-conditioned) space and may be 2 or more stories tall.



Images of Galleries

Glazing

H I J

ITE

Joint Access Easement

J-Swing Garage

A home with a driveway that loads from the primary street and swings into the side of the home to enter the garage. Two of these homes side-by-side, should share a driveway or a curb-cut to driveways and have garages facing each other.

Images of a home with a J-Swing Garage from the front and side of home.

K L

LDO

Levy Development Overlay (LDO) District

The LDO District is the zoning designation intended to implement the Illustrative Vision. It facilitates pedestrian-oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, and business and personal services. The LDO district supports economic development, sustainable tax base, and job creation/retention by: (a) providing a streamlined and simplified approval process; (b) establishing adjacency predictability in the built environment; (c) offering flexibility to changing market conditions; (d) reducing risk to private investment/development; (e) synchronizing private investment/development with public capital investment policies; and (f) calibrating zoning regulations with vision for redevelopment in the Levy Plan Area.

Levy Development Regulating Plan (Regulating Plan)

The official Zoning Map for the LDO. The Regulating Plan graphically depicts development standards including Character Areas, Street Designations, and Special Requirement(s) applicable to properties within the LDO.

Levy Area Illustrative Vision or Vision

The Illustrative Plan for redevelopment of the Levy Plan Area. The Illustrative Vision serves as a meaningful policy guide for City officials, City staff, property owners, private developers, and citizens when considering development/redevelopment decisions in the Plan Area. The Levy Area Illustrative Vision includes a number of preferred redevelopment concepts such as encouraging adaptive reuse of existing buildings, encouraging new mixed use and urban residential infill growth, improving pedestrian walkability and connectivity, creating compatible physical scales and transitions, and fostering long-term economic development through the concept of "place." This Illustrative Vision is a composite of several building scale illustrations of preferred redevelopment concepts.

Live-Work Unit

Means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by the ZO in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Low Density

M

Mansion Home

A multi-unit building (2 to 4 units) that is designed to appear as a large home from the exterior, but functions as a multi-unit building on the interior. Mansion Homes have one main front door for the building, but may also have side and rear entries. Parking is accessed from an alley or a driveway to the rear of the lot. Parking does not face a public right-of-way.

N

NACTO

Neighborhood Transition Zone

Numerical Standard

Means any standard that has a numerical limit (minimums and maximums) or value as established within both the text and graphic standards of the LDO.

O

Open Space

Publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, playgrounds, squares, etc. provided to meet the standards in Section 8.0 of the LDO. Open space may be privately or publicly owned and/or maintained.

P

Patio Homes

Single-family detached or attached (duplex) homes of no more than two attached units, each located on a small lot that has at least some private yard space, generally in the back and/or side yards, but also possibly a small front yard. These types of homes may also be called "Villa" or "Zero Lot Line" homes if the homes are located on one of the side property lines.

Parking Setback Line

Means the distance that any surface parking lot is to be set back from either the principal building façade line or property line along any street frontage (depending on the specific standard in the Character Area). Surface parking may be located anywhere behind the parking setback line on the property.

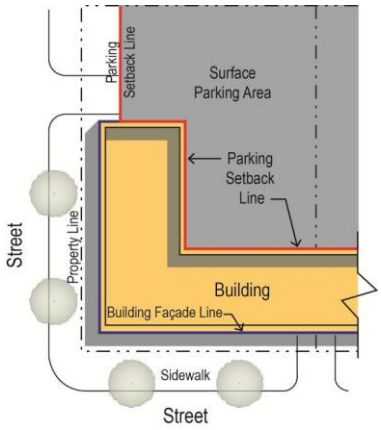


Illustration of a parking setback line

Perimeter Frontage

Means the measurement of the proportion of public street frontage of the total exterior perimeter of a park or open space area.

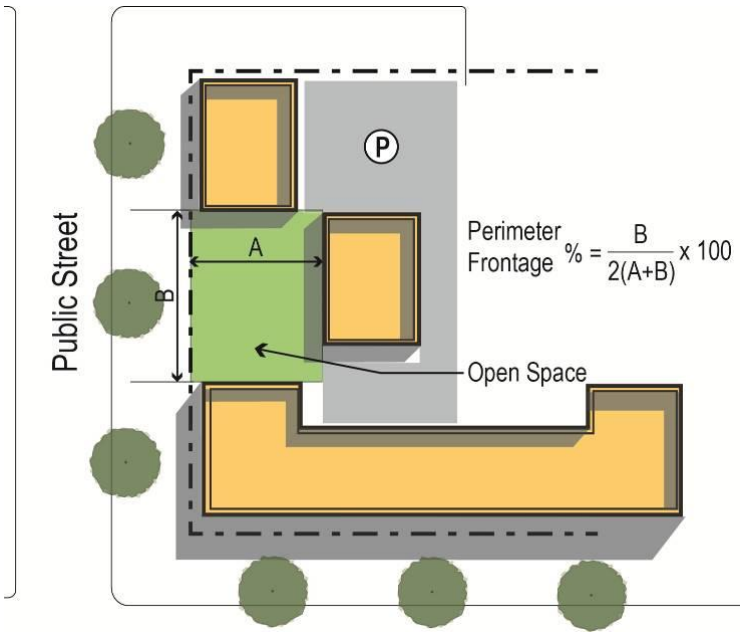


Illustration showing how Perimeter Frontage is calculated for Open Space along a Public Street

Planning Director

Primary Entrance

The public entrance located along the front of a building facing a street or sidewalk and provides access from the public sidewalk to the building. It is different from a secondary entrance which may be located at the side or rear of a building providing private controlled access into the building from a sidewalk, parking or service area.

PUD

Q R

Residential Use Building

A building that is built to accommodate only residential uses on all floors of the building such as a detached single family ho

me, attached single family home (i.e. townhome), two family home (i.e. duplex), mansion home (3 – 4 units), apartment building (5 or more units; under single ownership or under multiple owners within a condominium regime).

S

SDP

Service-Related Uses

Means all uses that support the principal use on the lot including parking access, garbage/trash collection, utility meters and equipment, loading/unloading areas, and similar uses.

Street Frontage Designation

As identified on the Regulating Plan, existing and recommended streets in the Plan Area are designated as Pedestrian Priority, Pedestrian-Friendly, or General Streets. Each frontage

designation establishes a certain development context in order to improve walkability and pedestrian orientation within the Plan Area.

Street Screen

A freestanding wall or living fence or combination fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.

Image of a combination masonry and living street screen

Street Tree

Street Wall

Indicates the creation of a "wall" or a sense of enclosure along the street with buildings placed immediately adjacent to the street/sidewalk. A street wall has a "void" if there is a surface parking lot or service area adjacent to the sidewalk/street.

T U

Transition Zone

See Neighborhood Transition Zone

Utility Compatible Trees

Trees that are single trunk trees in order to minimize potential conflict with pedestrians. They shall be a minimum of 3" caliper at the time of planting.

V W

Waivers

Any modifications to the standards of the PHDO beyond those authorized under Administrative and major modifications in Section 2.0 and may only be approved by the Planning Commission or City Council after review and recommendation from the ~~Administrator~~ Planning Director. All waivers must meet the intent of the Overlay District.

X Y Z

Zero Lot Line

ZO