| 1 | ORDINANCE NO | | |
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| 3 | AN ORDINANCE TO AMEND CHAPTER 36, ARTICLE V, § 36-342.1, OF | | |
| 4 | THE LITTLE ROCK REVISED CODE OF ORDINANCES (1988), TO | | |
| 5 | PROVIDE FOR THE MODIFICATION OF VARIOUS PROCEDURES | | |
| 6 | AND LAND USE REGULATIONS RELATED TO THE UU, URBAN USE | | |
| 7 | DISTRICT, ZONING CLASSIFICATION; AND FOR OTHER PURPOSES. | | |
| 8 | | | |
| 9 | WHEREAS, it has been determined by the Little Rock Planning Commission that it is appropriate to | | |
| 10 | make certain modifications to the procedures and regulations contained within Chapter 36 of the Code of | | |
| 11 | Ordinances of the City of Little Rock, Arkansas, related to UU, Urban Use District; and, | | |
| 12 | WHEREAS, the proposed modifications were presented and discussed at a public hearing of the Little | | |
| 13 | Rock Planning Commission where the Planning Commission voted to recommend approval of the | | |
| 14 | modifications. | | |
| 15 | NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY | | |
| 16 | OF LITTLE ROCK, ARKANSAS. | | |
| 17 | Subsection (a). That Chapter 36., Section 36-342.1 (c) (11) be amended to provide for the deletion of | | |
| 18 | text as follows: | | |
| 19 | (11) Signs. Off-premises signs are not allowed. Ground-mounted signs are discouraged and | | |
| 20 | may only be permitted as a variance as per Division 2 of this Chapter. Otherwise, permitted signs | | |
| 21 | shall be as in Section 36-553, signs permitted in institutional and office zones, of this Chapter. | | |
| 22 | On the street level, the maximum area of signage may be doubled if at least 50% of the street- | | |
| 23 | level office and retail space has direct access to the street. | | |
| 24 | Subsection (b). That Chapter 36., Section 36-342.1 (e) be amended to provide for the deletion of text | | |
| 25 | as follows: | | |
| 26 | (e) Height Regulations. No building hereafter erected or structurally altered shall exceed a | | |
| 27 | height of seventy two (72) feet. Developments which provide a minimum 20% of the gross floor | | |
| 28 | area for residential uses are entitled to add twenty eight (28) feet to the structure. Any structure | | |
| 29 | which is certified by Central Arkansas Transit Authority (CATA) as providing a portion of the | | |
| 30 | structure for mass transit (such as a bus stop, etc.), is entitled to add fourteen (14) feet. If at least | | |
| 31 | 50% of the street level office and retail space has direct access to the street, the total building | | |
| 32 | square-footage may be increased with addition floor (fourteen (14) feet in height) at a rate of two | | |
| 33 | (2) square feet for each one (1) square foot of leasable space directly accessible to the street. | | |

| 1 | Development which provide a minimum of 80% of the gross floor area for residential uses are | | |
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| 2 | entitled to add up to twenty (28) feet to the structure specifically to accommodate a parking | | |
| 3 | structure which is incorporated into the structure. All building height bonuses in this Section are | | |
| 4 | cumulative, not to exceed 225 feet. | | |
| 5 | Section 2. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or | | |
| 6 | word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or | | |
| 7 | adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and | | |
| 8 | effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the | | |
| 9 | ordinance. | | |
| 10 | Section 3. Repealer. All laws, ordinances, resolutions, including but not limited to Little Rock, | | |
| 11 | Ark., Ordinance No. 18,228 (March 7, 2000), or parts of the same that are inconsistent with the | | |
| 12 | provisions of this ordinance are hereby repealed to the extent of such inconsistency. | | |
| 13 | PASSED: November 21, 2023 | | |
| 14 | ATTEST: | APPROVED: | |
| 15 | | | |
| 16 | | | |
| 17 | Susan Langley, City Clerk | Frank Scott, Jr., Mayor | |
| 18 | APPROVED AS TO LEGAL FORM: | | |
| 19 | | | |
| 20 21 | Thomas M. Carpenter, City Attorney | | |
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