ORDINANCE NO.


#### Abstract

AN ORDINANCE TO AMEND CHAPTER 36, ARTICLE V, § 36-342.1, OF THE LITTLE ROCK REVISED CODE OF ORDINANCES (1988), TO PROVIDE FOR THE MODIFICATION OF VARIOUS PROCEDURES AND LAND USE REGULATIONS RELATED TO THE UU, URBAN USE DISTRICT, ZONING CLASSIFICATION; AND FOR OTHER PURPOSES.


WHEREAS, it has been determined by the Little Rock Planning Commission that it is appropriate to make certain modifications to the procedures and regulations contained within Chapter 36 of the Code of Ordinances of the City of Little Rock, Arkansas, related to UU, Urban Use District; and,

WHEREAS, the proposed modifications were presented and discussed at a public hearing of the Little Rock Planning Commission where the Planning Commission voted to recommend approval of the modifications.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS.

Subsection (a). That Chapter 36., Section 36-342.1 (c) (11) be amended to provide for the deletion of text as follows:
(11) Signs. Off-premises signs are not allowed. Ground-mounted signs are discouraged and may enly be permitted as a variance as per Division 2 of this Chapter. Otherwise, permitted signs shall be as in Section 36-553, signs permitted in institutional and office zones, of this Chapter. On the street level, the maximum area of signage may be doubled if at least $50 \%$ of the streetlevel office and retail space has direct access to the street.
Subsection (b). That Chapter 36., Section 36-342.1 (e) be amended to provide for the deletion of text as follows:
(e) Height Regulations. No building hereafter erected or structurally altered shall exceed a height of seventy two (72) feet. Developments which provide a minimum $20 \%$ of the gross floor area for residential uses are entitled to add twenty eight (28) feet to the structure. Any structure which is certified by Central Arkansas Transit Authority (CATA) as providing a portion of the strueture for mass transit (such as a bus stop, ete.), is entitled to add fourteen (14) feet. If at least $50 \%$ of the street level office and retail space has direct aceess to the street, the total building square footage may be increased with addition floor (fourteen (14) feet in height) at a rate of two (2) square feet for each one (1) square foot of leasable space directly accessible to the street.

Development which provide a minimum of $80 \%$ of the gross floor area for residential uses are
entitled to add up to twenty (28) feet to the structure specifically to aceommodate a parking structure which is incorporated into the structure. All building height bonuses in this Section are emmulative, not to exceed 225 feet.

Section 2. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

Section 3. Repealer. All laws, ordinances, resolutions, including but not limited to Little Rock, Ark., Ordinance No. 18,228 (March 7, 2000), or parts of the same that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

PASSED: November 21, 2023

ATTEST:

## Susan Langley, City Clerk

 APPROVED AS TO LEGAL FORM:Thomas M. Carpenter, City Attorney //<br>//<br>//<br>//<br>//<br>//<br>//<br>//<br>//<br>//<br>//<br>//<br>//

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## Frank Scott, Jr., Mayor

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## APPROVED:

