1	ORDINANCE NO.
2	
3	AN ORDINANCE TO AMEND CHAPTER 36 OF THE CODE OF
4	ORDINANCES OF THE CITY OF LITTLE ROCK, ARKANSAS, TO
5	PROVIDE FOR THE MODIFICATION OF VARIOUS PROCEDURES,
6	DEFINITIONS, LAND USE REGULATIONS; AND FOR OTHER
7	PURPOSES.
8	
9	WHEREAS, it has been determined by the Little Rock Planning Commission that a regular review of
10	this Chapter is appropriate; and
11	WHEREAS, the Planning Commission has determined that several modifications are appropriate at
12	this time; and
13	WHEREAS, at its February 26, 2015, meeting, the Planning Commission voted to recommend
14	approval of these proposed amendments;
15	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
16	OF LITTLE ROCK, ARKANSAS:
17	SECTION 1. That various provisions of Chapter 36 of the Code of Ordinances of the City of Little
18	Rock, Arkansas, be amended as follows:
19	Subsection (a). That Chapter 36, Section 36-523.(d), be amended to provide for the
20	addition of new text and to then read as follows:
21	Section 36-523. Screening required.
22	(d) Dumpsters, trash containment areas and dumpster-type recycling containers
23	shall be screened and the screen shall exceed the height of the dumpster or trash
24	containment area by at least two (2) feet not to exceed eight (8) feet total height. This
25	requirement may be modified as to location within the buffer when a circumstance
26	unique to a site indicates that the screening will not serve its intended purpose and may,
27	in some fashion, be inappropriate.
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29	Subsection (b). That Chapter 36, Section 36-342.1 (d)(1), be deleted in its
30	entirety and replaced with new text to read as follows:
31	
32	(1) Permitted uses. Unless otherwise indicated, uses permitted shall include all those allowed in
33	the residential districts, office districts and commercial districts as "permitted uses" in this

1	chapter and those uses and activities specified in Arkansas Code Title 14, Chapter 144, Research	
2	Park Authority Act.	
3		
4	All uses must be inside or enclosed except as specified below:	
5		
6	(a) Eating places, bars and lounges shall be permitted to have an area of outdoor seating subject	
7	to compliance with the following provisions:	
8		
9	1. The area of outdoor seating shall not be located in the public right-of-way, nor shall it	
10	obstruct pedestrian movement, fire lanes, access to any business or areas designated for	
11	access by the physically impaired.	
12		
13	2. The number of seats in the area of outdoor seating shall not exceed 50% of the number of	
14	seats within the eating place, bar or lounge.	
15		
16	3. Compliance with applicable state and county regulations.	
17		
18	4. The area of outdoor seating shall not be located between the building occupied by the	
19	eating place and adjacent residentially zoned properties.	
20		
21	5. This subsection shall not be deemed to permit signage or structural alterations such as	
22	canopies or walls regulated elsewhere in this chapter.	
23		
24	(b) Roof-top outdoor seating, bars or lounges and recreation areas ancillary to a permitted use	
25	within the building.	
26		
27	(c) Swimming pools and recreation areas that are ancillary to a permitted hotel, motel or	
28	residential use.	
29		
30	(d) Mobile canteen units when operated in compliance with current planning and development	
31	regulations for such vehicles.	
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1	Subsection (c). That Chapter 36, Section 36-2, be amended to provide for the	
2	addition of new text to the current definition of "primary streets" and to then read as	
3	follows:	
4		
5	Primary streets means Capitol Avenue, Broadway, Byrd, Center, Chester, Commerce, Cross,	
6	Cumberland, Louisiana, Main, Markham, 9th, President Clinton Avenue, River Market Avenue,	
7	Scott, 7 th (west of Center), Spring and State Streets.	
8		
9	Subsection (d). That Chapter 36, Section 36-353 (c)(2), be amended to provide	
10	for the deletion of the word "primary" and to then read as follows:	
11		
12	(2) Appearance. Signs shall not exceed one-half (1/2) of a square foot of sign area for each	
13	linear foot of street building frontage, not exceeding twenty-five (25) square feet per sign.	
14		
15		
16		
17	Subsection (e). That Chapter 36, Section 36-353 (e)(1)(d), be amended to	
18	provide for the deletion of the word "primary" and to then read as follows:	
19		
20	d. The number of projecting signs shall be limited to one (1) sign per one hundred (100) feet of	
21	street frontage per building.	
22		
23	Subsection (f). That Chapter 36, Section 36-356 (d)(1), be deleted in its entirety	
24	and replaced with new text to read as follows:	
25		
26	(1) Height regulations. No building hereafter erected or structurally altered shall exceed a	
27	height of sixty (60) feet. Building height shall be defined, for the purpose of the River	
28	Market Design Overlay District, as the vertical distance from the highest point of the	
29	centerline of abutting private and public street frontages to the highest point of the roof or	
30	parapet wall. All structural embellishments as defined by Sec. 36-2 Definitions shall be	
31	reviewed by the River Market Design Review Committee for compliance.	
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1	Subsection (g). That Chapter 36, Section 36-358 (a)(3), be amended to provide
2	for replacing "Commerce Street" with "River Market Avenue" and to then read as
3	follows:
4	
5	(3) River Market Avenue from President Clinton Avenue to Second Street shall be Acer X
6	Freemanii "Jeffersred, autumn blaze maple trees.
7	
8	Subsection (h). That Chapter 36, Section 36-362 (a)(2), be amended to provide
9	for the replacing "Commerce Street" with "River Market Avenue" and to then read as
10	follows:
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14	(2) Existing curb cuts on President Clinton Avenue, River Market Avenue, Sherman and Rock
15	Streets shall be removed or minimized to reduce conflict with pedestrian traffic.
16	
17	Subsection (i). That Chapter 36, Section 36-365 (a), be amended to provide for
18	replacing "Commerce Street" with "River Market Avenue" and to then read as follows:
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20	(a) <i>Corridors</i> . New construction shall be designed to preserve all view corridors including the
21	President Clinton Avenue corridor and the River Market Avenue corridor.
22	
23	SECTION 2. Severability. In the event any title, section, paragraph, item, sentence, clause,
24	phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such
25	declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain
26	in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not
27	originally a part of the ordinance.
28	
29	SECTION 3. Repealer. All laws, ordinances, resolutions, or parts of the same that are
30	inconsistent with the provisions of this ordinance are hereby repealed to the extent of such
31	inconsistency.
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PASSED:	
ATTEST:	APPROVED:
City Clerk	Mayor
APPROVED AS TO LH	GAL FORM:
City Attorney	
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