

Cedar Pine Overlay 2016

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GATEWAY PLANNING
A VIALTA GROUP PARTNER



Little Rock Cedar Pine Overlay Table of Contents

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- 3: Illustrations of Changes to Non-Complying Structures
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1.0 Overlay Purpose and Boundary

In 2013, the 12th Street neighborhood in 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 the 12th Street Core around the Cedar and Pine Street intersection.

Resulting from the 12th Street Corridor Plan, a series of community meetings resulted in the validation of the vision for the redevelopment of this core area of the corridor into a walkable, mixed-use environment supportive of an 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 12th Street and historic Little Rock. 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 Cedar Pine Overlay (CPO) is to implement the vision for a more walkable, vibrant Cedar Pine Area (hereinafter, “Plan Area”) with a mix of uses by:

- (a) Coordinating public and private investments for the greatest effect;
- (b) Providing better pedestrian connectivity; and
- (c) Creating equitable, sustainable, and affordable development options.

Therefore, the goals of the CPO 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 Zoning Ordinance (ZO) of the City of Little Rock, Arkansas. 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 CPO shall include I-630 to the North, Lewis Street to the West, Maple Street to the East and 14th Street to the South per the final regulating plan.

1.3 Components of the Overlay

- (a) **The Regulating Plan** – The CPO map (herein known as the Regulating Plan; Attachment 1) is hereby adopted as the official overlay map for the Plan Area. Within any area subject to the approved Regulating Plan, this CPO 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 three (3) Character Areas:

- i. **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 development of the police substation mixed-use development.
 - ii. **Neighborhood (NB)** - The Neighborhood Character Area provides for multiple types and sizes of residential. Development standards in this Character Area emphasize existing home preservation and revitalization, while establishing standards for appropriate residential redevelopment.
 - iii. **Highway Frontage (HMU)** – The Highway 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 I-630 highway frontages.
- 2) **Street Designations** – The Streets within the CPO shall be classified by street type.
- i. The *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 Section 7.
- 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 (3) 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 CPO shall be categorized as Recommended Open Space. The detailed Open Space Standards for different open space types are included in *Section 8.0: Open Space Standards* and Attachment 4 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, streetscape and lighting.
- (c) **Using this Document**

The following basic steps should be followed to determine the uses and development standards applicable on property within the Plan Area:

- 1) Review Table 2-1 to evaluate the applicability of the CPO based on the scope of the proposed redevelopment.
- 2) Locate the subject property on the CPO Regulating Plan (Attachment 1).
- 3) Identify the Character Area in which the property is located.
- 4) Examine the corresponding area standards in the Building Form and Site Development Standards in Section 4.0 to determine the applicable development standards and any Special Frontage standards

- 5) Refer to Section 5.0 for Building Design Standards.
- 6) Refer to Section 6.0 for Street Design Standards.
- 7) Refer to Section 7.0 for Open Space Standards.
- 8) Refer to Section 8.0 for Streetscape and Landscape Standards.

The information listed in these graphics explains where the building will sit on the lot, the limits on its physical form and the palette of materials that will cover it.

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) Table 2-1 (Applicability Matrix) shall determine the extent to which different sections of the CPO apply to any proposed development.
- (c) In addition, Table 2-2 shall determine which sections of the CPO apply at which time in the development review process such as Subdivision Review, Site Plan Review, or Building Permit Review.
- (d) Provisions of this CPO are activated by “shall” when required; “should” or “may” when recommended or optional.
- (e) Terms used throughout this Overlay are defined in *Section 3: Definitions*. For those terms not defined in *Section 3: Definitions*, Definitions in various sections of the City of 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) **Urban Use (UU)** – The urban use district is designed to assure the continuation of development consistent with a traditional urban form. The urban use district is designed to help create a compact, distinguishable core area. The district is established in order to provide for an urban form allowing mid-rise structures. This district is to provide for the office, civic and business core of the city.
 - i. UU zoning allows the mix of uses desired within the Cedar Pine Overlay and shall be used as the base zone for the Mixed-Use and Highway Frontage Character Areas.
 - ii. In the MU Character Area, structures within the UU are encouraged to provide multiple uses within the same structure. The ground or street level of structures should include street oriented activity and pedestrian amenities.
 - iii. The building standard purpose and intent for the UU 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 CPO. These numerical regulations include, but are not limited to:
 - Building Height
 - Setbacks
 - Frontage requirements
 - Widths of elements such as landscaping, sidewalks, etc.
- (b) **R-4A Low Density Residential** – The purpose for the R-4A District is to protect existing developed residential neighborhoods. It is intended for single-family use with conversions to two-family units or the addition of accessory residential units. The R-4A district should be located in developed areas with an environment suitable for moderate-density residential and in established medium-density residential areas.

Accessory uses, conditional uses and home occupations are permitted as long as they do not have objectionable characteristics.

- i. R-4A zoning focuses on maintaining the historic residential fabric and shall be used as the base zone within the Cedar Pine Overlay Neighborhood Character Area. Uses are only reduced within the (NB) Character Area due to its desirability as a primary residential area.

1) Special Use Permits (SUPs) shall not be issued within the CPO.

- ii. The building standard purpose and intent for the R-4A 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 CPO. 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 CPO Plan Area, the standards in this document shall supersede standards under the Subdivision Ordinance.
- (b) Development standards not addressed in this ordinance shall be governed by the ZO to the extent they are not in conflict with the intent or text of the CPO.

Table 2-1: Applicability Matrix

Legend Blank denotes Standards in this Section of the Code does not apply

Code Section	Section 4: Building Form and Site Development Standards				Section 5: Building Design Standards	Section 6: Street Design Standards	Section 7: Open Space Standards	Section 8: Streetscape and Landscape Standards			
	Build-to zones and setbacks	Building Frontage	Building Height	Parking and Service Access				Sidewalk, Street Trees and Streetscape	Street Screen and Parking Lot Landscaping	Street Lighting and Furniture	Utilities
Type of Development											
1) Commercial (retail, office, restaurant), lodging, mixed-use building, apartment/multi-family building (5 or more units per lot), and live-work units (more than one of the following may apply to one application based on the scope of the application)											
a. New Construction	All Sections of the CPO apply										
i. Change of Use/Expansion of Existing Use (without expansion of conditioned building area) (to a permitted or conditional use in the designated Character Area)				●					●	●	
b. Expansion of Existing Buildings (regardless of size of expansion): Existing non-complying structures or sites may be enlarged or expanded provided that such enlargement shall <u>neither create any new non-compliance nor shall increase the degree of the existing non-compliance</u> of all or any part of such structure or site. The CPO applicable sections shall apply only to proposed building expansions.	●	●	●	●	●	●	●	●	●	●	
i. Up to 10 spaces		●		●							
ii. 11 or more additional spaces		●		●		●			●		
2. Residential Buildings (single-family, attached and detached; duplex, 2 units per lot; and mansion home buildings, 3 – 4 units per lot)											
a. New construction	●	●	●	●	●		●	●			
b. Change of Use (to a permitted or conditional use in the designated Character Zone)				●							

Legend Blank denotes Standards in this Section of the Code does not apply

Code Section	Section 4: Building Form and Site Development Standards				Section 5: Building Design Standards	Section 6: Street Design Standards	Section 7: Open Space Standards	Section 8: Streetscape and Landscape Standards			
	Build-to zones and setbacks	Building Frontage	Building Height	Parking and Service Access				Sidewalk, Street Trees and Streetscape	Street Screen and Parking Lot Landscaping	Street Lighting and Furniture	Utilities
Type of Development											
<i>Table 2-1 Continued</i>											
c. Existing Building Remodels: Existing non-complying structures or sites may be repaired, maintained or altered provided that such repair, maintenance, or alteration shall <u>neither create any new non-compliance nor shall increase the degree of the existing non-compliance</u> of all or any part of such structure or site.					●						
d. Expansion of existing use/structure (building additions and new accessory building/structure on the lot): Existing non-complying structures or sites may be enlarged provided that such enlargement shall <u>neither create any new non-compliance nor shall increase the degree of the existing non-compliance</u> of all or any part of such structure or site. Standards in the OTAD CODE applicable sections shall apply only to the building expansions. It shall allow addition of non-conditioned space such as patios, porches, arcades, canopies, private open space, recreational amenities and courtyards/forecourts.	●	●	●	●	●			● ¹			

¹ Fee in lieu payment shall be made for Streetscape, Sidewalk, street lighting and street furniture improvements on a pro-rata lot frontage basis on the percentage of expansion of the existing building area. For example a 30% increase in conditioned sq. footage of the building shall pay the cost of streetscape and sidewalk for 30% of the street frontage of the subject lot.

Table 2.2 Application Review Specific Matrix

Legend ● = Standards in this Section of the Code applies Blank = Standards in this Section of the Code does not apply

Type Application Review			
		Code Section	
		Section 4: Building Form and Site Development Standards	Build-to zones and setbacks
			Building Frontage
			Building Height
			Lot Standards
			Parking and Service Access
		Section 5: Building Design Standards	
		Section 6: Street Design Standards	
		Section 7: Open Space Standards	
		Section 8.0 Streetscape and Landscape Standards	Street Trees and Streetscape
			Street Screen and Parking Lot Landscaping
			Street Lighting and Furniture
			Utilities
1. Site Plan Review	●	●	●
2. Building Permit Review	●	●	●

Table 2-1: Applicability Matrix

Legend Blank denotes Standards in this Section of the Code does not apply

Code Section	Section 4: Building Form and Site Development Standards				Section 5: Building Design Standards	Section 6: Street Design Standards	Section 7: Open Space Standards	Section 8: Streetscape and Landscape Standards			
	Build-to zones and setbacks	Building Frontage	Building Height	Parking and Service Access				Sidewalk, Street Trees and Streetscape	Street Screen and Parking Lot Landscaping	Street Lighting and Furniture	Utilities
a. New Construction											
i. Change of Use/Expansion of Existing Use (without expansion of conditioned building area) (to a permitted or conditional use in the designated Character Area)				●					●		●
b. Expansion of Existing Buildings (regardless of size of expansion): Existing non-complying structures or sites may be enlarged or expanded provided that such enlargement shall <u>neither create any new non-compliance nor shall increase the degree of the existing non-compliance</u> of all or any part of such structure or site. The CPO applicable sections shall apply only to proposed building expansions.	●	●	●	●	●	●	●	●	●	●	●
i. Up to 10 spaces		●		●							
ii. 11 or more additional spaces		●		●		●			●		
a. New construction	●	●	●	●	●		●	●			
b. Change of Use (to a permitted or conditional use in the designated Character Zone)				●							

Legend Blank denotes Standards in this Section of the Code does not apply

Code Section	Section 4: Building Form and Site Development Standards				Section 5: Building Design Standards	Section 6: Street Design Standards	Section 7: Open Space Standards	Section 8: Streetscape and Landscape Standards			
	Build-to zones and setbacks	Building Frontage	Building Height	Parking and Service Access				Sidewalk, Street Trees and Streetscape	Street Screen and Parking Lot Landscaping	Street Lighting and Furniture	Utilities
c. Existing Building Remodels: Existing non-complying structures or sites may be repaired, maintained or altered provided that such repair, maintenance, or alteration shall <u>neither create any new non-compliance nor shall increase the degree of the existing non-compliance</u> of all or any part of such structure or site.					●						
d. Expansion of existing use/structure (building additions and new accessory building/structure on the lot): Existing non-complying structures or sites may be enlarged provided that such enlargement shall <u>neither create any new non-compliance nor shall increase the degree of the existing non-compliance</u> of all or any part of such structure or site. Standards in the OTAD CODE applicable sections shall apply only to the building expansions. It shall allow addition of non-conditioned space such as patios, porches, arcades, canopies, private open space, recreational amenities and courtyards/forecourts.	●	●	●	●	●			● ¹			

¹ Fee in lieu payment shall be made for Streetscape, Sidewalk, street lighting and street furniture improvements on a pro-rata lot frontage basis on the percentage of expansion of the existing building area. For example a 30% increase in conditioned sq. footage of the building shall pay the cost of streetscape and sidewalk for 30% of the street frontage of the subject lot.

Table 2.2 Application Review Specific Matrix

Legend ● = Standards in this Section of the Code applies Blank = Standards in this Section of the Code does not apply

Type Application Review				
		Code Section		
		Section 4: Building Form and Site Development Standards		
			<i>Build-to zones and setbacks</i>	
			<i>Building Frontage</i>	
			<i>Building Height</i>	
			<i>Lot Standards</i>	
		<i>Parking and Service Access</i>		
		Section 5: Building Design Standards		
		Section 6: Street Design Standards		
		Section 7: Open Space Standards		
		Section 8.0 Streetscape and Landscape Standards		
			<i>Street Trees and Streetscape</i>	
			<i>Street Screen and Parking Lot Landscaping</i>	
			<i>Street Lighting and Furniture</i>	
		<i>Utilities</i>		
1. Site Plan Review		●	●	
2. Building Permit Review		●	●	
		●	●	
		●	●	
		●	●	
			●	
			●	
			●	
			●	
			●	
			●	
			●	

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) A list of required materials shall be provided during a Pre-Submittal Meeting with the City's Planning Department. The applicant shall provide documents and graphics that adequately demonstrate compliance with all applicable sections of the CPO.
- (c) **Site Plan Required:** An Administratively Approved Site Plan shall be required unless specified as a Conditional Use under Section 4 of this Code.
- (d) **Administrative Review:** Projects that comply with all standards of the CPO shall be processed by the Planning and Development Director, Administrator or designee (Administrator). Refer to *Attachment 5: Site Plan Review Chart* for information on the development review process.
- (e) **Allowable Adjustments for Projects:** The Administrator may approve Allowable Adjustments per the criteria set in Table 2-3 below. The Allowable Adjustments 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 CPO on the subject property. In no circumstance shall the Administrator approve an allowable adjustment that results in:
 - i. An increase in overall project intensity, density, height or impervious cover;
 - ii. A change in permitted uses or mix of uses; or
 - iii. A change in the relationship between the buildings and the street.
- (f) **Variances to the base zoning (UU, R4-A):** For a variance to the requirements of the base zoning that are not covered by the overlay character area regulations, the applicant shall file with the Board of Adjustment as outlined in the ZO.

Table 2-3: Allowable Adjustments Table

<i>Code Standard</i>	<i>Extent of Adjustment Permitted</i>	<i>Criteria</i>
1. Regulating Plan Map		
Area/boundary of Character Area	No more than a 15% change (increase or decrease) in the area of any Character Area (aggregate or per block)	<ul style="list-style-type: none"> i. Shall not eliminate any Character Area ii. Shall not change the overall boundary of the Regulating Plan iii. 15% measurement shall be based on the total area of that specific Character Area within the entire Overlay District
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.	<p>Changes to the build-to-zones and setbacks may only occur when there is cause by one or more of the following:</p> <ul style="list-style-type: none"> iv. A change to the street cross sections established in Section 6 and Attachment 6; or v. Need to accommodate existing buildings and structures on the lot that meet the overall intent and vision for redevelopment in the Plan Area; or vi. 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 vii. Need to accommodate overhead or underground utilities and/or easements; or viii. 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.	<p>Any reduction in the required building frontage shall be to address one or more of the following:</p> <ul style="list-style-type: none"> 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	<p>Reduction in the number of parking spaces shall be based on one or more of the following:</p> <ul style="list-style-type: none"> i. A shared parking plan for parking within 1,320 feet

Table 2-3: Allowable Adjustments Table		
<i>Code Standard</i>	<i>Extent of Adjustment Permitted</i>	<i>Criteria</i>
		<ul style="list-style-type: none"> of the subject property; or 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 overlay	A modification up to 10% (increase or decrease)	<ul style="list-style-type: none"> i. A modification of a numerical standard is needed to accommodate existing conditions. ii. The proposed development still meets the intent of the Overlay.

(g) **Modifications for Projects:** Any modification beyond the allowable adjustments requires a Planned Zoning District review by the Planning Commission as outlined in the ZO.

- i. **Review Considerations for Modifications** - In reviewing any Modification requests to standards in this Overlay, the Administrator, Planning Commission, and Board of Adjustments shall use the following criteria:
 1. The goals, intent, and vision of the adopted Illustrative Vision for Little Rock;
 2. The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
 3. 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;
 4. The extent to which the proposal does not hinder future opportunities for higher intensity development; and
 5. Considerations of health and welfare of the general public.

2.5 Plat Approval: The applicant shall follow the process of the ZO, for the plat approval subject to the requirements for public infrastructure per the CPO.

2.6 Nonconforming Uses: Shall meet standards in Nonconforming Uses of the ZO Section 36-153.

2.7 Noncomplying Structures and Sites: Shall meet standards in Nonconforming Uses of the ZO Section 36-154 and 36-155. Attachment 3 shall provide examples of acceptable additions to noncomplying structures in the CPO 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 CPO shall be in accordance with the procedure set out in the City of Little Rock ZO.

3.0 Definitions

Many terms used in this Document are defined in the Zoning Ordinance (ZO). 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

Administrator

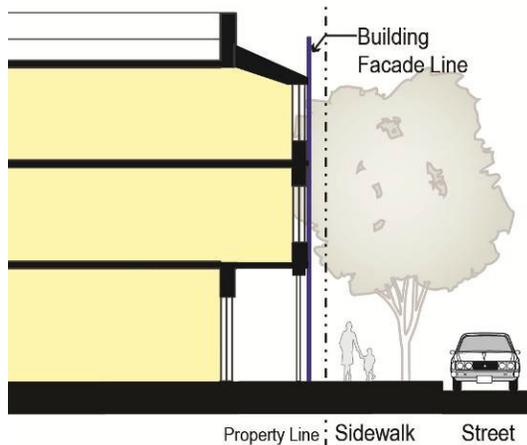
Shall be the Planning and Development Department Director or designee.

Allowable Adjustment

Means a requested adjustment allowed per the provisions of *Section 2.0: Administration*. The Administrator shall have the authority to administratively approve a request for an Allowable Adjustment.

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

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.

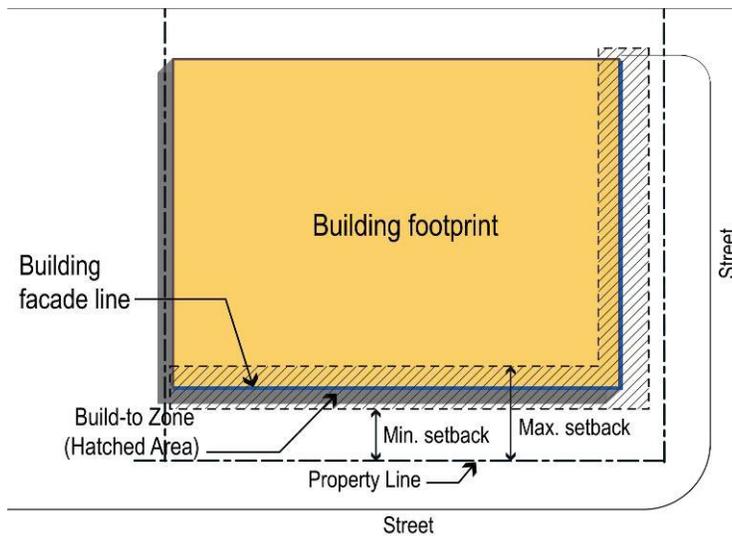


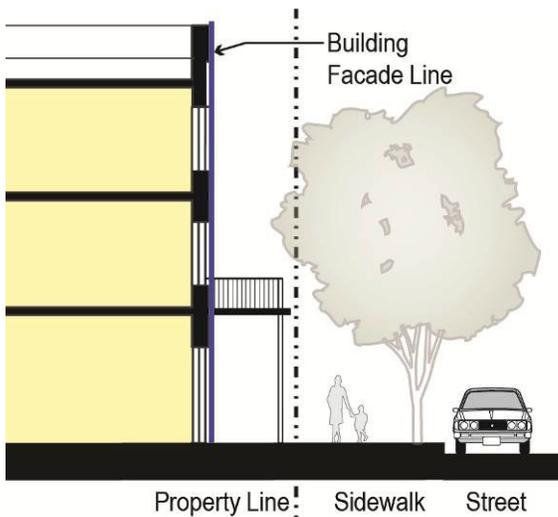
Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

Building Form and Site Development Standards

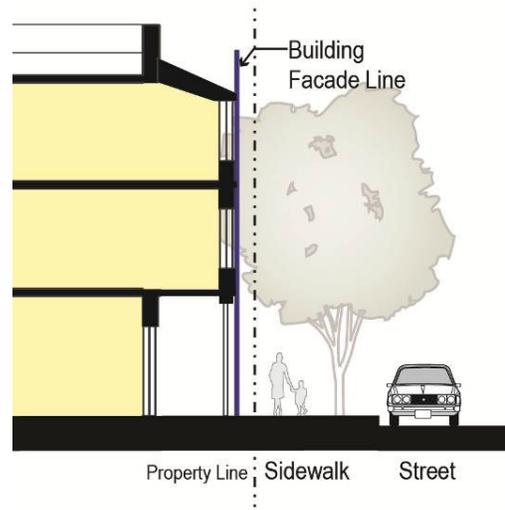
Standards established for each Character Area including but not limited to building placement, building height, parking, service access, and other functional design standards.

Building Façade Line

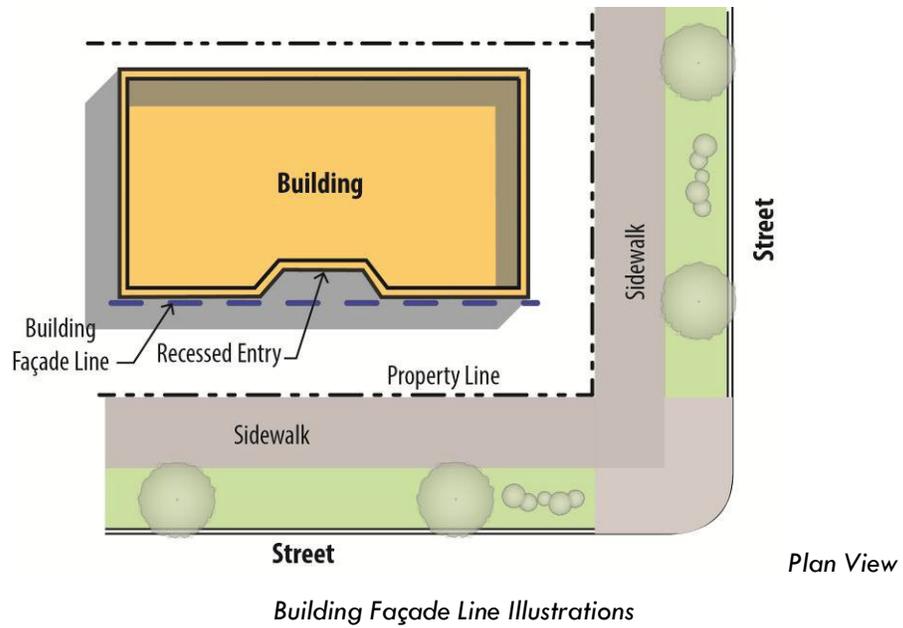
The location of the vertical plane of a building along a street frontage.



Section View – Gallery Frontage



Section View – Arcade Frontage



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.

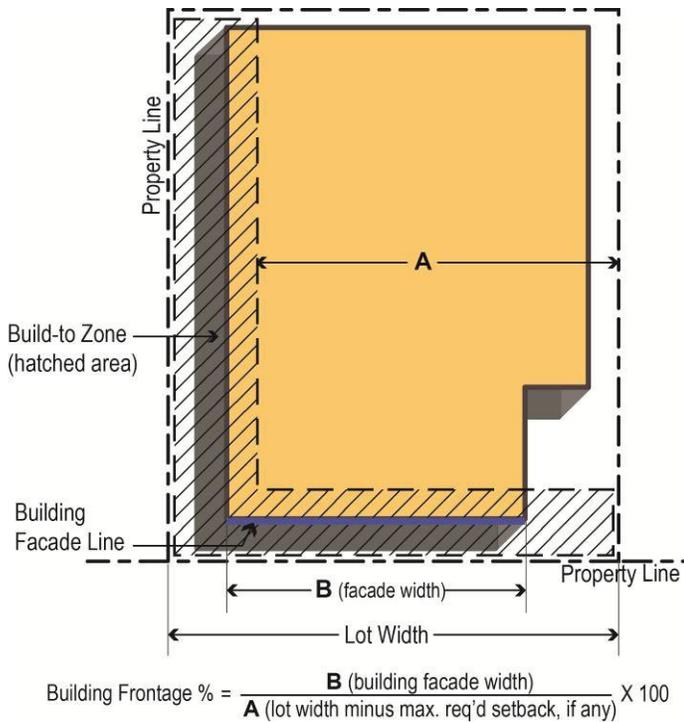


Image showing Building Frontage calculation

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

Cedar Pine Overlay (CPO) District

The CPO 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 CPO 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.

Cedar Pine Regulating Plan (Regulating Plan)

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

Cedar Pine Area Illustrative Vision or Vision

The Illustrative Plan for redevelopment of the Cedar Pine 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 Cedar Pine 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.

Character Area

Means an area within the CPO 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.

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.

D

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

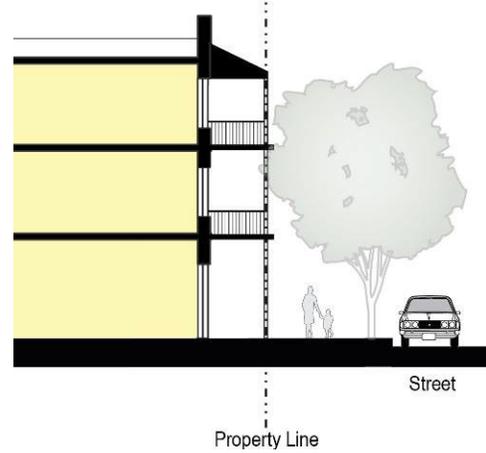
Façade Area

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.

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

H I J

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

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.

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

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 CPO.

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 7.0 of the CPO. 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.

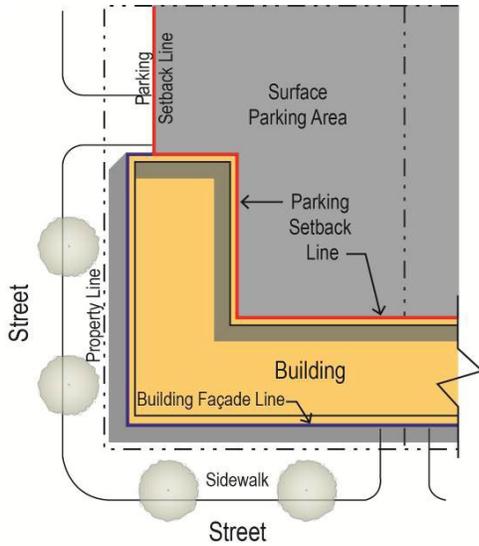


Illustration of a parking setback line

Perimeter Frontage

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

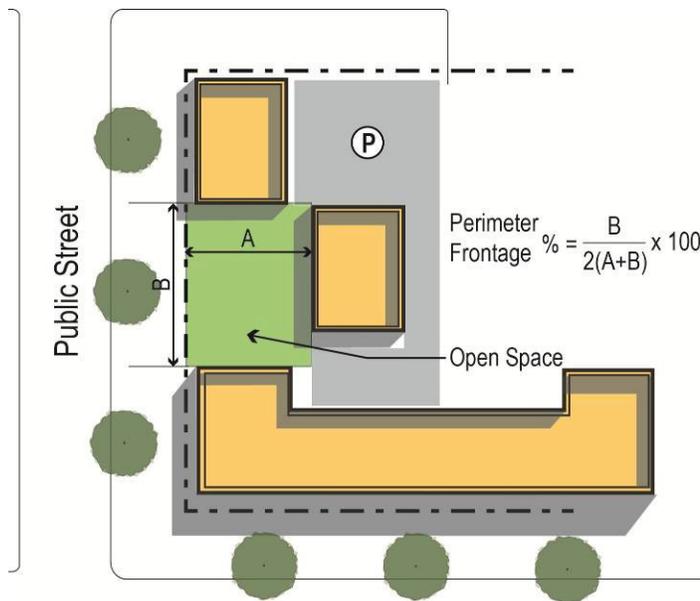


Illustration showing how Perimeter Frontage is calculated for Open Space along a Public Street

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.

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 home, 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

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 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 V W X Y Z

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.

4.1 Building Form and Site Development Standards

All parcels within the CPO are assigned to one of three (3) Character Areas:

1. Mixed-Use
2. Neighborhood
3. Highway Mixed Use

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 – 4.4.

The images and graphics in the first subsection of each character zone 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 zone 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 Zones

- (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:
 - i. **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.
 1. **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.

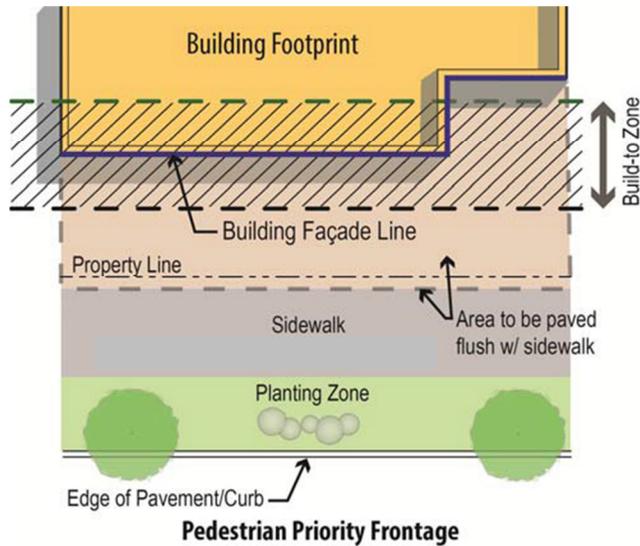
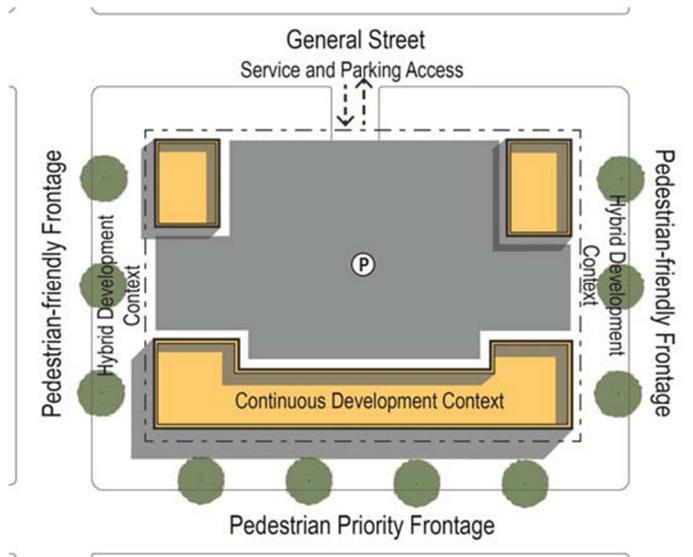


Illustration showing requirements along Pedestrian Priority Frontages

- ii. **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.
- iii. **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.

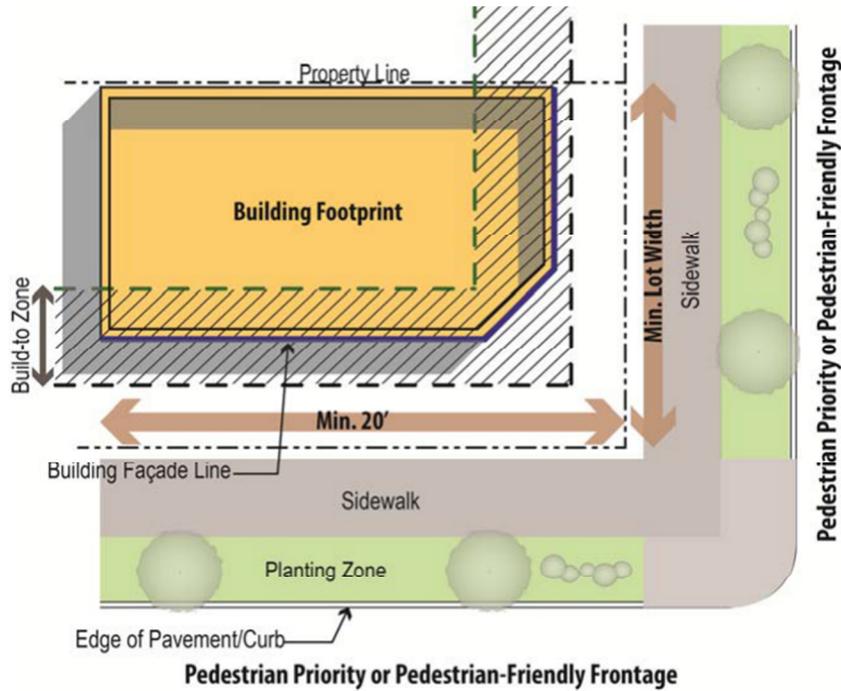


Illustration showing minimum frontage requirements at street intersections

- 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.

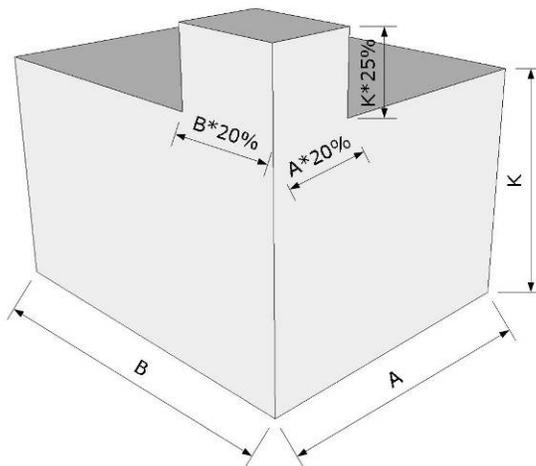


Illustration showing Corner Building Height Allowance

(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 – 4.4).
- ii. Required off-street parking spaces shall be regulated per character area base zoning.
- iii. Driveways, Alleys and Service Access:
 - 1. Unless otherwise specified in the specific Character Area standards in Sections 4.2 through 4.4, 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.
 - 2. Unless otherwise specified in the specific Character Area standards in Sections 4.2 through 4.4, 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.
 - 3. 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.
 - 4. 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.
 - 5. Service and loading/unloading areas shall be screened per standards in Section 8.0.
 - 6. 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.
 - 7. 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 two (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:**
 - i. 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 the *Section 8: Streetscape and Landscape 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 *Section 3.0: Definitions* for illustration).
- (g) **Measuring heights:**
 - i. 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.
 - ii. Internal building height shall be measured from finished floor to the bottom of the structural members of the ceiling.
 - iii. Floor-to-floor heights shall not apply to parking structures or civic buildings.
 - iv. Permitted corner tower elements are exempt from the height limit, except to the extent of the permitted tower height as denoted in Section 5.1 (b) ii of the CPO.
- (h) **Encroachments:**
 - i. Encroachments into R-O-W:
 - 1. Maximum of 50% of the depth of the sidewalk when there is no vertical support for the object (except blade signs which shall encroach no more than 6’ from the building façade line).
 - 2. Maximum of 100% of the depth of the sidewalk when using a gallery, arcade or colonnade system.
 - 3. Minimum vertical clearance from the finished sidewalk shall be 8’.
 - 4. In no case shall an encroachment be located over an on-street parking, travel lane or landscaping/street trees.
 - ii. Encroachments over Required Setbacks: Canopies, awnings, galleries, and balconies may encroach over any required setback areas per standards established in each character zone as long as the vertical clearance is a minimum of 8’ from the finished sidewalk elevation.
 - iii. Encroachments into public R-O-W may require a permit.
- (i) **Phased Developments:** Due to the infill nature of development within the CPO, 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 CPO unless an Allowed Adjustment is granted with required criteria met.
 - ii. Required private landscaping and open space amenities may also be phased with the building to permit final landscaping when adjacent buildings are finished.

(i) Required Public Improvements:

- i. 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.
- ii. Where a developer decides to make the required street improvements, the entire block or linkage, in the case of utility improvements, 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.
- iii. Details of the fee in-lieu process will be handled through a development agreement between the Developer and the City of Little Rock.

4.2 Mixed-Use (MU)

Mixed Use (MU)

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 any 12th street Core improvement and to encourage the use of existing buildings and parking lots to the extent possible.



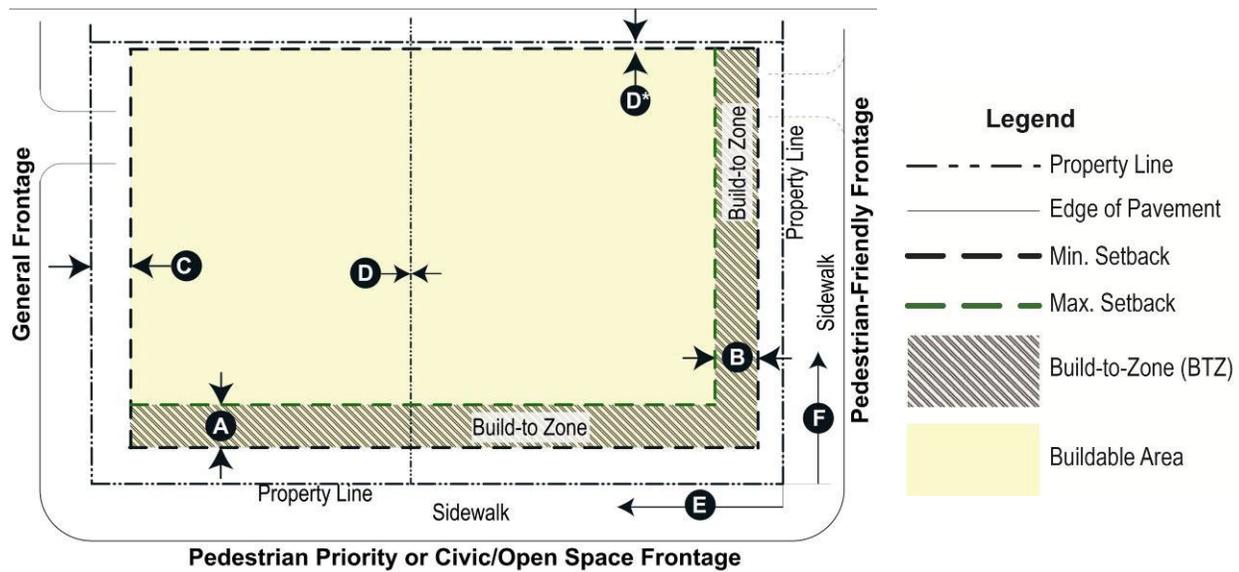
Boundary: lewis and 11th Street; East to Elm Street; South to Alley North of 12th Street; East to Maple Street; South to Alley North of 13th Street; West to Oak Street; South to Alley North of 14th Street; East to Elm Street; North to Alley North of 13th Street; East to Elm Street; North to Alley North of 13thStreet; East to Bishop Warren Drive; North to Point of Beginning.

Pedestrian Friendly 
Pedestrian Priority 



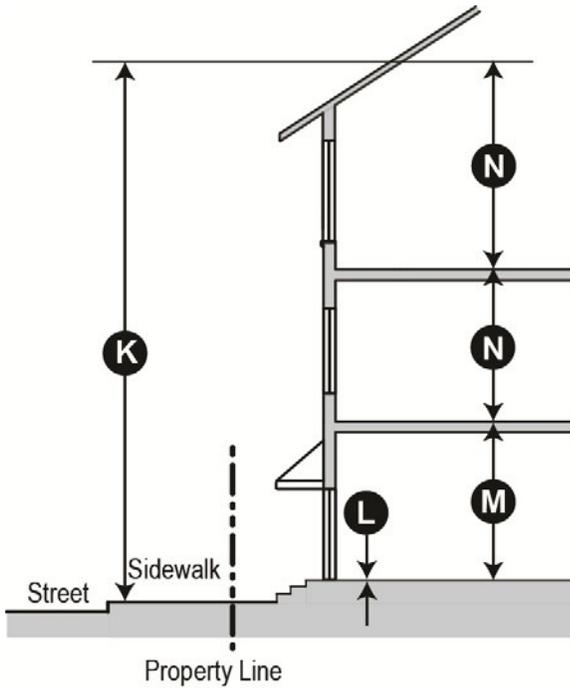
PINE/CEDAR CORRIDOR

(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		
Pedestrian Priority/Open Space Frontage	70% min.	E
Pedestrian-Friendly Frontage	50% min.	F
General Frontage	None Required	

(c) Building Height



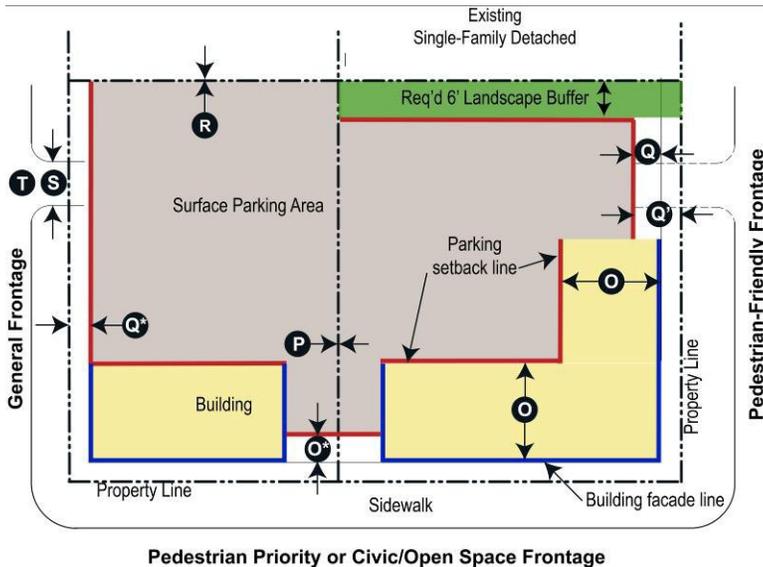
(i) Principal Building Standards		
Building maximum	<ul style="list-style-type: none"> 36 feet Transition requirement if adjacent to detached single-family zoned residential (Section 4.3 (e)) 	K
First floor to ceiling height (fin. floor to structure of ceiling)	<ul style="list-style-type: none"> 12' min. for all frontages 	M
Ground floor finish level	<ul style="list-style-type: none"> Maximum 12" rise for commercial ground floor. ADA rules shall apply. 	L
Upper floor(s) height (fin. floor to structure of ceiling)	<ul style="list-style-type: none"> 9' min. 	N

(ii) Accessory Building Standards

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

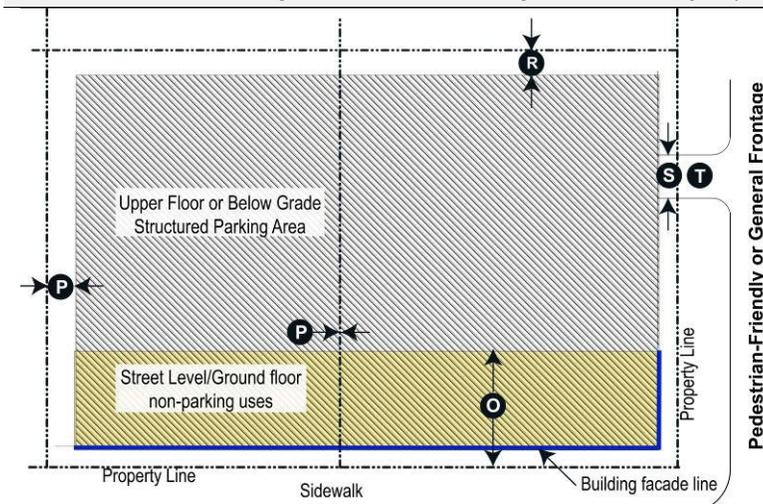
(d) Parking & Service Access

(i) Surface Parking Setbacks



Pedestrian Priority or Civic/Open Space Frontage	<ul style="list-style-type: none"> Shall be located behind the principal building along that street frontage; or Min. 3' behind the building façade line along that street 	O*
Pedestrian-Friendly Frontage	<ul style="list-style-type: none"> Min. 3' behind the building façade line along that street or Min. 6' behind the property line along that street (if no buildings along that street frontage) 	Q, Q'
General Frontage	<ul style="list-style-type: none"> Min. 3' behind the property line along that street 	Q*
Side	<ul style="list-style-type: none"> 6' (min) only if adjacent to any single-family detached residential lot; 0' for all other adjacencies 	P
Rear	<ul style="list-style-type: none"> 6' (min) only if adjacent to any single-family detached residential lot; 0' for all other adjacencies 	R

(ii) Structured Parking or Below Grade Parking Setbacks (one space/300 square feet of building)



Pedestrian Priority / Civic/Open Space Frontage	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 10' (adjacent to SF-detached residential lot) 0' (all other adjacencies) 	P
Rear	<ul style="list-style-type: none"> 10' (adjacent to SF-detached residential 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.

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

(iv) Driveways, Alleys and Service Access

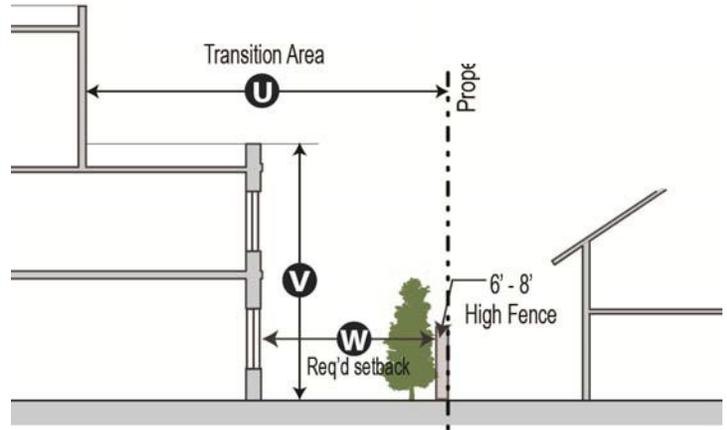
1. Parking driveway width	Section 4.1 shall apply	S
2. Driveways, alleys and off-street loading and unloading	Section 4.1 shall apply	T

(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 residential lot.

i.	Transition Area	30' min.	U
ii.	Max. Building Height at within Transition Area	24 feet	V
iii.	Required setback	Min. 20'	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)



4.3 Neighborhood (NB)

Neighborhood (NB)

The Neighborhood Character Area provide for multiple types and sizes of residential. Development standards in this Character Area emphasize existing home Preservation and revitalization, while establishing standards for appropriate residential redevelopment. Development standard also emphasize keeping with the scale of adjoining residential development by facilitating existing residential buildings to be repurposed for lower intensity mixed uses.



Boundary 1: Interstate 630 and Lewis Street; South to 11th Street; East to Lewis Street; South to Alley North of 12th Street; East to Maple Street; North to Alley North of Maryland Ave.; West of Pine Street; South to Maryland Ave.; West to Cedar Street; North to Alley North of Maryland Ave.; West to Elm Street; North to Interstate 630; West to Point of Beginning;

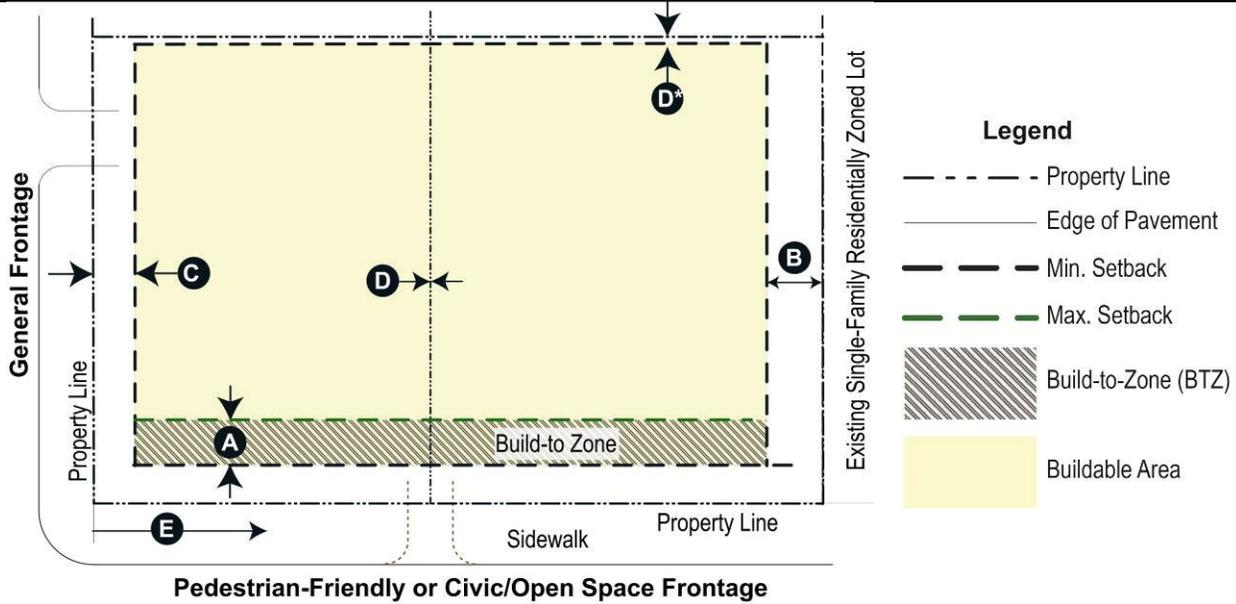
Boundary 2: 14th Street and Bishop Warren Drive; North to Alley North of 13th Street; East to Elm Street; South to Alley North of 14th Street; West to Oak Street; North to Alley North of 13th Street; East to Maple Street; South to 14th Street; East to Point of Beginning.

Pedestrian Friendly 



PINE/CEDAR CORRIDOR

(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	10' min. setback; no max. setback	B
All other adjacencies	0' min. setback; no max. setback	
Rear Adjacent to SF-detached residentially zoned lot	10' min. setback; no max. setback	D*
All other adjacencies	0' min. setback; no max. setback	

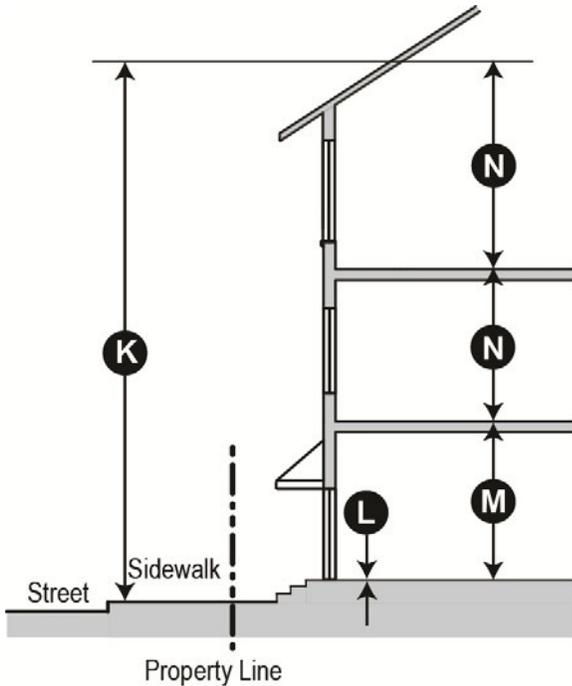
(ii) Building Frontage

Pedestrian-Friendly Frontage	50% min.	E
General Frontage	None Required	

(c) Lot Standards

Lot Width; lot area	<ul style="list-style-type: none"> Min. 20' for single-family attached/townhome buildings; minimum area 1600 square feet (SF) Min. 40' for single-family detached buildings; 4000 SF No min. for commercial and mixed use buildings Alley corner clips shall not exceed 5' from the corner of the lot.
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(d) Building Height



(i) Principal Building Standards

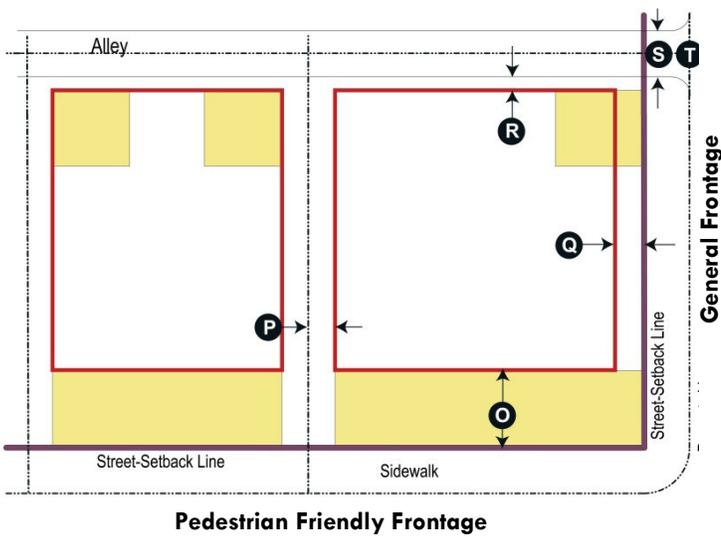
Building maximum	▪ 36 feet	K
First floor to floor height (fin. floor to structure of ceiling)	▪ 10' min. for all frontages	M
Ground floor finish level	<ul style="list-style-type: none"> ▪ 18" min. above sidewalk for ground floor residential uses along Pedestrian-Friendly Frontages that are also setback less than 10' from the front property line ▪ 12" maximum for non-residential ▪ ADA rules shall apply. 	L
Upper floor(s) height (fin. floor to structure of ceiling)	▪ 9' min.	N

(ii) Accessory Building Standards

Building Height	26 feet 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 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> At or behind the building façade line along that frontage; or Min. 6' behind the property line along that street 	Q*	R
Side / Rear	<ul style="list-style-type: none"> Adjacent to SF-detached residentially zoned lot 6' min. 	R*	
Side / Rear	<ul style="list-style-type: none"> 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

4.4 Highway Mixed Use (HMU)

Highway Mixed Use (HMU)

The Highway 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 I-630 Highway frontage.



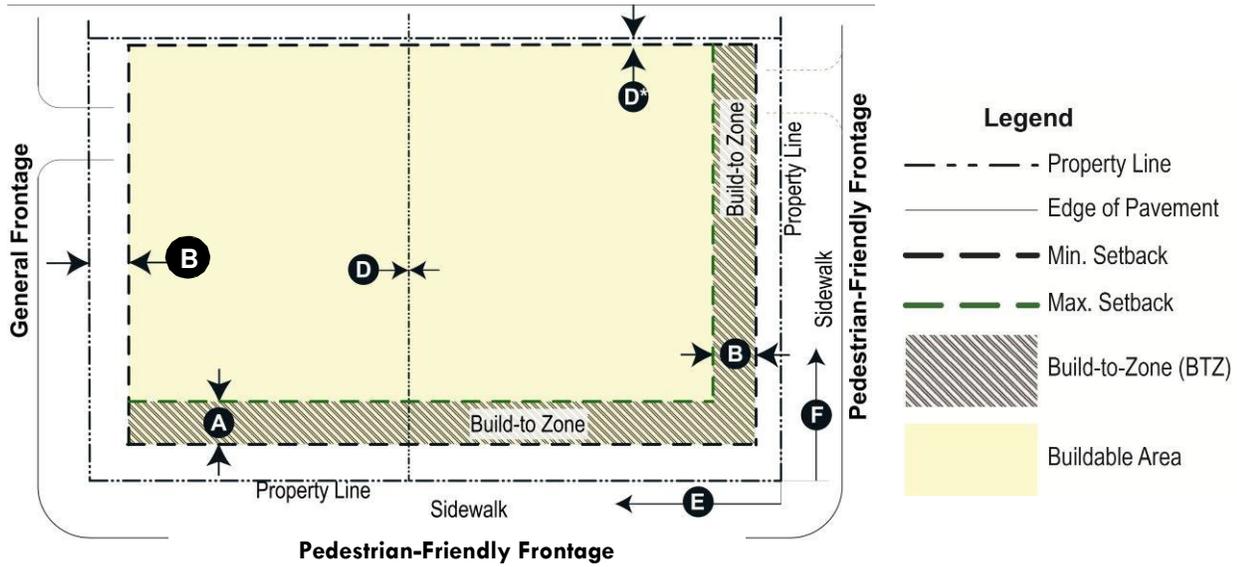
Boundary: Interstate 630 and Elm Street; South to Alley North of Maryland Ave. East to Cedar Street; South to Maryland Ave.; East to Pine Street; North to Alley North of Maryland Ave.; East to Maple Street; North to Interstate 630; West to Point of Beginning.

Pedestrian Friendly 



PINE/CEDAR CORRIDOR

(b) Building Placement



**(iii) Build-to Zones (BTZs) and Setbacks
(Distance from property line to edge of the zone)**

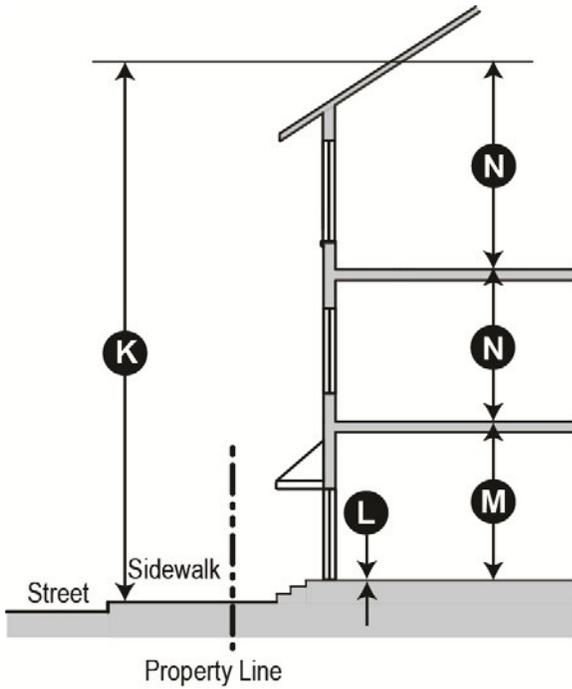
(iv)

Pedestrian-Friendly Frontage (BTZ)	5' min. setback – 75' max. setback	A
General and Highway Frontage	5' min. setback; no max. setback	B
Side	0' min. setback; no max. setback	D
Rear	0' min. setback; no max. setback	D*

(v) Building Frontage

Pedestrian-Friendly Frontage	50% min.	E
General Frontage	None Required	

(c) Building Height



(iii) Principal Building Standards

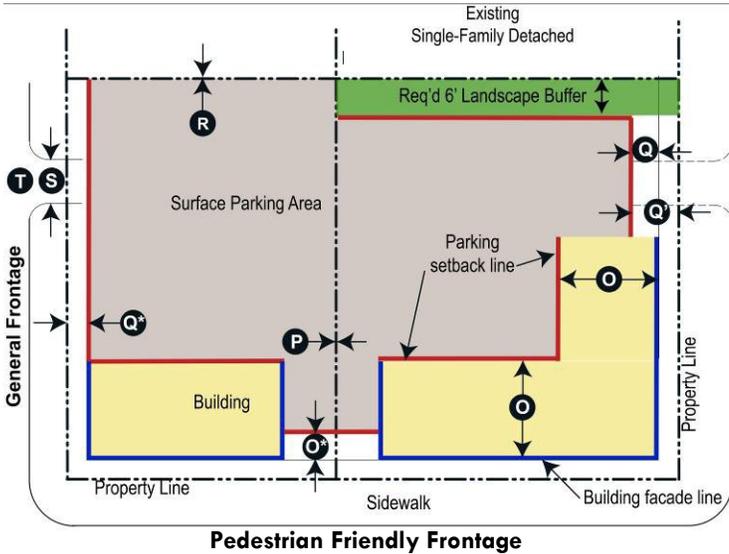
Building maximum	<ul style="list-style-type: none"> 36 feet Transition requirement if adjacent to detached single-family zoned residential (Section 4.3 (e)) 	K
First floor to ceiling height (fin. floor to structure of ceiling)	<ul style="list-style-type: none"> 12' min. for all frontages 	M
Ground floor finish level	<ul style="list-style-type: none"> Maximum 12" rise for commercial ground floor. ADA rules apply. 	L
Upper floor(s) height (fin. floor to structure of ceiling)	<ul style="list-style-type: none"> 9' min. 	N

(iv) Accessory Building Standards

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

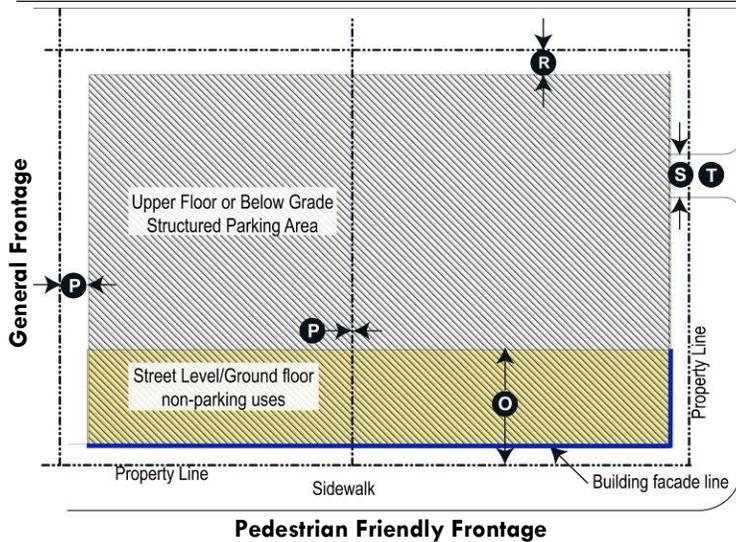
(d) Parking & Service Access

(v) Surface Parking Setbacks



Pedestrian Friendly Frontage	<ul style="list-style-type: none"> Shall be located behind the principal building along that street frontage; or Min. 3' behind the building façade line along that street 	<p>O*</p> <p>O</p>
Highway Frontage	<ul style="list-style-type: none"> 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) 	<p>Q</p> <p>Q'</p>
General Frontage	<ul style="list-style-type: none"> Min. 3' behind the property line along that street 	Q*
Side	<ul style="list-style-type: none"> 6' (min) only if adjacent to any single-family detached residentially zoned lot; 0' for all other adjacencies 	P
Rear	<ul style="list-style-type: none"> 6' (min) only if adjacent to any single-family detached residentially zoned lot; 0' for all other adjacencies 	R

(vi) Structured Parking or Below Grade Parking Setbacks (one space per 300 square feet)



Pedestrian Priority / Civic/Open Space Frontage	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 10' (adjacent to SF-detached residentially zoned lot) 0' (all other adjacencies) 	P
Rear	<ul style="list-style-type: none"> 10' (adjacent to SF-detached residentially zoned lot) 0' (all other adjacencies) 	R

(vii) Partially Below Grade Parking

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

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

(viii) Driveways, Alleys and Service Access

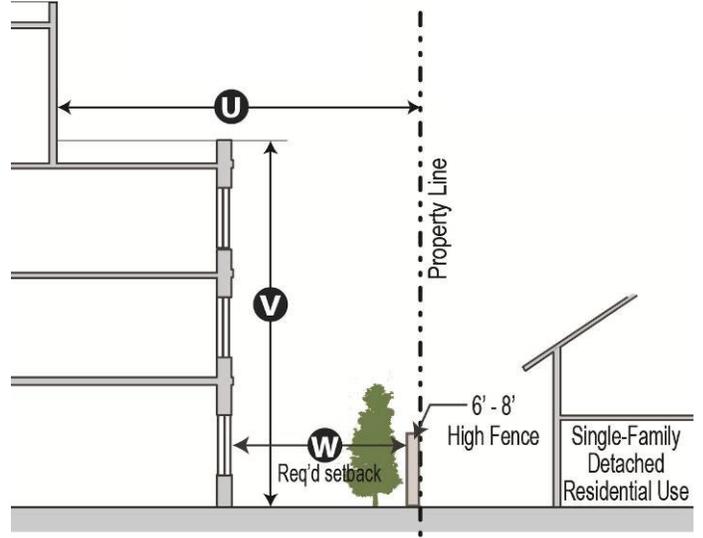
3. Parking driveway width	Section 4.1 shall apply	S
4. Driveways, alleys and off-street loading and unloading	Section 4.1 shall apply	T

(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.

iv. Transition Area	30' min.	U
v. Max. Building Height at within Transition Area	36 feet	V
vi. Required setback	Min. 30'	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)



5 Building Design Standards

5.1 Purpose and Intent

The Building Design Standards for the CPO shall establish a coherent urban character and encourage enduring and attractive development. Site and/or building plans shall be reviewed by the Administrator 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 Cedar and Pine Streets to become vibrant area that serves 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 Little Rock and 12th Street neighborhoods;
- (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 the neighborhood’s building stock.

Table 5-1: Review Process for Building Design Standards

Applicable Subsection	6.2 Building Orientation & Entrances	6.3 Façade Composition	6.4 Commercial Ready Standards	6.5 Shading Requirements	6.6 Building Materials	6.7 Design of Auto-Oriented Site Elements	6.8 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.

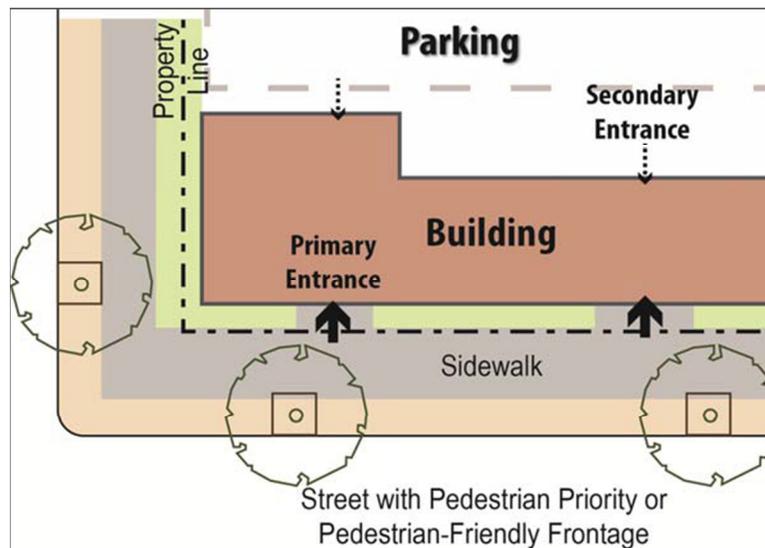


Figure 5-1 Figure showing required building orientation and location of primary entrances



Figures 5-2 Examples of Primary Entrance Designs

5.3 Façade Composition

(a) Commercial Use and Mixed-Use Buildings:

(i) 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:

1. Include facade modulation such that a portion of the facade steps back or extends forward with a depth of at least 24 inches (see Figure 6-3).
2. 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 Figure 6-3).

(ii) 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 6-4):

1. 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
2. The construction of building entrances, bay windows, display windows, storefronts, arcades, façade relief, panels, balconies, cornices, bases, pilasters, or columns.

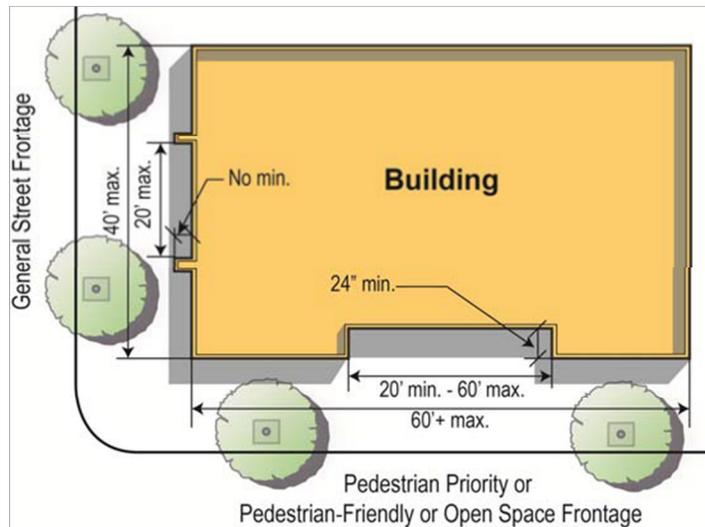


Figure 5-3 Illustration showing building articulation requirement



Images showing examples of appropriate building articulation

(iii) Façade Transparency Required:

1. 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

- (i) 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.
- (ii) 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.
- (iii) 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) shall be built to Commercial Ready standards. In addition, the following standards shall apply (See Figure 5-4):
 - i. An entrance that opens directly onto the sidewalk according to Section 5.0;
 - ii. 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;
 - iii. Minimum leasable width of 20 feet wide;
 - iv. A front facade that meets the window glazing requirements in Section 5.0; and
 - v. Off-street surface parking shall be prohibited between the sidewalk and the building along Pedestrian Priority frontages.

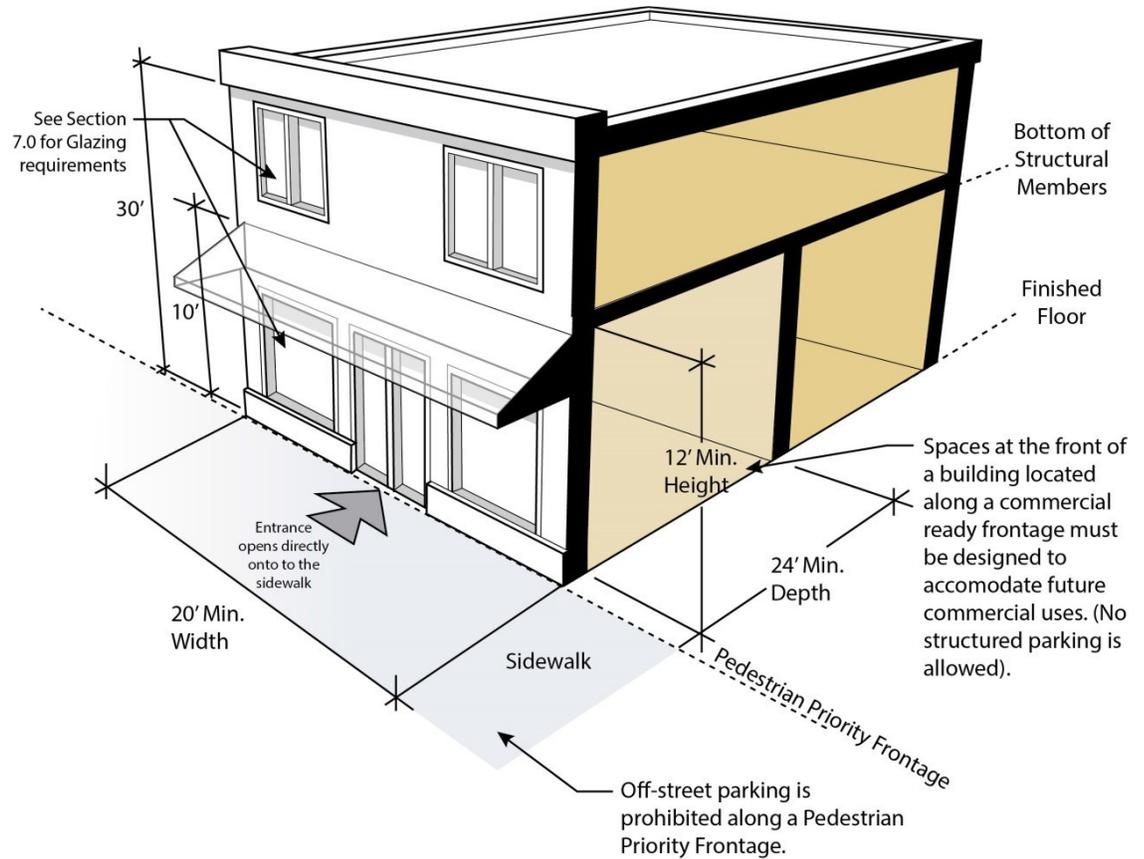


Figure 5-4 Illustration showing application of Commercial Ready Frontage Requirements

5.5 Shading Requirement: 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:
 - (i) 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.
 - (ii) 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 Administrator.



Figure 5-5 Images showing examples of shading along sidewalks

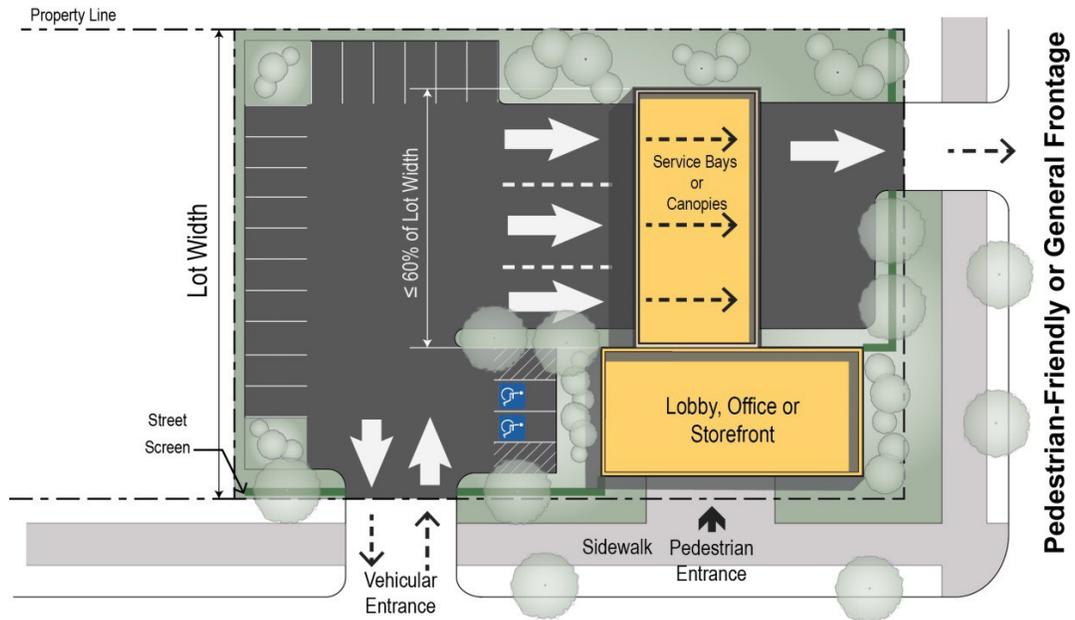
5.6 Building Materials

(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. The following materials shall be limited to no more than 20% of any Pedestrian Priority and Pedestrian Friendly Frontage façade: Corrugated metal, board and batten, and wood or vinyl siding.
3. Specific to MU: Cementitious Fiber clapboard (not sheets) shall be limited to upper floor facades only (min. 10' above the sidewalk).

5.7 Design of Automobile Related Building and Site Elements

- (a) Where permitted under the base zoning, 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 (iii) a combination living and primary building material screen (See Section 9 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.

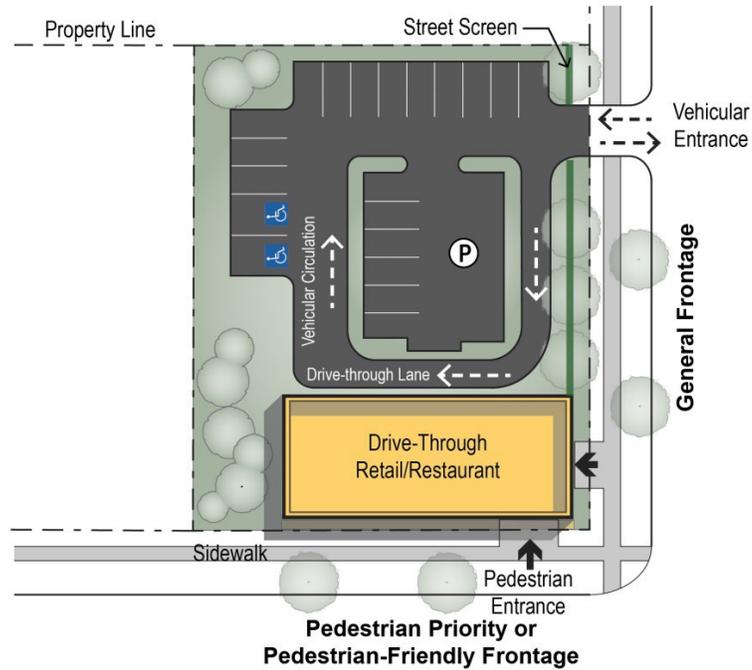


Image illustrating the appropriate design of retail/restaurant drive-throughs (Corner Lot)

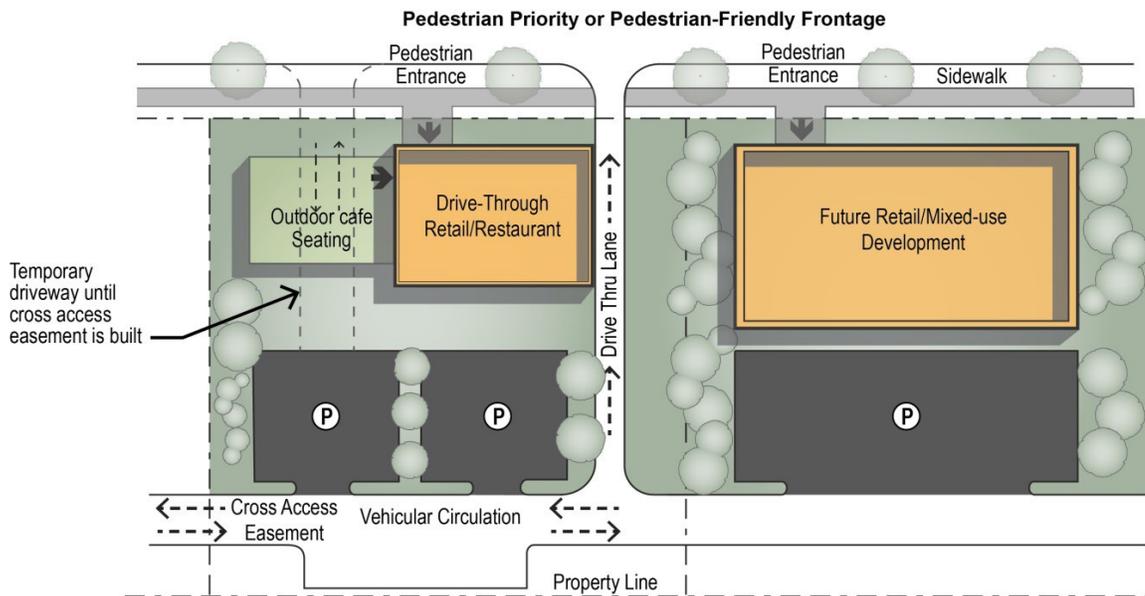
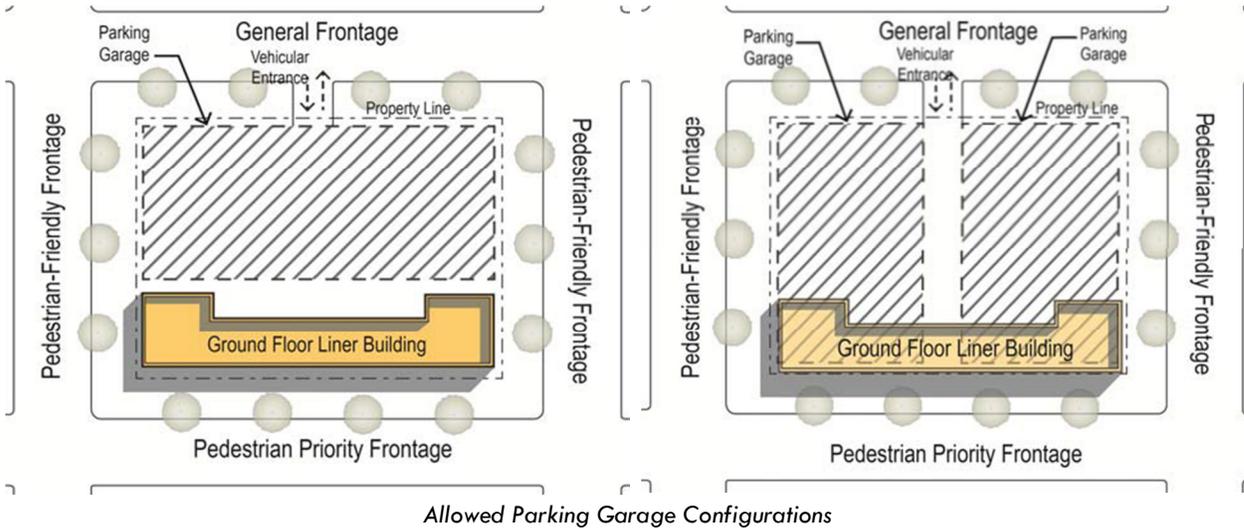


Image illustrating the appropriate design of retail/restaurant drive throughs (Interior Lot)

- (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 5 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).



- (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 Street Design Standards

6.1 Purpose and Intent: The Vision for the CPO 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 CPO 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.

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 CPO. Landscaping within the public right-of-way shall be per standards in Section 8. Attachment 6 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	12 th Street	Mixed-Use Street	Neighborhood Street	Cedar/Pine One-Way	Alley
Standard					
Min. Sidewalk width (includes planting zone and clear zone) (feet)	10'	12'	10'	12'	N/A
Min. Planting Zone width (feet) [Street trees may be in tree wells along Pedestrian Friendly frontages]	5'	5'	5'	6'	N/A
Street Trees Req'd (see Section 8.2 for standards)	Yes (Tree wells or bioswale systems)	Yes (Tree wells or bioswale systems)	Yes (Planting areas or bioswale systems)	Yes (Planting areas or bioswale systems)	No
Recommended Development Frontage	Pedestrian Priority or Pedestrian-Friendly	Pedestrian Friendly or General	General	Pedestrian Friendly	None

7 Open Space Standards

7.1 Open Space Approach: The Illustrative Vision for the CPO 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 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.

7.2 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.

7.3 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 CPO shall meet the Private Common Open Space standards established in this Section. Table 7-1 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 7-1 Private Common Open Space Requirements

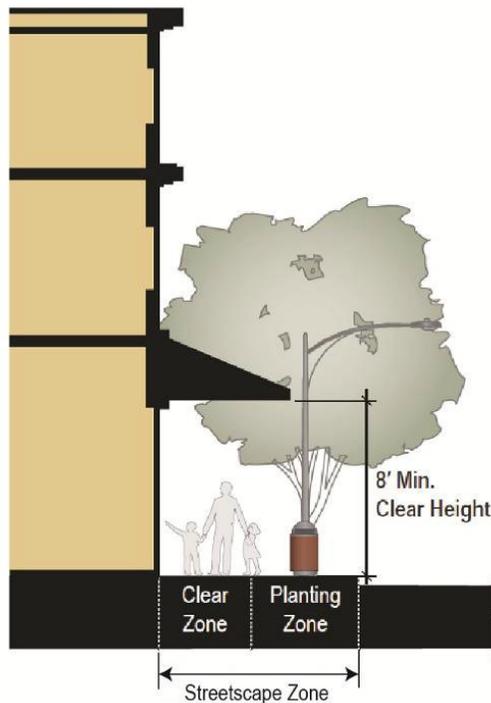
<i>Residential Density (dwelling units per acre)</i>	<i>Private Common Open Space Standard Proposed (area of private common space per dwelling unit)</i>
0 – 7 DU / acre	Not required
8 – 19 DU / acre	Provide minimum of 160 sf per dwelling unit
20 – 29 DU / acre	Provide minimum of 120 sf per dwelling unit
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.

8 Streetscape and Landscape Standards

8.1 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 Figures 8-1).

- (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 8-1).
- (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 8-1). Accessibility is required to connect sidewalk clear zones on adjacent sites.
- (c) **Fee In-Lieu Option:** An applicant 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.



Figures 8-1 Illustrations delineating the Streetscape Zone elements

8.2 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.
- (e) Species shall be selected from the Little Rock Zoning Ordinance Chapter 15: Landscaping and Tree Protection.

8.3 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 8-2). 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 8-3). 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:
 - i. Species shall be selected from the Planting List in the ZO Section 15.86. The required Street Screen shall be located at the minimum setback line along the corresponding frontage.
 - ii. Street Screens cannot block any required sight triangles along a cross street or driveway.
 - iii. Street Screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.

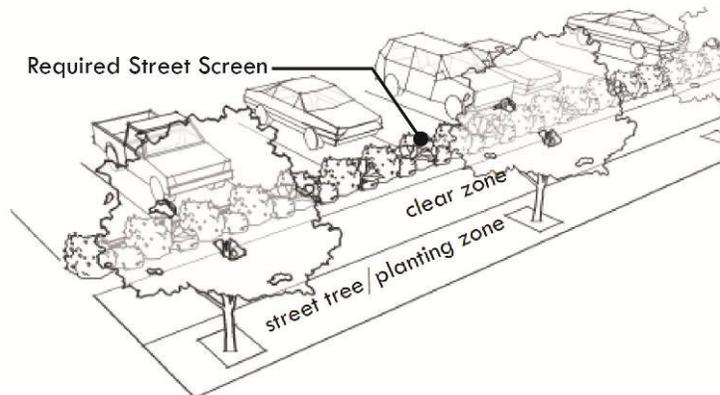


Figure 8-2 Illustration showing required Street Screen along all frontages without a Building within the BTZ

- (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 8-3). The screening material used shall be the same as the primary exterior building material used.

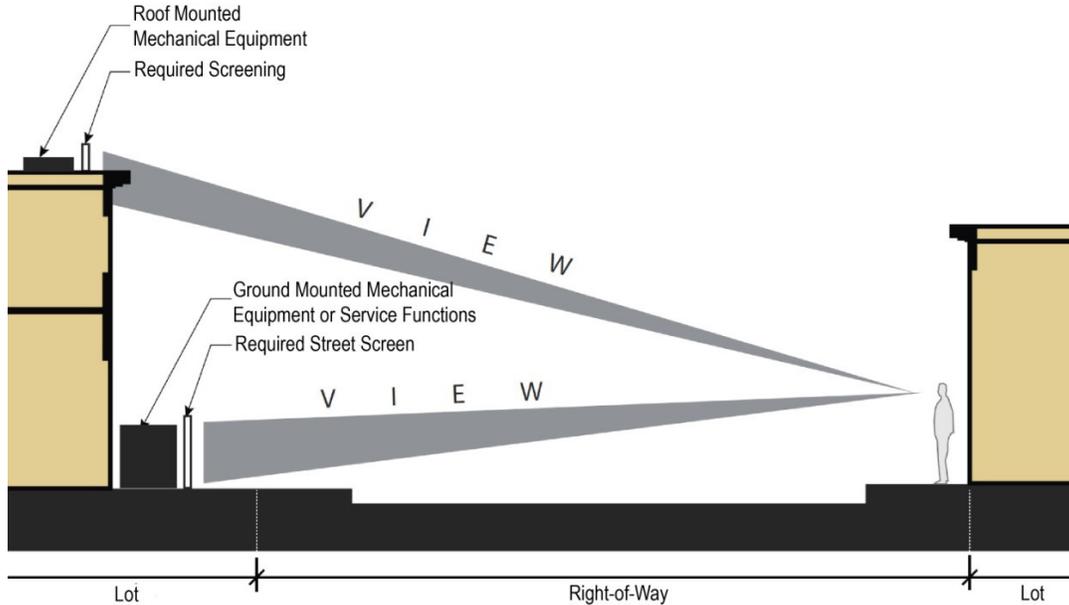


Figure 8-3 Illustration showing required screening of roof and ground mounted equipment

8.4 Street Lighting: Pedestrian scale lighting shall be required along all Pedestrian Priority and Pedestrian-Friendly Frontages within the CPO. 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.

8.5 Exterior Lighting: All development in the CPO (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 8.404.

8.6 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.

8.7 Utilities

- (a) All utility lines within private property (from any building to the property line) shall be underground, where feasible.
- (b) Along Cedar/Pine Street and 12th Street (as defined by Attachment 6), utility lines (electric and telecommunications) within the right-of-way shall NOT be above ground within the Streetscape Zone. 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 Director (See Figure 8-8).
- (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 Administrator. This shall only occur when activated by applicability table in Section 3.0.

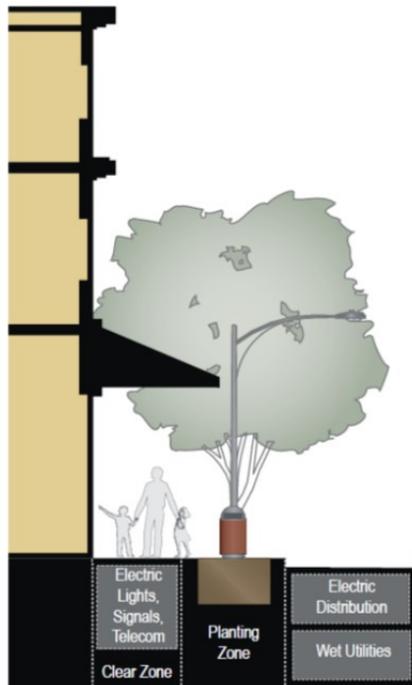


Figure 8-8 Illustration showing required (along Cedar and Pine Streets) and preferred (along all other Streets) utility locations within the Streetscape Zone

- (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 8-3).

- 8.8 Parking Lot Landscaping:** All surface parking shall meet the standards for parking lot landscaping in the ZO Article IX, Section 36-523.

**Cedar Pine Overlay
Specific Plan District**

ATTACHMENTS

October 2014

Table of Contents

- 1: Regulating Plan
- 2: Illustrative Vision
- 3: Illustrations of Changes to Non-Complying Structures
- 4: Palette of Open Space Types
- 5: Site Plan Review Chart
- 6: Street Cross Sections



Legend

- R-4A: Neighborhood Zone
- Urban Use: Highway Frontage
- Urban Use: Mixed-Use
- Pedestrian-Friendly
- Pedestrian-Priority

Note: Parcels with no designation are considered General Frontage

Street Types

- Highway Frontage
- Mixed-Use Street
- Neighborhood Street
- Cedar/Pine One-Way



Valentine St

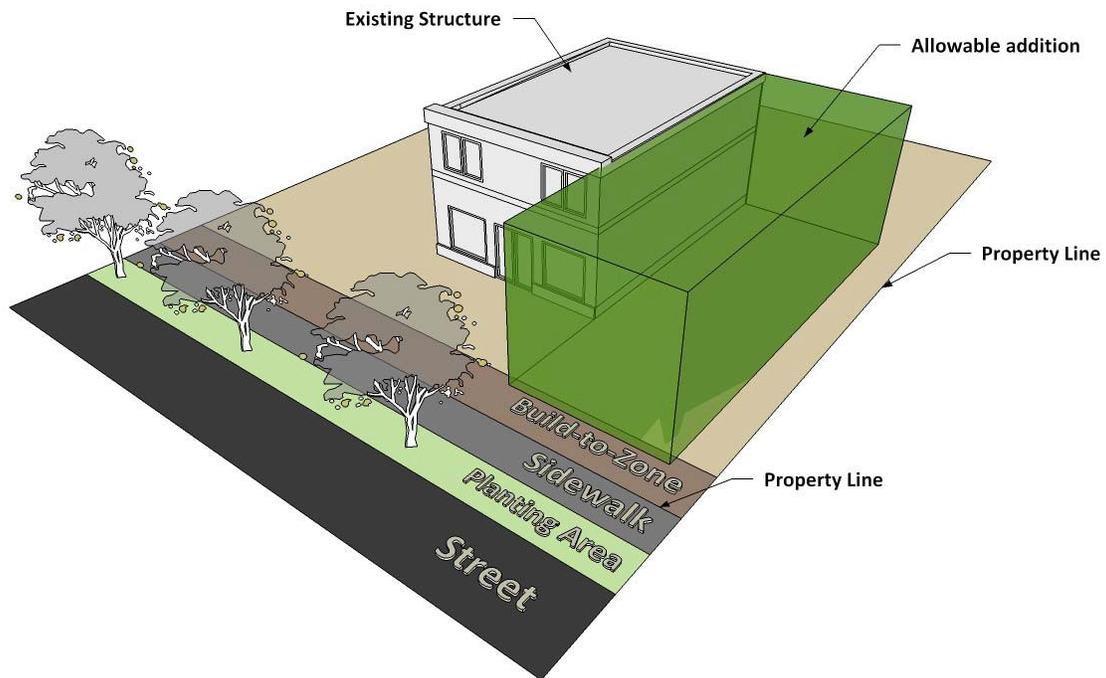
2: Illustrative Vision

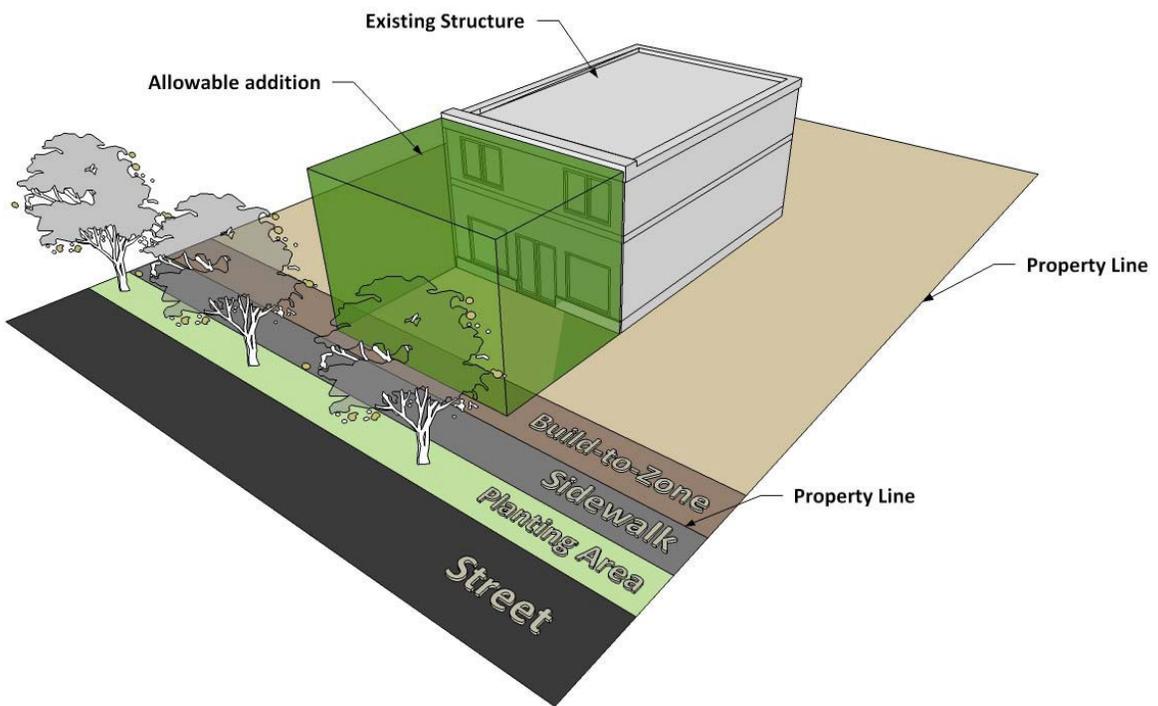
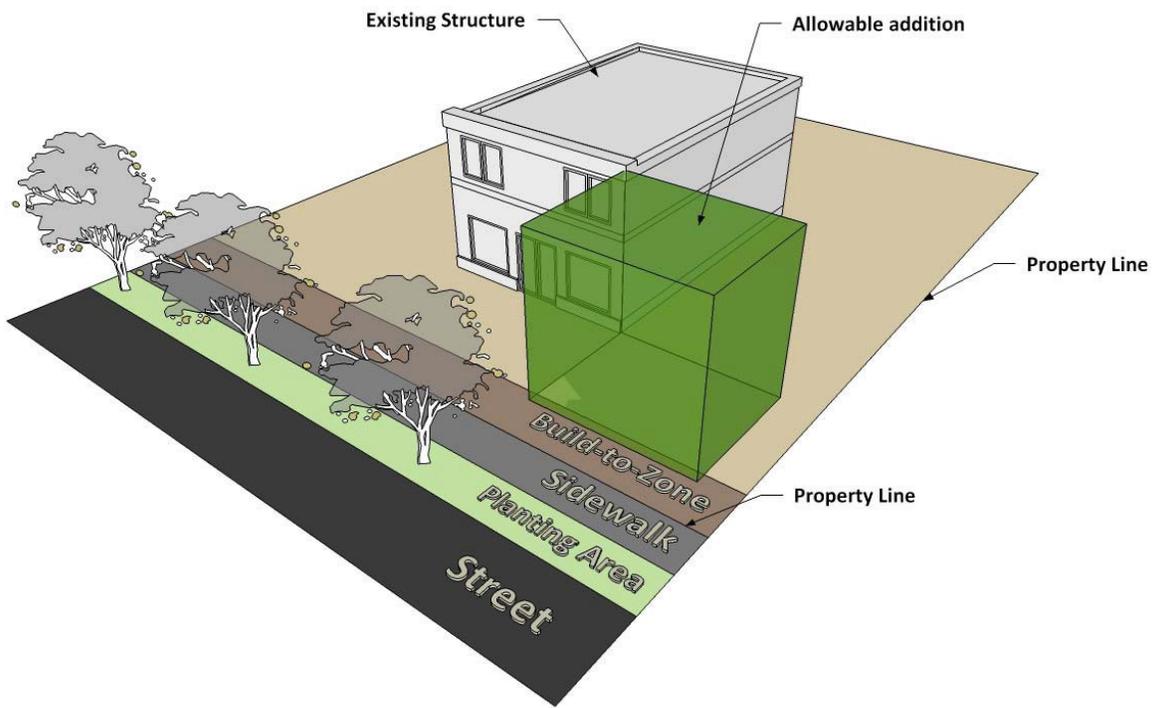
Attachment 3

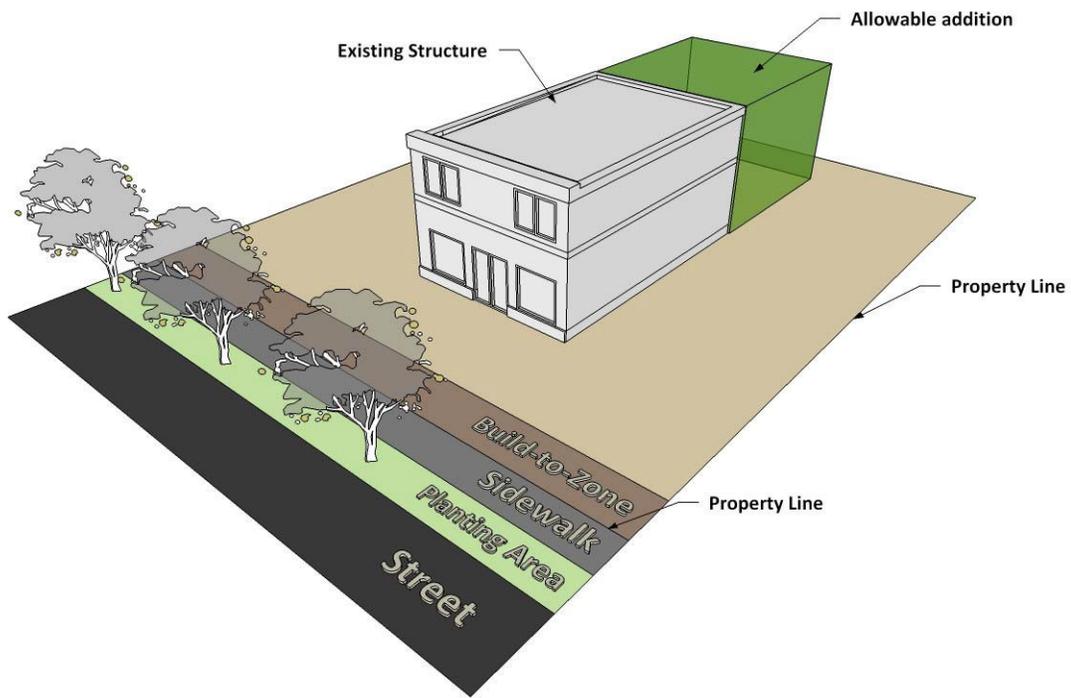
Illustrations of Changes to Non-Complying Structures

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

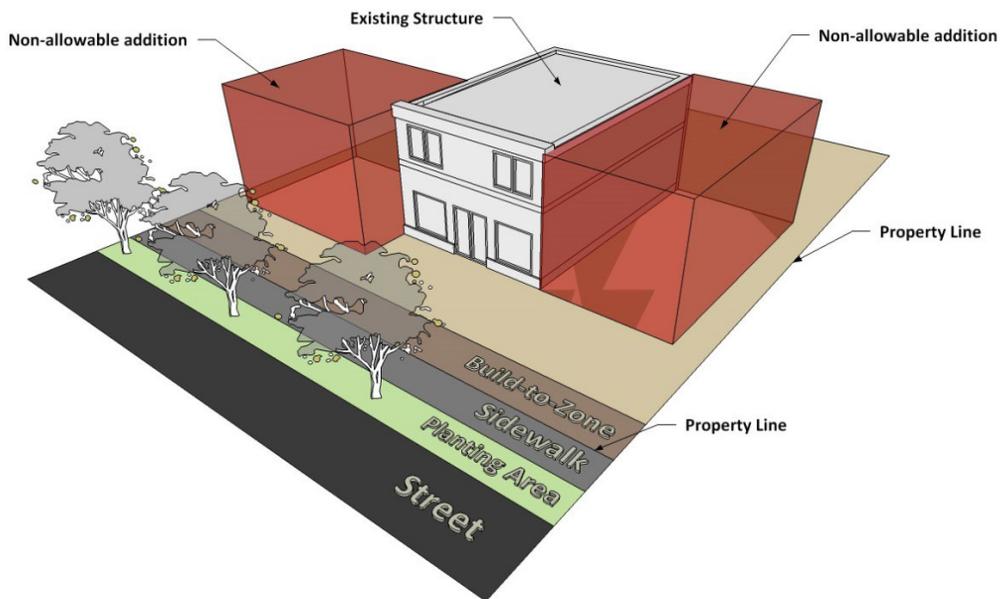
- (a) **Allowable Additions:** The following illustrations show potential allowable additions to noncomplying structures and sites. Additions shall meet the build-to-zone standards of the character zone they are located in.







(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 zone.



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 7 of the CPO. 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 CPO 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 Neighborhood 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) **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

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

(c) **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 may 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

(d) **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

Standards

Min. Width 12 feet

(e) **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

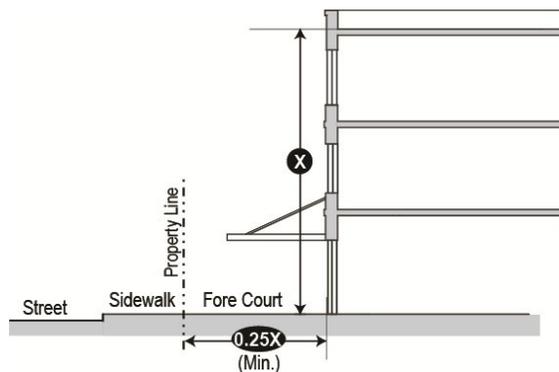
(a) Forecourt Standards



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 s.f.

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.

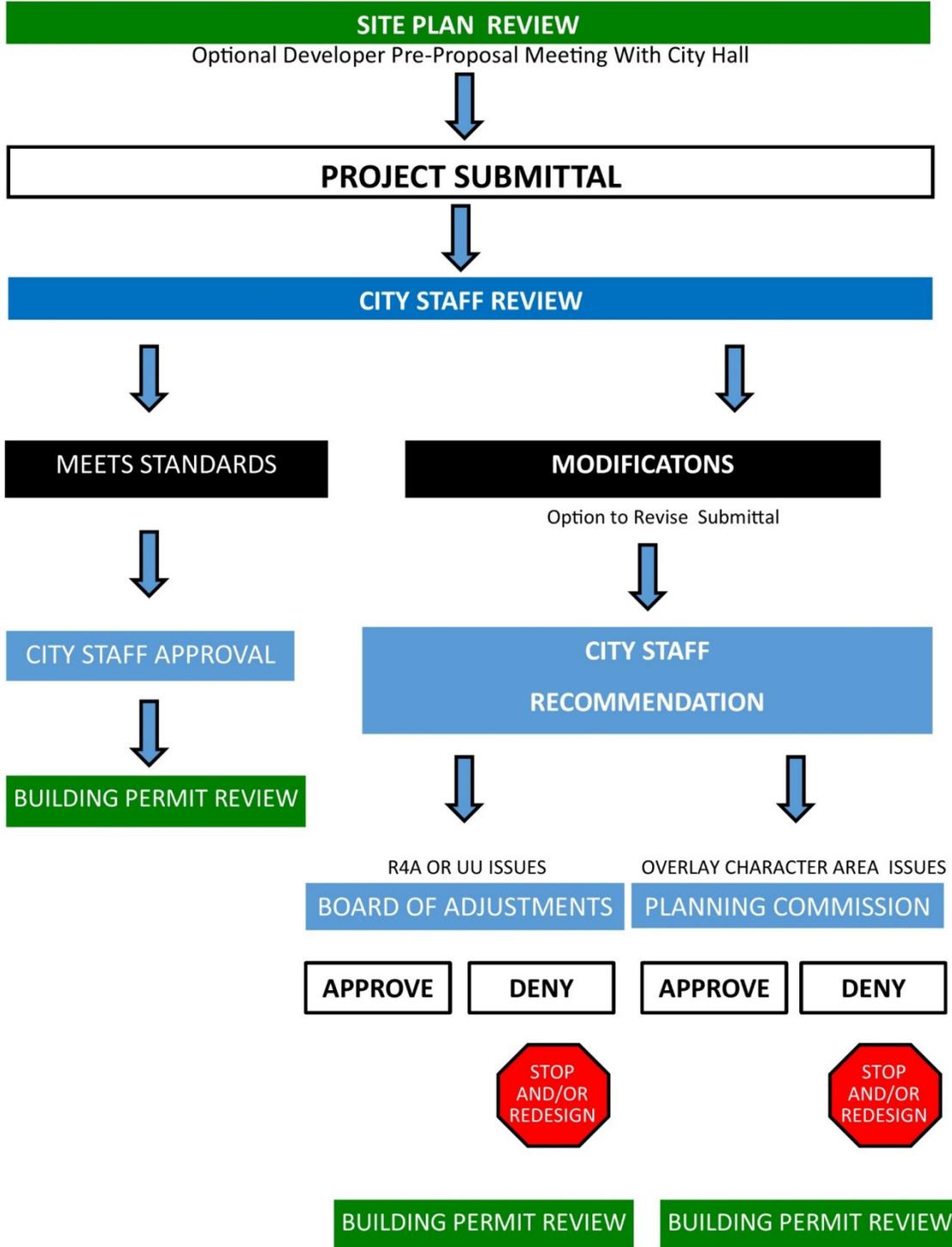
Typical Uses

Gathering for tenants and residents

Green Roof

Attachment 5

Site Plan and Building Review Process

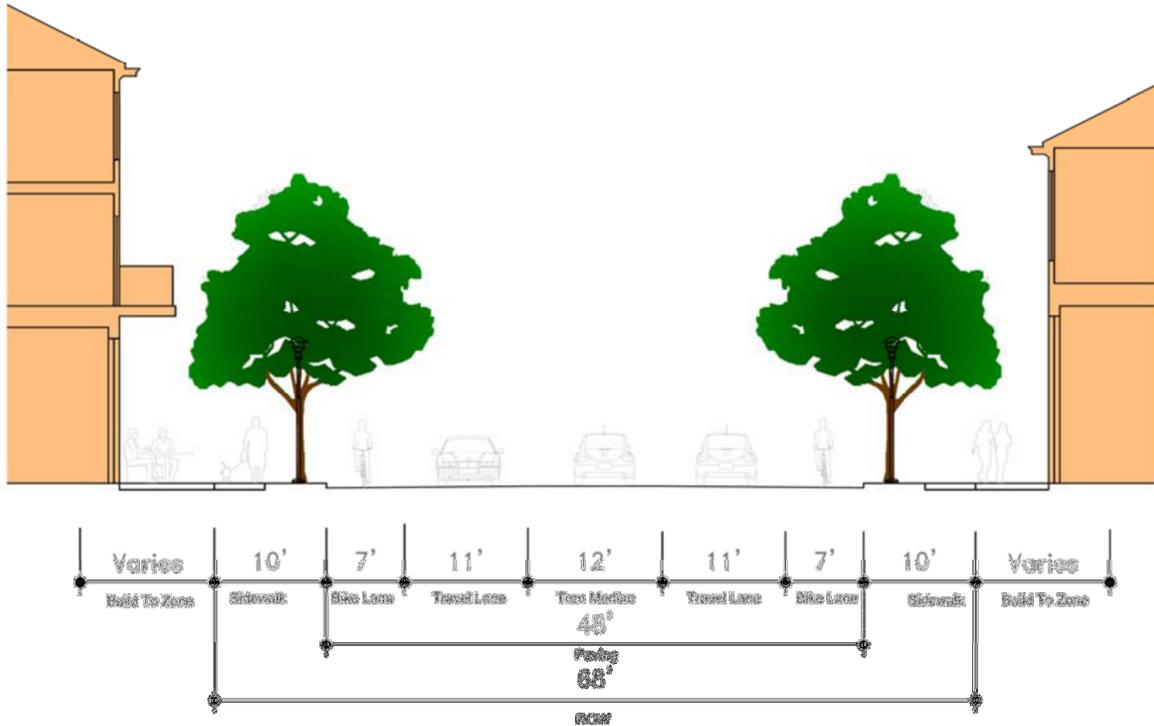


Attachment 6

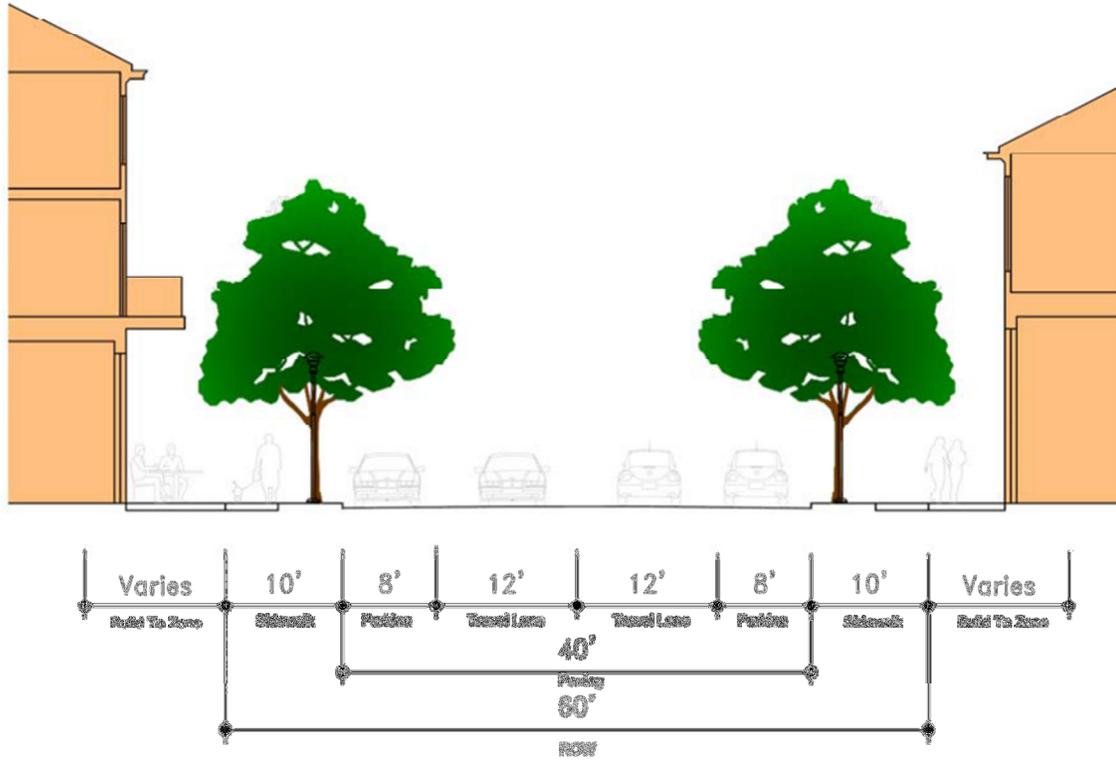
Street Cross Sections

The following street cross sections are established for the Street Types as established in Regulating Plan for CPO. 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.

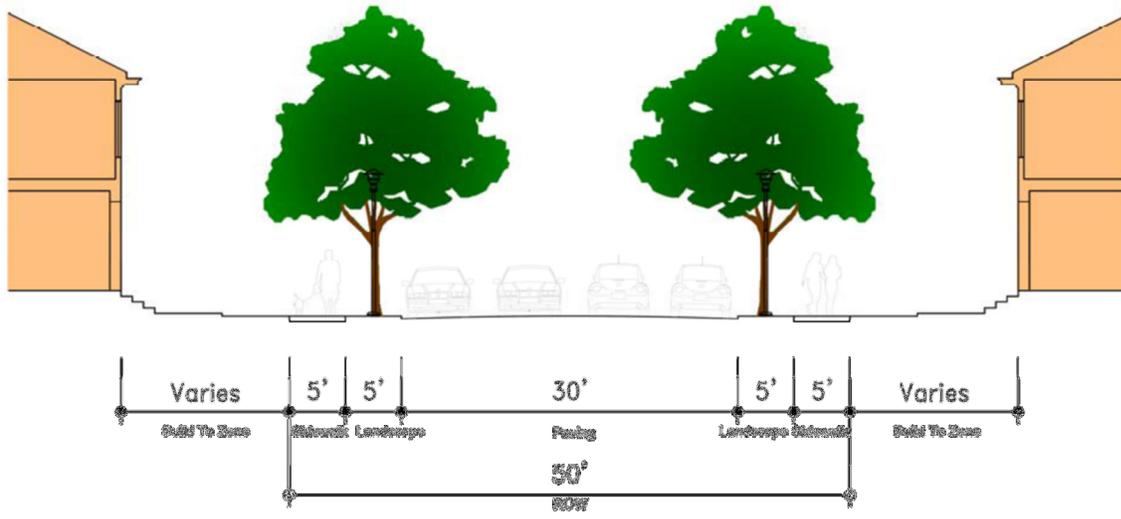
12th Street:



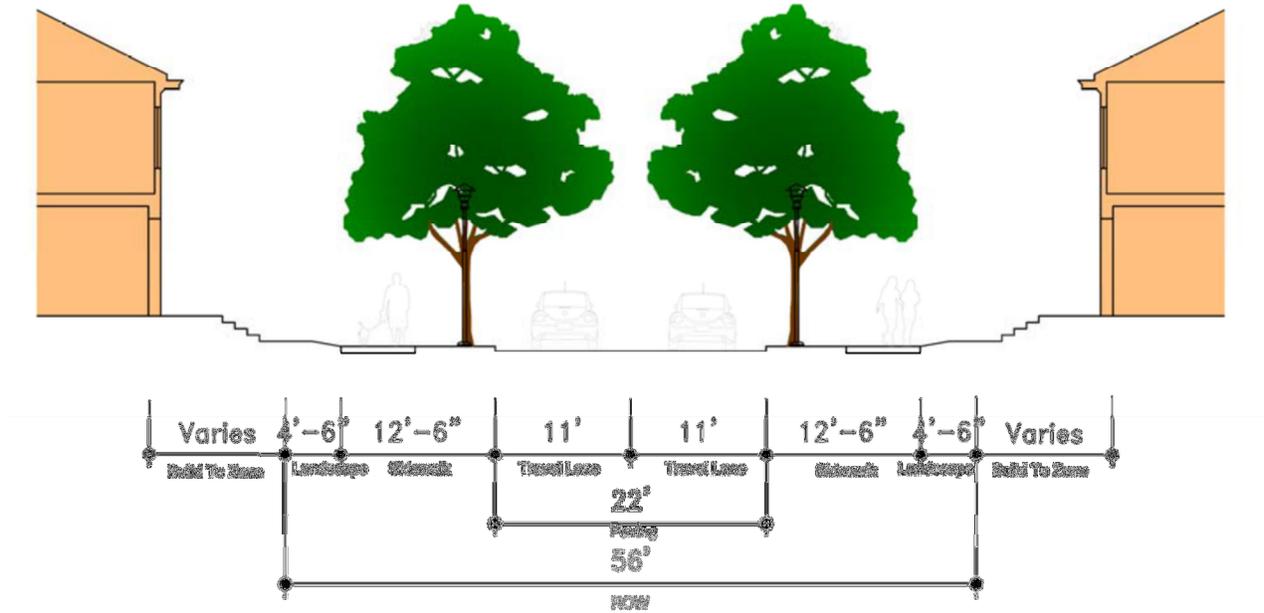
Mixed-Use Street:



Neighborhood Street:



Cedar/Pine One-Way:



Residential Alley:

