APPLICANT SUBMITTALS CHECKLIST:
- Check next page for details to be provided on roof, exterior materials, etc as described in chart on next page.
- Current Tax bill for value of structures but not including land.
- Survey to show additions or new structures; locations of trees in excess of 14" DBH or statement that there are not any trees in excess of that size; sidewalks with width noted; parking pads; driveways; fences in addition to any other information that would normally be shown on a survey.

INTERPRETATION OF ORDINANCE:
1) How to measure front yard setback on existing or proposed structures: The measurement is from 12" above grade on the closest vertical surface measured to the front property line. 12" up on the building may be the second step, a porch, or a wall of house, etc.; whichever point is closest to the street.

2) An addition to the side of the structure on an interior lot line that does not extend in front of the main wall of the house shall not be subject to the porch rule.

ADMINISTRATION:
1) Permits may not be issued on the same day that they are received. Allow 1-2 days for processing and approval. The zoning desk will collect all information and fill out the checklist when that application is submitted.

2) All building permits for any and all work shall be reviewed to check if they are subject to the Central High DOD Property, if for any reason, that cannot be developed without violating the standards of this article shall be reviewed through the planned zoning district (PZD) section of the zoning ordinance, with the intent to devise a workable development plan which is consistent with the purpose and intent of the overlay standards.
DEPARTMENT OF PLANNING AND DEVELOPMENT
CENTRAL HIGH DESIGN OVERLAY DISTRICT RESIDENTIAL
ZONING COMPLIANCE CERTIFICATE

ADDRESS: ________________________________________________________________________________

LEGAL DESCRIPTION: _______________________________________________________________________

CLASSIFICATION: ____________________________________________________________________________

FLOODPLAIN DISTRICT: YES  NO

PROPOSED USE: _______________________________ EASEMENT CLEARANCE: APPROVED OR DENIED

<table>
<thead>
<tr>
<th>REG CHART</th>
<th>BLDG HEIGHT</th>
<th>FRONT SETBACK</th>
<th>REAR SETBACK</th>
<th>SIDE SETBACK</th>
<th>MSP</th>
<th>PLATTED BLDG LINE</th>
<th>MIN SEP</th>
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<tr>
<td>PRINCIPAL STRUCTURE</td>
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On additions and remodels: Value of structure: Call 340-6170 (improvements only) $_________________ x 50% = $________________ (A)  Valuation of building permit sought $________________ (B)  If B is greater than A, proceed with ordinance regulations. All whole house new construction must comply with ordinance.

Circle which type of application.

<table>
<thead>
<tr>
<th>Single family or two-family zoned land</th>
<th>Comply?</th>
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<tbody>
<tr>
<td>Roof pitch</td>
<td>Min of 8/12 questions on materials needed.</td>
</tr>
<tr>
<td>Exterior materials</td>
<td>Wood, brick, other masonry, or a material that resembles wood</td>
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<tr>
<td>The orientation</td>
<td>Same as others on developed block face</td>
</tr>
<tr>
<td>The primary entrance</td>
<td>Shall be consistent with that of other structures on the developed block face</td>
</tr>
<tr>
<td>Setbacks</td>
<td>15 feet front yard setback, side and rear as per zone</td>
</tr>
<tr>
<td>Garages</td>
<td>Detached Garage and carport locations shall be located to the rear or the principal structure and shall not be located in the front setback. Attached garages must have garage door openings that face side streets, interior lot lines, or alleys.</td>
</tr>
<tr>
<td>Accessory Buildings</td>
<td>Accessory building coverage within the 25-foot setback from the rear property line shall be no more than 40%</td>
</tr>
<tr>
<td>Front Porch</td>
<td>Residential structures must have a front porch that is a passageway from the street to the front door of the unit(s) on new residential construction and additions / modifications to the front façade of existing residential structures.</td>
</tr>
<tr>
<td>Mechanical service equipment</td>
<td>(Including but not limited to air conditioner condensing units, transformers, solar collectors, satellite dishes, etc.) shall be located in the rear yards or on a rear-facing roof.</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>Install along property line if not there.</td>
</tr>
<tr>
<td>Utilities</td>
<td>Bury lines from pole to structure on new construction only.</td>
</tr>
<tr>
<td>Tree Preservation</td>
<td>Protect trees 14” or greater in diameter. Must have survey showing trees or no trees of that size on lot.</td>
</tr>
<tr>
<td>Tree planting</td>
<td>2 trees in front yard setback</td>
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</table>

CIRCLE THIS LINE IF ROUTINE MAINTENANCE ONLY:

APPLICATION IS DENIED  (See discrepancies indicated in red above.)
APPLICATION IS APPROVED.

ZONING OFFICER: __________________________________ DOD INITIALS :________ DATE: __________

I hereby certify that the data submitted on or with the application is true and correct. Also, I have read and I understand the Central High Neighborhood Design Overlay District. Any deviation from information contained hereon unless approved by the Zoning Official will render this permit null and void.

Signature of Contractor, Owner or Agent  Date  Phone
ORDINANCE NO. 20,180

AN ORDINANCE TO ESTABLISH AN OVERLAY DISTRICT FOR THE CENTRAL HIGH NEIGHBORHOOD DESIGN OVERLAY DISTRICT

PURSUANT TO THE DESIGN OVERLAY AUTHORITY OF CHAPTER 36, THE CODE OF ORDINANCES OF THE CITY OF LITTLE ROCK, ARKANSAS

AND FOR OTHER PURPOSES.

WHEREAS, regulations pertaining to the development of the built and natural environment must be in place to aid the Central High Neighborhood in their economic development initiatives to create a more livable environment and to lessen the negative impact of poorly planned or incompatible projects, and;

WHEREAS, the area of the Design Overlay District is included in the Central High National Register Historic District and home to a National Register Landmark – Central High School, “through protecting the historical architectural integrity and sense of place of the District, by encouraging historic rehabilitation of existing structures, and in-fill development which is fully compatible with existing, historic building stock, and;

WHEREAS, the area included in the District includes many historic properties, and careful stewardship and protection of the historic nature and fabric of the neighborhood is warranted to ensure the integrity of place, increase the attractiveness of the District, defend homeowners against “ruins and weed lots” as neighbors, encourage private investment and help ensure the long-term viability of the District, and

WHEREAS, the Little Rock Planning Commission did review the Design Overlay District and recommended approval at a public meeting to which area property owners were invited.

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

SECTION 1. Pursuant to Chapter 36 of the Code of Ordinances of the City of Little Rock, a Design Overlay District of the Central High Neighborhood is hereby established as follows:

DIVISION 13. SEC. 36-AAA. DESIGN OVERLAY DISTRICT—CENTRAL HIGH NEIGHBORHOOD DESIGN OVERLAY DISTRICT

(a) Purpose and intent: The purpose of the Central High Neighborhood Design Overlay District (district) is to create a quality vital atmosphere for businesses (commercial or office) and residents through protecting the historical architectural integrity and sense of
place of the District, by encouraging historic rehabilitation of existing structures, and in-fill
development which is fully compatible with existing, historic building stock. Buildings,
parking area, signage, landscaping, and street furnishings should all be designed to
complement and encourage pedestrian use both day and evening. Proper planning is
necessary to ensure visual clutter is avoided.

Guidelines and strategies must be in place to protect the district from the negative impact of
poorly planned or incompatible projects. Incompatible development has the potential to
destroy the attributes that will attract people to the district.

(b) District boundaries. The district shall include all parcels within the area as described:
Starting at the intersection of W 12th Street and South Woodrow Street, east along the
centerline of W 12th Street to the intersection of South Schiller Street, thence south along
the centerline of South Schiller Street to the intersection of W Daisy L Gatson Bates Drive,
then east along the centerline of W Daisy L Gatson Bates Drive to the intersection of Dr.
Martin Luther King Jr. Drive, thence south along the centerline of Dr. Martin Luther King
Jr. Drive, to the intersection of W 17th Street, thence west along the centerline of W 17th
Street to the center line of South Woodrow Street, thence north along the centerline of
South Woodrow Street to the point of beginning.

Less and except:
All properties bounded by W Daisy L Gatson Bates Drive on the north, Park Street on the
east, West 16th Street on the south and Jones Street on the west; and Park Addition Block 7
Lots 1, 2 and 12; and Park Addition Block 6 Lots 4-9; and that part of Dennison Street
located between 13th Street and W Daisy L Gatson Bates Drive and

All of Lots 15, 16, 17, and part of Lots 10 and 11, lying East of the Union Pacific Railroad
right-of-way (Formerly Chicago, Rock Island and Pacific Railroad Company) and all of
Lots 12, 13, and 14, less and except the North 35.00 feet and all that part of the South-half
of the closed East-West Alley lying North of Lots 10 and 11, all lying in Block 11,
Worthern & Browns Addition, Little Rock, Pulaski County, Arkansas, more particularly
described as follows:
Beginning at the Southeast corner of said Lot 17, Block 11; thence West along the South line of Lots 17,16,15,14,13,12, and 11, said Block 11, 342.40 feet to a point 10 feet Easterly of, as measured at right angles to the center line of the Union Pacific Railroad Company's most Easterly sidetrack; thence Northerly on a straight line 10 feet Easterly of and parallel to the center line of the tangent portion of said sidetrack, 152.93 feet to the centerline of the closed East-West Alley; thence East along said centerline, 71.80 feet to a point on the East line of said Lot 11 extended; thence South along said extended line of Lot 11, 45.20 feet; thence East along a line 35.00 feet South and parallel to the center line of said closed East-West alley, 150.00 feet to a point on the East line of said Lot 14; thence North along said East line, 35.00 feet to the Northeast corner of said Lot 14; thence East along the South line of said Closed East-West alley and the North line of said Lots 15, 16, and 17, 150.00 feet to the Northeast corner of said Lot 17; thence South along the East line of said Lot 17, being the West right-of-way line of Jones Street, 140.00 feet to the point of beginning.

Sec. 36-BBB. Definitions.

**Block face:** The total of all lots within a city block facing a single given city street.

**Developed block face:** A block face containing developed lots which comprise fifty (50) percent or more of the block face.

**Driveway:** A designated gravel or paved vehicular path that leads from the public or private street to a permanent parking location, i.e. a parking pad, carport, garage, etc. on private property.

**New construction:** Construction that is characterized by the introduction of new buildings or structures.

**Undeveloped block face:** A block face containing developed lots which comprise less than fifty (50) percent of the block face.

Sec. 36-CCC. Application of design regulations.

(a) The regulations in this ordinance shall be in addition to and shall overlay all other zoning districts and other ordinances requirements regulating the development of land
so that any parcel of land lying in the overlay district shall also lie within one (1) or more of the other underlying zoning districts. Therefore, all property within this overlay district will have requirements of both the underlying and overlay-zoning district in addition to other ordinance requirements regulating the development of land. In case of conflicting standards between this ordinance and other City of Little Rock ordinances, the overlay requirements shall control.

(b) These regulations shall apply to new development and also to expansion or redevelopment if the expansion or redevelopment exceeds fifty (50) percent of the structure's assessed value according to the county tax assessor but not including land value. In order to be compatible with the established neighborhood, new construction and landscaping shall comply with the following criteria. In the case of an undeveloped block face, the requirements shall relate to the adjacent block faces.

(c) Applicants for building permits to redevelop existing structures in the District shall state on their application the expected value of interior and of exterior improvements to the structure. Before a building permit is issued for more than $1,000 in exterior improvements to a structure, the permit shall be reviewed pursuant to Sec. 36 DDD by the Department of Planning and Development to determine whether the total of proposed improvements are likely to exceed 50% of the value of the structure, and thus trigger application of the design guidelines in this regulation.

(d) Uses, structures or lots which existed on the effective date of this ordinance which do not conform to the standards and guidelines established in this ordinance, shall be treated as nonconforming according to the provisions of article III of this chapter. Nonconforming status shall not apply to construction of improvements in the public right-of-way required by the city, redevelopment, or expansion of existing development.

(e) Routine repairs, maintenance and interior alterations shall not be subject to these regulations. Regular maintenance shall be defined as maintenance or repair of any exterior architectural feature which does not change but simply upgrades a structure, including but not limited to: repainting, replacing deteriorated porch flooring, stairs, siding or trim in the same material and texture, or replacing screens, gutters or
downspouts. Regular maintenance does not involve a change in design, material, or outer appearance of any architectural feature. In the event of a dispute, to determine routine maintenance that does not require compliance with this section, the Department of Planning and Development shall follow guidelines established by the Little Rock Historic District Commission for routine maintenance that does not require HDC review.

(f) To encourage owners of properties in the District to return them as much as possible to their original, historic appearance when built, the Director of the Department of Planning and Development shall promptly approve building permit requests within the boundaries of the district to return properties as near as possible to their appearance when built. To determine this, the director shall rely upon advice from the Department of Arkansas Heritage or Staff of the Little Rock Historic District Commission.

(g) Demolitions shall not be subject to these regulations.

(h) Properties with Conditional Use Permits on non-residentially zoned land, churches, and schools, regardless of underlying zoning, shall conform to Sec. 36-FFF New Construction and Additions or Modifications to existing structures on Multi Family or Non-residentially zoned land. All other properties with Conditional Use Permits and Special Use Permits on residentially zoned land shall conform to Sec. 36-EEE. New Construction and Additions or Modifications to existing structures on Single Family or Two Family Zoned Land section.

Sec. 36-DDD. Review section.
The director of the department of planning and development shall determine compliance of all building permit requests within the boundaries of the district.

Sec. 36-EEE. New Construction and Additions or Modifications to existing structures on Single Family or Two Family Zoned Land.
In order to be compatible with the historic nature of the neighborhood, new construction and additions to existing structures shall comply with the following criteria. Plans for new construction, additions and modifications which are subject to this ordinance shall be submitted to the Department of Planning and Development. The Department will review
plans for consistency with the detailed requirements of this ordinance and consistency with
the historic nature of the District. In the case of an undeveloped block face, the
requirements shall relate to the adjacent block faces.

(a) *Roofs.* A roof pitch of less than 8:12 shall be prohibited. Decorative roof features such
as metal cresting, tile ridge caps, or other ornamentation shall be reinstalled when
roofing or doing roof repairs. Tile roofs shall be preserved.

(b) *Materials.* The materials of the exterior shell shall be wood, brick, other masonry, or a
material that resembles wood (i.e., vinyl siding, etc.)

(c) *Orientation.* The orientation shall be consistent with that of other structures on the
developed block face.

(d) *Entrances.* The primary entrance shall be consistent with that of other structures on the
developed block face.

(e) *Setback.* The front yard setback for all R-2 and R-3 Single Family and R-4 Two
Family district shall be 15 feet. All other setbacks shall be as prescribed by the
property’s zoning district.

(f) *Parking in Residentially zoned districts:* No off-street parking pads are allowed
between the front of the principal structure and a public street. Surface parking is to be
located behind or adjacent to a structure. Driveways are permitted to be installed in the
front yard setback, but not between the principal structure and a public street. Parking
pads, as used in this section, are to be defined as permanent surfaces of concrete,
asphalt, modular pavers, masonry, gravel or other permanent surfaces to be used for the
purpose of parking or storage of vehicles.

(g) *Detached Garage and carport* locations shall be located to the rear or the principal
structure and shall not be located in the front setback. Attached garages must have
garage door openings that face side streets, interior lot lines, or alleys.
(h) Accessory Buildings: Accessory building coverage within the 25-foot setback from the rear property line shall be no more than 40% of the area in that section. Accessory building setbacks shall be as per Chapter 36-254 and 36-256.

(i) Porches: Residential structures must have a front porch that is a passageway from the street to the front door of the unit(s) on new residential construction and additions / modifications to the front façade of existing residential structures.

(j) Mechanical service equipment (including but not limited to air conditioner condensing units, transformers, solar collectors, satellite dishes, etc.) shall be located in the rear yards or on a rear-facing roof.

Sec. 36-FFF. New Construction and Additions or Modifications to existing structures on Multi Family or Non-residentially zoned land.

In order to be compatible with the historic nature of the neighborhood, new construction and additions to existing structures shall comply with the following criteria. Plans for new construction, additions, and modifications, which are subject to this ordinance, shall be submitted to the Department of Planning and Development. The Department will review plans for consistency with the detailed requirements of this ordinance and consistency with the historic nature of the District. In the case of an undeveloped block face, the requirements shall relate to the adjacent block faces.

(a) Orientation: The primary facade of a non-residential building shall face the principal street. The principal streets, as referred to in this section, shall refer to the street having the highest classification according to the City Master Street Plan. Buildings located on corner lots shall have the same orientation as adjacent non-residential structures.

(b) Ground-level facade. For new construction, at least sixty (60) percent of the ground-floor level facing pedestrian public circulation areas shall be glass-windows and/or displays.

(c) Nonresidential Building setback: All commercially and office zoned properties within the boundaries of this districts shall have a ten foot (10') front set back with building sited at the front setback property line. Properties on street corners shall be sited on the
property lines ten feet off the property lines abutting the street corner. There shall be a
five feet side yard set back from residentially zoned properties, zero feet side yard set
back from non-residentially zoned property and rear yard setback of 25 feet.

(d) Drive through facilities: No drive through facilities shall be permitted on front
facades of buildings. Buildings, which are on a corner, shall be considered to have two
front facades. Drive-through facilities are permissible on side or rear facades.

(e) Roofs. Flat roofs and pitched roofs are permitted. Rooflines should follow
predominant style of the adjacent buildings.

(f) Materials: The materials of the exterior shell shall be brick, other masonry, wood, or a
material that resembles wood (i.e., vinyl siding, etc.)

(g) Standard parking requirements. Parking requirements within the district shall be fifty
(50) percent of that required by article VIII of chapter 36.

(h) Maximum parking: The maximum parking allowed shall be the minimum standard
established in article VIII of chapter 36.

(i) Parking facilities. Surface parking shall be limited to the side and rear of structures.
No parking shall be allowed in the “front-yard setback.” Parking structures shall have
ground-level uses devoted to non-vehicular activities. Development of ground-level
retail or office uses is encouraged.

Sec. 36-GGG. Sidewalks.
All public streets and drives shall have five-foot sidewalks on both sides of the vehicular
area for non-residentially zoned property. All residentially zoned property shall have four-
foot sidewalks on both sides of the vehicular area.

Sec. 36-HHH. Utilities and services.
(a) All new utilities for developments within the district shall be buried. All new
developments are required to place utilities and cabled services in subterranean
locations from the pole to the structure.
(b) Dumpster delivery and waste removal areas shall be located in alleys where available or in common service areas for multiple developments.

(c) In all areas, service and waste removal areas shall be screened and located away from public outdoor spaces and pedestrian areas. Dumpster screening as per [section] 36-253.

Sec. 36-III. Landscaping.
The regulations in this subsection shall apply to all development and redevelopment in the District.

(a) Land use buffers shall be as provided in subsection 36-522(b)(1). In areas where terrain variation is great or other features result in the loss of privacy, alternative designs and massing shall be considered.

(b) Parking lots shall meet all current landscape requirements (Chapter 15, Article IV) when development or redevelopment occurs as stated above. Variances from this provision will be heard by the City Beautiful Commission.

(c) Trees greater than fourteen (14) inches in diameter, measured at four and one-half (4 1/2) feet above the ground, shall be protected from removal and damages in future development of the district. Any development within fifty (50) feet of any such tree shall be reviewed prior to development to assure protective measures are included and in place. Tree removal can only be done if approved by the City’s Urban Forester. Penalties for violations shall be a listed in Chapter 1-9. For trees in the Public Right-of-way, see Sec 15-51.

(d) Planting of trees in areas void of shade and canopy will be conducted as follows. Tree species will be selected based on its mature size, growth, habit, and optimal site requirements. In any development that requires compliance with the provisions of this district, at least two (2) trees shall be planted in the front yard setback. Trees shall be selected from the list of appropriate trees listed in Chapter 15.

//
(e) Ensure that tree plantings do not interfere with above or below ground utilities, obstruct views at intersections, or cause other public safety concerns.

(f) Trees planted on public lands shall be at least two inches in caliper and ten feet in height.

(g) The City's Urban Forester shall advise about tree selection, planting guidelines, and tree placement.

(h) Trees planted in tree grates or in cutouts within sidewalks shall have a minimum of thirty-six square feet area. Tree pits shall be excavated to a depth of a minimum of eighteen inches and backfilled with topsoil.

Sec. 36-JJJ. Exceptions.

Property, if for any reason, that cannot be developed without violating the standards of this article shall be reviewed through the planned zoning district (PZD) section of the zoning ordinance, with the intent to devise a workable development plan which is consistent with the purpose and intent of the overlay standards.

Section 2. That the ordinance shall take effect and be in full force from and after its passage and approval.

Section 3. Severability. In the event any portion of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of this ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of this ordinance.

Section 4. Repealer. All ordinances and resolutions, and parts thereof, which are in conflict with any provision of this ordinance are hereby repealed to the extent of such conflict.

PASSED: October 20, 2009

ATTEST: 

Susan Langley, Acting City Clerk

APPROVED: 

Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney