

1 districts. Therefore, all property within this overlay district shall have requirements of both the
2 underlying and overlay zoning districts in addition to any other provisions regulating the
3 development of land. In case of conflicting standards between this article and other City
4 Ordinances, the overlay requirements shall control.

5 (b) With the exception single-family uses with a zoning of R-2 or R-3 (where there is no home
6 occupation), these regulations shall apply to new development, redevelopment of existing
7 buildings the cost of which exceeds 50% of the building's current replacement value or expansion
8 of existing development. The design guidelines shall be implemented when a permit is requested
9 for exterior improvements on buildings or in the public right-of-way. Routine repairs,
10 maintenance and interior alterations shall not require compliance with this section.

11 (c) Uses, structures or lots which existed on the effective date of this division which do not conform
12 to the standards and guidelines established in this division, shall be treated as nonconforming
13 according to the provisions of article III of Chapter 36, Little Rock Code of Ordinances.
14 Nonconforming status shall not apply to construction of improvements in the public right-of-way
15 required by the city, redevelopment or expansion of existing development.

16 **D. Signage.**

17 Any freestanding sign on the premise shall be monument style no more than ten (10) feet in height
18 and consistent with other standards of the article X of Chapter 36 (signs).

19 **E. Front Façade.**

20 *Building materials.* Façades facing John Barrow Road may be any standard material, except
21 corrugated or ribbed metal materials.

22 **F. Fencing.**

23 Electric fences and the use of barbed, concertina wire or other types of wire specifically designed
24 to inflict injury upon human contact are prohibited. Chain-link fencing is prohibited from the building
25 façade to John Barrow Road. Chain-link fencing on other portions for the site is to be vinyl coated.

26 **G. Service and Waste areas.**

27 Service/loading and waste/dumpster areas shall not be located within the front setback facing John
28 Barrow Road or between the building and John Barrow Road or side streets on corner lots. They shall
29 be located to the side or rear of buildings and shall be screened to comply with the provisions of this
30 chapter.

31 **H. Exceptions.**

32 Any request to vary, alter or modify specifications of this Design Overlay District shall be
33 processed as a request for a variance as per Article II, Division 2 of this Chapter.

