

## City Little Rock Commercial Landscape Requirements.

Items that need to be addressed but may not be limited to the following. Complete review will be made upon submittal of landscape plan

- Any existing vehicular use area that does not meet current code requirements may continue as nonconforming until such time a building permit is issued to rehabilitate a structure on the property exceeding fifty (50) percent of the current replacement cost of the structure. At such time fifty (50) percent of the existing vehicular use area shall be brought into compliance with this chapter and shall continue to full compliance on a graduated scale based upon the percentage of rehabilitation cost.  
  
Verify construction cost. If renovation cost, do not exceed fifty (50) percent of the current replacement cost of the structure additional landscape will not be required.
- Existing vehicular use areas may continue as nonconforming until such time as a building permit is granted to enlarge or reconstruct a structure on the property exceeding ten (10) percent of the existing gross floor area. At such time ten (10) percent of the existing vehicular use area shall be brought into compliance with the landscape ordinance and shall continue to full compliance on a graduated scale. Verify existing building and addition square footage.
- Perimeter planting strips: A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. The minimum width of these planting strips shall be nine (9) feet in width. Trees shall be planted with an average linear spacing of not less than thirty (30) feet. Three (3) shrubs or vines for every thirty (30) linear feet shall be planted in the perimeter planting strip. City of Little Rock Landscape Ordinance (Sec.15-96)
- Screening requirements will need to be met for the vehicular use areas adjacent to street rights-of-way. Provide screening shrubs in the perimeter landscape strips with an average linear spacing of not less at three (3) feet. Provide trees with an average linear spacing of not less than thirty (30) feet.
- Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ( $\frac{1}{2}$ ) the full width requirement but in no case less than nine (9) feet. Buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet.
- A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The minimum dimension shall in no case be less than nine (9) feet in width. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet.
- Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet. Interior islands must be a

minimum seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.

- Any purposed trees shall have single-trunk trees with a minimum caliper of two (2) inches measured twelve (12) inches above grade at planting; or multitrunk trees with a minimum of three (3) canes with a minimum caliper of one (1) inch each measured twelve (12) inches above grade at planting.

The City of Little Rock will not accept crape myrtles to meet this requirement.

- For any site, trees from two (2) different genres are required. At least twenty-five (25) percent of the trees on the site outside of those required for screening purposes are to be of evergreen variety.
- For any site, shrubs from two (2) different genres are required. At least twenty-five (25) percent of the shrubs on the site outside of those required for screening purposes are to be of evergreen variety.
- Shrubs must be eighteen (18) inches in height at installation.
- Provide plant material schedule / legend and size specifications on the landscape plan
- All landscape areas shall be protected as per City of Little Rock Landscape Ordinance (Sec. 15-100). Provide notes on plan specifying type and location of mulch, edging, wheel stops, and/or concrete curb and gutter.
- An irrigation system shall be required for developments of one (1) acre or larger. For developments of less than one (1) acre a there shall be a water source within seventy-five (75) feet of the plants to be irrigated.

Note on plan if an automatic irrigation system will be provided. If an automatic irrigation system is not utilized provided notes or graphic representation of existing or proposed water sources.

- Building landscape areas shall be provide at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
- Development of two (2) acres or more requires the landscape plan be affixed with the seal of a registered landscape *architect*. Development of sites from one (1) to two (2) acres requires the landscape plan be prepared by a design professional.
- Landscape plans shall be submitted electronically in a PDF format.
- All ground or roof mounted mechanical systems shall be screened from abutting properties and streets. Any trash receptacles or pickup shall be oriented away from a primary street side of the property and screened from the public right-of-way. Screen shall exceed the height of the dumpster or trash containment areas by at least two (2) feet not to exceed eight (8) feet total

height. Dumpster containment areas are required to be constructed with an opaque fence or wall on three sides and be gated. Gates can be constructed of a different material but must also be opaque.

- The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.