

## PROPOSED RULE (MARK-UP)

Capitol Zoning District Commission Rules & Master Plan, *(beginning page 22)*

### SECTION 3- 201 ZONING REQUIREMENTS

This section contains the requirements for each zone in the Capitol Zoning District, as shown on the maps in Section 3-204. *The letter “Z” precedes each of the standards in this section and the next to indicate they are zoning requirements.*

#### **Z1. Zone A “State Capitol Foreground”**

Capitol Avenue should develop as the state’s principal ceremonial thoroughfare, linking the State Capitol with downtown Little Rock. This area should develop as a professional office center with supporting commercial uses. Medium-scale offices should be the predominant building type, with taller structures allowed on Capitol Avenue.

##### **1. Setbacks**

Front, across any street from the State Capitol complex	= minimum 25 feet, landscaped, no parking
Front, fourth & fifth stories on Capitol Avenue	= minimum 50 feet, landscaped, no parking
Front, all other properties	= maximum 25 feet, landscaped, no parking
Rear, structures designed for residential use	= minimum 25 feet
Rear, all other properties	= no required minimum or maximum
Side, detached residential-style structures	= minimum 5 feet
Side, all other properties	= no required minimum or maximum

##### **2. Ground coverage ratios**

Lot area per dwelling unit	= minimum 1,200 square feet
Enclosed floor to lot area	= maximum 2.5 : 1.0

##### **3. Building heights**

Properties adjoining Capitol Avenue, with review	= maximum 5 stories or 75 feet (whichever is less)
All other properties	= maximum 3 stories or 45 feet (whichever is less)

##### **4. Permitted uses**

Allowed by right	= Residential 2, Office 1 - 2, Commercial 1
Allowed with Commission review (conditional uses)	= Residential 1, Civic 1- 3, Commercial 2 - 4

#### **Z2. Zone B “Capitol Area Residential”**

This zone encompasses what remains of the early neighborhoods that once surrounded the State Capitol. It allows for some light commercial and office uses, but the predominant building form should continue to be residential.

##### **1. Setbacks**

Front, all properties	= minimum 25 feet, landscaped, no parking
Side, all properties	= minimum 5 feet
Rear, all properties	= minimum 25 feet

##### **2. Ground coverage ratios**

Lot area per dwelling unit	= minimum 1,200 square feet
Enclosed floor to lot area	= maximum 1.5 : 1.0

##### **3. Building heights**

All properties	= maximum 3 stories or 45 feet (whichever is less)
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##### **4. Permitted uses**

Allowed by right	= Residential 1, Office 1 - 2, Commercial 1
Allowed with Commission review (conditional uses)	= Residential 2-3, Civic 1- 3

### **Z3. Zone C “Union Station Mixed Use”**

The blocks surrounding Union Station should develop as a broad mix of residential, office, and commercial uses and building forms.

#### **1. Setbacks**

Front, structures designed for residential use	= minimum 10 feet, landscaped, no parking
Front, across any street from the State Capitol complex	= minimum 25 feet, landscaped, no parking
Front, all other properties	= build to sidewalk
Rear, structures designed for residential use	= minimum 5 feet
Rear, all other properties	= no required minimum or maximum
Side, detached residential-style structures	= minimum 5 feet
Side, all other properties	= no required minimum or maximum

#### **2. Ground coverage ratios**

Lot area per dwelling unit	= minimum 1,200 square feet
Enclosed floor to lot area	= maximum 2.5 : 1.0

#### **3. Building height**

Properties with 10%+ slopes, with review	= maximum 5 stories or 75 feet (whichever is less)
All other properties	= maximum 3 stories or 45 feet (whichever is less)

#### **4. Permitted uses**

Allowed by right	= Residential 1- 2, Office 1 - 2, Commercial 1 - 3
Allowed with Commission review (conditional uses)	= Residential 3, Civic 1- 3, Commercial 4

### **Z4. Zone D “Interstate Industrial”**

The area is isolated from other neighborhoods, and access is limited. Large, low warehouses are the predominant building form.

#### **1. Setbacks**

Front, all properties	= minimum 25 feet, landscaped, no parking
Rear, all properties	= minimum 25 feet
Side, all properties	= minimum 5 feet

#### **2. Ground coverage ratios**

Lot area per dwelling unit	= n/a (residential uses not allowed in this zone)
Enclosed floor to lot area	= maximum 1.1 : 1.0

#### **3. Building height**

All properties	= maximum 3 stories or 45 feet (whichever is less)
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#### **4. Permitted uses**

Allowed by right	= Office 1 - 2, Commercial 1- 4, Industrial 1
Allowed with Commission review (conditional uses)	= Civic 1- 3

### **Z5. Zone E “State Capitol Complex”**

This zone is comprised entirely of state-owned property and is excluded from the Capitol Zoning District Commission’s jurisdiction (see A.C.A. 22-2-220 and Section 1-202 of this Rule).

## **Z6. Zone M “Mansion Area Residential”**

This zone, comprising most of the Governor’s Mansion Area, allows for the continuation of traditional neighborhood residential development patterns. Single-family residences should be the predominant, though not the exclusive, land use and building form in this zone.

### **1. Setbacks**

Front, where historic precedent exists on the block	= minimum 15 feet, landscaped, no parking
Front, all other properties	= minimum 25 feet, landscaped, no parking
Rear, all properties	= minimum 25 feet
Side, all properties	= minimum 10% of lot’s average width, but never less than 5 feet from an adjoining property

### **2. Ground coverage ratios**

Lot area per dwelling unit, by right	= minimum 2,500 square feet
Lot area per dwelling unit, with Commission review	= minimum 1,200 square feet
Enclosed floor to lot area	= maximum 1.1 : 1.0

### **3. Building height**

All properties	= maximum 2.5 stories or 35 feet (whichever is less)
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### **4. Permitted uses**

Allowed by right	= Residential 1
Allowed with Commission review (conditional uses)	= Residential 2, Civic 1- 2
Allowed with Commission review (conditional uses)	= Office 1- 2, Commercial 1 (when located in a historic civic or commercial building)

## **Z7. Zone N “Neighborhood Commercial”**

This hybrid zone allows for some light commercial and office uses in a traditional neighborhood context, but the predominant building form should remain residential. Commercial style structures may be allowed on corner lots.

### **1. Setbacks**

Front, where historic precedent exists on the block	= minimum 15 feet, landscaped, no parking
Front, all other residential style properties	= minimum 25 feet, landscaped, no parking
Front, all other commercial style properties	= maximum 0 feet (build to sidewalk)
Rear, all properties	= minimum 25 feet
Side, all residential style properties	= minimum 10% of lot’s average width, but never less than 5 feet from an adjoining property
Side, all commercial style properties	= same as residential above, but with maximum of 5 feet on the side facing the adjoining street.

### **2. Ground coverage ratios**

Lot area per dwelling unit, by right	= minimum 2,500 square feet
Lot area per dwelling unit, with Commission review	= minimum 1,200 square feet
Enclosed floor to lot area	= maximum 1.5 : 1.0
Floor area for commercial style properties	= maximum 2,000 square feet per floor

### **3. Building height and width**

All residential style properties height	= maximum 3 stories or 45 feet (whichever is less)
All commercial style properties height	= maximum 2.5 stories or 35 feet (whichever is less)
All commercial style properties width	= maximum 30 feet on front facade

### **4. Permitted uses**

Allowed by right	= Residential 1, Office 1
Allowed with Commission review (conditional uses)	= Residential 2, Office 2, Commercial 1, Civic 1- 2
Allowed with Commission review (conditional uses)	= Commercial 2 (when located in a historic civic or commercial building); Residential 3 (when not located in a historic single-family structure or duplex)

## **Z8. Zone O “General Commercial”**

This zone allows for a broad mix of urban residential and business uses. Commercial-style buildings with traditional storefronts should be the predominant building form.

### **1. Setbacks**

Front, all properties	= maximum 0 feet (mandatory build to sidewalk)
Rear, all properties	= maximum 5 feet
Side, all properties	= maximum 5 feet

### **2. Ground coverage ratios**

Lot area per dwelling unit	= minimum 1,200 square feet
Enclosed floor to lot area	= maximum 1.5 : 1.0

### **3. Building height**

All properties	= maximum 3 stories or 45 feet (whichever is less)
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### **4. Permitted uses**

Allowed by right	= Residential 1, Office 1, Commercial 1
Allowed with Commission review (conditional uses)	= Residential 2, Office 2, Commercial 2-3, Civic 1- 3
Allowed with Commission review (conditional uses)	= Residential 3 (when not located in a historic single-family structure or duplex)

## **Z9. Zone P “Mansion Area Dense Residential”**

This zone allows for detached single-family and two-family homes to be constructed in closer proximity than was typical historically. Traditional residential forms remain the exclusive building type.

### **1. Setbacks**

<u>Front, all properties</u>	<u>= minimum 10 feet, landscaped, no parking</u>
<u>Rear, all properties</u>	<u>= minimum 10 feet</u>
<u>Side, all properties</u>	<u>= minimum 3 feet, but never less than 10 feet between primary structures</u>

### **2. Ground coverage ratios**

<u>Lot area per dwelling unit, by right</u>	<u>= minimum 1,200 square feet</u>
<u>Enclosed floor to lot area</u>	<u>= maximum 1.1 : 1.0</u>

### **3. Building height**

<u>All properties</u>	<u>= maximum 3 stories or 45 feet (whichever is less)</u>
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### **4. Permitted uses**

<u>Allowed by right</u>	<u>= Residential 1</u>
<u>Allowed with Commission review (conditional uses)</u>	<u>= none</u>

[renumber subsequent sections]

## RELATED “CLEAN-UP” LANGUAGE (MARK-UP)

Capitol Zoning General Standards, Sec. 3-401, Signage Requirements (page 48)

**S.4 Allowable signage in Zones ~~M~~ and P**

Capitol Zoning General Standards, Sec. 3-401, Signage Requirements (page 50)

### **S.8 Prohibited signs**

The following signs are prohibited within the Capitol Zoning District ...

8. Projecting signs (prohibited in Mansion Area Zones ~~M, & N~~ and P only)

Mansion Area Design Standards, Sec. 8-101, Introduction (page 166)

... The Standards numbers in this article are preceded by either an "M" or "O." This signifies that the "M" standards are applicable in the Mansion Area in Zones ~~M, and N~~ and P, and the "O" standards are applicable to projects in Zone O ...

Mansion Area Design Standards, Sec. 8-201, Design Standards for New Construction in Zone “M” and “N” (page 168)

These Design Standards are for new construction in Zones "M" ~~, and "N"~~ , and "P" in the Mansion Area ...



MANSION AREA ZONING MAP (MARK-UP)

Capitol Zoning General Standards, Sec. 3-204, Zoning Maps (page 39)

B. Governor’s Mansion Area Zoning Map





