

Proposed Rule (staff markup)

Capitol Zoning General Standards, Sec 3-201, *Zoning Requirements*

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 <u>8 feet 10% of lot’s average width, but never less than 5 feet from an adjoining property</u>

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 only on corner lots where such structures are known to have existed during the Mansion Area’s period of significance (roughly 1880-1940).*

1. Setbacks

Front, <u>residential style structures</u> , where historic precedent exists on the block	= minimum 15 feet, landscaped, no parking
Front, all other residential style properties <u>structures</u>	= minimum 25 feet, landscaped, no parking
Front, all other commercial style properties <u>structures</u> (<u>allowed only on corner lots where a commercial building stood historically</u>)	= maximum 0 feet (build to sidewalk), <u>or same as historic commercial building</u>
Rear, all properties	= minimum 25 feet
Side, all residential style properties	= minimum <u>8 feet 10% of lot’s average width, but never less than 5 feet from an adjoining property</u>
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 <u>structures</u>	= maximum 2,000 square feet per floor

3. Building height and width

All residential style properties <u>structures</u> height	= maximum 3 stories or 45 feet (whichever is less)
All commercial style properties <u>structures</u> height	= maximum 2.5 stories or 35 feet (whichever is less)
All commercial style properties <u>structures</u> width	= maximum 30 feet on front façade

Proposed Rule (clean)

Capitol Zoning General Standards, Sec 3-201, Zoning Requirements

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 8 feet

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 only on corner lots where such structures are known to have existed during the Mansion Area’s period of significance (roughly 1880-1940).*

1. Setbacks

Front, residential style structures, where historic precedent exists on the block	= minimum 15 feet, landscaped, no parking
Front, all other residential style structures	= minimum 25 feet, landscaped, no parking
Front, commercial style structures (allowed only on corner lots where a commercial building stood historically)	= maximum 0 feet (build to sidewalk), or same as historic commercial building
Rear, all properties	= minimum 25 feet
Side, all properties	= minimum 8 feet

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 structures	= maximum 2,000 square feet per floor

3. Building height and width

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



Capitol Zoning District Commission State of Arkansas



SUMMARY OF PROPOSED RULE

In 2013, the Commission adopted a rule to change the required side yard setbacks for new construction in Zones “M” and “N” from eight feet to 10 percent of a lot’s average width, but never less than 5 feet from another property. The proposed rule would restore the earlier eight-foot requirement, regardless of lot size.

In 2016, the Commission adopted a rule allowing for new commercial style structures to be built to the sidewalk, in the tradition of historic corner stores, on vacant corner lots in Zone “N”. The proposed rule would limit such development to only those vacant corner lots where such buildings are known to have existed.