

SUMMARY OF PROPOSED RULES CHANGES

Page numbers below refer to markup version

Throughout – Combine all rules into one document, standardize formatting, & eliminate redundant material

4. Clarify relationship between CZDC Rules & LR ordinances
8. Allow for staff approval of traditional style outbuildings, even when visible from right-of-way
9. Clarify the purpose of Conditional Use Permits
9. Allow for Variances for proposals that will return a structure to its historic appearance
10. Clarify maximum time for staff-issued Temporary Use Permits
13. Establish maximum time for Commission-approved TUPs
13. Clarify staff role in issuing and modifying Commission-approved permits
13. Clarify time periods for permit expiration
- 15. Allow for staff denial of certain permit applications.**
- 15. Staff (not applicant) will notify neighbors of meeting by regular mail**
- 16. Clarifies that Commission review of a first-impression application is not an adjudication**
16. Clarifies actions the Commission may take on an application
16. Creates 100 day deadline after application by which Commission must take action on an application
- 17. Clarifies that a show-cause hearing is an adjudication**
- 17. Provide penalties for violations: suspension of previous permits and/or referral to District Ct**
- 18. Clarifies that undertaking previously denied work constitutes a violation**
- 18. Establishes that violations run with the property**
18. Allow for informal disposition of violations
- 19. Removes requirement that demo-by-neglect complaints may only be initiated by immediate neighbors or partner organizations.**
- 21. Establishes who may appeal to the Commission for reconsideration of a staff decision & when.**
- 22. Clarifies that an appeal of a previous staff or Commission decision is an adjudication**
- 22. Appeals of Commission decisions shall be made to the Director of the Department of Arkansas Heritage.**
- 28 – 33. Reformats zoning charts as lists.
- 29. Combines Zones A1 and A2 into a single Zone A**
- 32. Allow for small-scale commercial-style new construction on corner lots in Zone N**
- 33 – 34. Clarifies allowed accessory uses.
35. Prohibits general industrial uses.

37. Defines dwelling unit, family, & group living

37-38. Provides for group living facilities in the Mansion Area

38-39. Defines different food & beverage uses

39. Defines structure.

39 – 40. Allows for installation of cellular equipment on roofs of existing buildings (*previously adopted by CZDC as emergency rule, April 2015*)

42 – 46. Simplify & clarify use groups.

48. Rezones 700 blocks of Schiller, Park, & Dennison from D to B

48. Rezones block between 3rd & 4th and Victory & MLK from C to A

52. Eliminates parking requirements for 6 or fewer spaces

53. Allow for on-street parking to count toward requirements

53. Allows for gravel parking lots for less than 20 spaces

54. Allows for semi-pervious paving by right; requires CZDC review for new concrete or asphalt parking lots

55-58. Reduces by half all current parking requirements.

59-62. Clarify various sign definitions.

64-65. Removes content-specific language from types of allowable signs

65. Additional signage may be approved by Commission (without a Variance)

67-68. Creates standards for outdoor lighting

68. Creates standard for tree protection

69. Applies standard for archeology to all properties (not just parcels w/ existing historic structures)

69. Establishes standard for evaluating appropriateness of alternative energy equipment

84-85. Clarify rules for new fences at historic properties, incl. allowing for some masonry fences

96. Allow for metal awnings

121-122. Descriptions of additional 20th Century architectural styles

151-152. Clarify agency's role in coordinating development on the State Capitol complex

242. Replica historic styles will be considered (not discouraged) for new construction in Gov Mansion Area

250. Zone O parking lot standards applicable to small parking areas throughout Mansion Area. (Larger parking lots will use Capitol Area standards.)