

Zone District: **HARP-1** (Historic Arkansas Riverwalk of Pueblo Zone District - One)

Purpose. The purpose of the Historic Arkansas Riverwalk of Pueblo Zone District One is to promote retail development that is pedestrian in character, scale, and ambiance and that encourages interesting and attractive architectural design solutions for new development while promoting pedestrian and commercial activities, particularly at the river and street levels. As used in this Subsection, *Riverwalk* shall mean the public areas adjacent to the river channel, and *Union Avenue Historic District* shall mean the portion of Union Avenue designated as a historic district on the National Register of Historic Places.

REVIEW PROCESS

No building permit shall be issued nor shall any work be undertaken or commenced to construct, reconstruct, remodel, repair, paint, rehabilitate or in any way alter or modify the exterior of any building in a Historic Arkansas Riverwalk of Pueblo Zone District until the Planning and Zoning Commission, after proper notice has been given and a public hearing has been held in the manner required for a zoning map amendment, has reviewed, approved and issued a written certificate of compliance for such work.

Performance Standards

§ 17-4-5(5)b.

Permitted Uses § 17-4-51(c)

Uses by right.

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| 1. Accessory commissary | 4. Beauty salon or barbershop | 7. Photography studio |
| 2. Accessory community garden | 5. General service | 8. Restaurant |
| 3. Art gallery | 6. Massage establishment | 9. Retail sales, general |

Uses by review.

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| 1. Accessory drive-thru | 18. Funeral home | 35. Restaurant, carry-out |
| 2. Adult day service center | 19. Hotel (Motel) | 36. Retail sales, garden center |
| 3. Auditorium | 20. Instructional studio | 37. Retail sales, liquor store |
| 4. Banquet hall | 21. Library | 38. School, college, or university |
| 5. Bar, tavern | 22. Mobile food unit | 39. School, general |
| 6. Bed and breakfast home | 23. Mortuary | 40. School, preschool |
| 7. Bed and breakfast inn | 24. Museum | 41. School, trade |
| 8. Blood bank or donor station | 25. Parking lot | 42. Smoking lounge |
| 9. Body art studio | 26. Parking structure | 43. Temporary farmers market |
| 10. Bowling alley | 27. Parks, trails, and open space | 44. Temporary outdoor sales, seasonal |
| 11. Broadcasting studio | 28. Pet shop | 45. Theater, general |
| 12. Catering service | 29. Print shop | 46. Tower (Antenna) |
| 13. Child care center | 30. Public utilities | 47. Urgent care facility |
| 14. Civic club | 31. Recreation facilities, indoor | 48. Wedding facility |
| 15. Commercial, established | 32. Religious institution | |
| 16. Community center | 33. Residence, condominium | |
| 17. Farmers market | 34. Residence, multifamily | |

Conditional uses:

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| 1. Accessory antenna | 7. Community garden | 13. Office, general |
| 2. Accessory commercial patio | 8. Development in floodplain | 14. Office, medical |
| 3. Accessory solar array | 9. Financial institution | 15. Office, professional |
| 4. Artist studio | 10. Health club | 16. Pharmacy |
| 5. Bakery, retail | 11. Home based business | 17. Temporary construction yard |
| 6. Brewpub | 12. Mixed-use | |