

Zone District: HARP-2 (Historic Arkansas Riverwalk of Pueblo Zone District - Two)

Purpose. The purpose of the Historic Arkansas Riverwalk of Pueblo Zone District - Two is to promote development that is pedestrian in character, scale, and ambiance and that encourages interesting and attractive architectural design for new development. As used in this Subsection, *Riverwalk* shall mean the public areas adjacent to the river channel, *Lake Elizabeth 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)c.

Permitted Uses § 17-4-51(c)

Uses by right.

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| 1. Accessory commissary | 5. General service | 9. Restaurant |
| 2. Accessory community garden | 6. Hotel (Motel) | 10. Retail sales, general |
| 3. Art gallery | 7. Massage establishment | |
| 4. Beauty salon or barbershop | 8. Photography studio | |

Uses by review.

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

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 | |