

Zone District: **HARP-3** (Historic Arkansas Riverwalk of Pueblo Zone District - Three)

Purpose. The purpose of the Historic Arkansas Riverwalk of Pueblo Zone District - Three 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)d.

Permitted Uses § 17-4-51(c)

Uses by right.

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

Uses by review.

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

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 | |