



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

§ 17-4-51(12.3.1)e.

Permitted Uses

§ 17-4-51 (12.3.1)

Uses by right.

1. Hotel.
2. Office.
3. Retail store.
4. Restaurant.

Uses by review. A use by review is any of the following uses which are permitted only upon issuance of a special use permit.

1. Any use which is permitted as a use by right in a B-4 zone district (except adult entertainment), provided that such permitted use does not conflict with surrounding uses in the HARP 1, 2 and 3 and Historic Business zone districts.
2. Residence – commercial, apartments or condominiums.