

Markham Street Neighborhood Specific Plan (MSN-SP):

An Amendment to the Northeast Old Conway Area Specific Plan

APPROVED

MARCH 10, 2015

ORDINANCE #O-15-28

Table of Contents

- 1.0 Introduction**
- 2.0 Markham Street Neighborhood Structure**
- 3.0 Components of the Amendment**
- 4.0 Administration**
- 5.0 Schedule of Uses**
- 6.0 Site Development and Building Form standards:**
- 7.0 Building Design Standards**
- 8.0 Street Design Standards**
- 9.0 Streetscape and landscape standards**
- 10.0 Open Space standards**
- 11.0 Sign Standards**
- 12.0 Definitions**

1.0 Introduction

The *Northeast Old Conway Area Specific Plan* (NEOCA-SP) adopted in 2009 serves as the supporting document for the Specific Plan District that encompasses the Northeast Old Conway Area and the three neighborhoods of Downtown, Pine Street Neighborhood, and Markham Street Neighborhood. The original NEOCA-Specific Plan implements the recommendations of the original *Northeast Old Conway Area Study*, a comprehensive small-area study coordinated by the Conway Planning and Development Department in 2008 and 2009 and is further refined by the Markham Street Neighborhood Plan coordinated by the City and MetroPlan in 2014.

In 2013, the Markham Street Neighborhood area was selected as part of an Imagine Central Arkansas Jump Start Initiative project, administered by Metroplan. The Jump Start Initiative consultant team created a plan and implementation tool for the revitalization of the Markham Street Neighborhood. This MSN-SP is intended to implement the recommendations from this 2013 Study and shall apply to the Markham Street Neighborhood only.

The *Markham Street Neighborhood Specific Plan: An Amendment to the North East Old Conway Area Specific Plan* (hereafter referred to as “the Amendment” or “MSN-SP”) serves as a tool for implementing the vision for the Markham Street Neighborhood. The Markham Street Neighborhood has a distinct character and vision for redevelopment to support walkable mixed use development at different scales and intensities based on the existing context and future public investment.

This document provides the regulatory tools for new development and redevelopment consistent with the vision for the Markham Street Neighborhood.

The purpose of the MSN-SP is to implement the vision for the redevelopment of the Markham Street area into a more walkable, vibrant neighborhood (hereinafter, “Plan Area”) with a mix of uses by:

- (a) Coordinating public and private investments for the greatest effect including the investments already underway along the Area;
- (b) Providing more mobility options;
- (c) Creating equitable, sustainable, and affordable development options.

Therefore, the goals of the MSN-SP are to promote and provide for a more functional and attractive community through the use of recognized urban design principles and allow property owners flexibility in land use, while prescribing a higher level of detail in building design and form than in the current standards of the City’s Zoning Ordinance. The standards in this Amendment are not intended to stifle creativity nor over-regulate building design but rather encourage better functional urbanism to create higher quality pedestrian environments along most streets.

The *Markham Street Neighborhood Specific Plan* is in accordance with the standards set forth for SP districts in Section 401.11 of the Conway Zoning Ordinance. The plan includes each of the elements outlined in Section 401.11(B)(2) of the ordinance; further, public meetings and hearings were conducted in a manner compliant with the ordinance.

2.0 Markham Street Neighborhood Structure

The Markham Street Neighborhood encompasses the area between Harkrider Street, Van Ronkle Street, the Railroad and Hendrix College Campus to the North bordered by Spruce Street. The vision for this neighborhood is to be transformed into a walkable, mixed residential neighborhood with a variety of housing types for the entire life-cycle range from students, young professionals, downtown employees, and young families, to empty nesters and seniors. Given existing streets, utility infrastructure, and several underutilized properties within this neighborhood, the development standards are intended to encourage a mix of residential types with supporting neighborhood commercial but within a walkable development context. This Markham Street Neighborhood is further divided into three (3) Neighborhood Transect Zones (NTZ) that establish standards that create a distinct urban form based on the vision for different areas of the Neighborhood (See Appendix A-1 for the Markham Street Neighborhood Regulating Plan). Each NTZ shall establish use and building form standards including standards for building height, bulk, location, functional design, and parking.

The following is a description of the Neighborhood Transect Zones within the Markham Street Neighborhood:

- 2.1 **Commercial Mixed Use Zone (C-MU):** The Commercial Mixed Use Zone creates appropriate transitions between the core of Downtown Conway and the Markham Street Neighborhood. These blocks provide opportunities for appropriately scaled office, retail, live-work, and urban residential infill along Van Ronkle, Garland, Spencer, and Harkrider Streets. Development standards in this NTZ emphasize the transitioning of use and scale from higher intensity closer to Downtown and Harkrider to lower intensity towards the interior of the neighborhood.
- 2.2 **Residential Mixed Use Zone (R-MU):** The Residential Mixed Use Zone provides for a range of urban residential (live-work, townhomes, duplexes, patio homes, etc.) as transitions between Commercial Mixed Use Zone and the College Campus Zone. Development standards in this NTZ emphasize smaller scale urban residential uses and establish building transition standards to adjoining uses. The north-south streets (Markham, Spencer, and Harrison Streets) shall become the core of this neighborhood zone with development generally oriented towards these streets.
- 2.3 **College Campus Mixed Use Zone (CC-MU):** The College Campus Mixed Use Zone provides for a mixed of residential and commercial uses that support the adjacent Hendrix College Campus. The goal is to continue the evolution of a neighborhood with a mix of uses that complements and supports the adjacent College while ensuring that the form of development still respects principles of walkability with surface parking appropriately located and buffered.

3.0 Components of the Amendment:

- 3.1 **Markham Street Neighborhood Regulating Plan:** The Markham Street Neighborhood Regulating Plan map (Attachment A-1) is hereby adopted as the official zoning map for the Markham Street neighborhood within the MSN-SP. Within any area subject to the approved Markham Street Neighborhood Regulating Plan (herein referred to as the Regulating Plan),

this MSN-SP becomes the exclusive and mandatory regulation unless specified in Section 4.0. It shall establish the following development standards for all properties within the MSN-SP:

- a. Establishment of Neighborhood Transect Zones: The Markham Street Neighborhood Regulating Plan area is distinguished into different “Neighborhood Transect Zones” (NTZ). Each NTZ is intended to create a distinct urban form based on the illustrative vision for the different areas of the Markham Street neighborhood.
 - b. Street Types: Streets within the Regulating Plan may be classified by their cross sections that address vehicular lane widths, number of lanes, pedestrian accommodation, street tree requirements, on-street parking, and parkway and median standards. These standards are laid out in Section 8.0 and Attachment A-3 of the MSN-SP .
 - c. Development Frontage Designations: Development Frontage designations may be used to classify different block frontages based on the pedestrian priority goals of the Vision for Markham Street on the Regulating Plan (Attachment A-1). They shall be classified into one of three frontage designations: (1) Pedestrian Priority Frontage with the highest quality standards for pedestrian-oriented building design; (2) Pedestrian Friendly Frontage that balances pedestrian-oriented building design standards while accommodating some service and parking functions; and (3) General Frontage which mainly accommodates service, utilities, and parking functions.
 - d. Civic and Open Space Designations: Civic and Open Space within the Markham Street Neighborhood may be categorized as Required Civic/Open Space or Recommended Civic/Open Space. The detailed Civic and Open Space Standards for different open space types are included in Section 10.0 and Attachment A-4: Open Space Palette of this Amendment. These standards include general character, typical size, frontage requirements, and typical uses.
 - e. Special Requirements: The Regulating Plan may indicate certain Special Requirements such as commercial ready designations, gateways and terminated vistas, street vacations, etc. Special design standards shall apply for development at these locations per Section 7.0.
- 3.2 Development Standards: The text portion of this document enumerates the development standards with text and graphics for all Neighborhood Transect Zones, Development Frontages, building form, landscape, building design, signage, and other standards as it relates to the design of the private and public realms.
- 3.3 Using this Document: The following basic steps should be followed to determine the uses and development standards applicable on property within the MSN-SP :
- a. Review Table 4-1 to evaluate the applicability of this Amendment based on scope of the proposed development.
 - b. Locate the subject property on the Regulating Plan (Attachment A-1).
 - c. Identify on the Regulating Plan:
 - 1) The Neighborhood Transect Zone in which the property is located;
 - 2) The Street Type designation along all its street frontages;
 - 3) The Development Frontages along all its block frontages and adjoining block frontages (Pedestrian Priority, Pedestrian Friendly, or General Frontage)
 - 4) Any Terminated Vista or Gateway Element designation that may be applicable to the subject property and,
 - 5) Any civic/open space designations that may be applicable to the subject property.
 - d. Review the Schedule of Uses by NTZ as listed in Table 5-1 to determine allowed uses.
 - e. Examine the corresponding zone standards in the Building Form and Development Standards in Section 6.0 to determine the applicable development standards.

- f. Refer to Section 7.0 for Building Design Standards, Section 8.0 for Street Design Standards, Section 9.0 for Streetscape and Landscape Standards, Section 10.0 for Civic/Open Space Standards and Section 11.0 for Sign Standards.

The above list provides the basic steps to be followed in order to determine the uses and development standards applicable on property within the MSN-SP during the development review process.

The information in the sections listed above explain where the building will sit on the lot, the limits on its physical form, the range of uses, and the palette of materials that will cover it. For more specific dimensions and standards applicable to a particular property, consult with Planning Department Staff.

4.0 Administration

4.1 Applicability

- a. The uses and buildings on all properties within the NEOCA-SP zoning classification shall conform exclusively to this Amendment unless specifically referenced as otherwise in this Amendment.
- b. Table 4-1 (Applicability Matrix) shall determine the extent to which different sections of the MSN-SP apply to any proposed development.
- c. In addition, Table 4-2 shall determine which sections of the MSN-SP apply at which time in the development review process such as Subdivision Review, Site Plan Review, or Building Permit Review.
- d. Provisions of this MSN-SP are activated by “shall” when required; “should” or “may” when recommended or optional.
- e. Terms used throughout this MSN-SP are defined in Section 12.0 Definitions. For those terms not defined in Section 12.0 Definitions, Article 301 Definitions of the City of Conway Zoning Ordinance, and Section 4 Definitions of the City of Conway Subdivision Ordinance shall apply. For terms not defined in either section, they shall be accorded commonly accepted meanings. In the event of conflict, the definitions of this Amendment shall take precedence.
- f. Where in conflict, numerical and written standards shall take precedence over graphic standards.

4.2 Relationship to Other City Ordinances

- a. For all properties within the MSN-SP, the standards in this document shall supersede the following Ordinances unless specifically referenced herein:
 - 1) Zoning Ordinance
 - 2) Subdivision Regulations
- b. Development standards not addressed in this ordinance shall be governed by the City Conway Ordinances to the extent they are not in conflict with the intent or text of the MSN-SP.

Table 4-1: Applicability Matrix

Legend

● = Section of the Amendment Applies

Blank denotes Standards in this Section of the Amendment does not apply

| Amendment Section | Section 5.0: Schedule of Uses | Section 6.0: Building Form and Site Development Standards | | | | Section 7.0: Building Design Standards | Section 8.0: Street Design Standards | | Section 9.0 Streetscape and Landscape Standards | | | | Section 10.0 Civic/Open Space Standards | Section 11.0: Sign Standards | |
|--|-------------------------------|---|-------------------|-----------------|-------------------------------|---|--|----------------|--|---|----------------------------------|-----------|--|------------------------------|---|
| | | Build-to zones and setbacks | Building Frontage | Building Height | Parking and Service Access | | Street Classification and Cross Sections | Street Network | Sidewalk, Street Trees and Streetscape | Street Screen and Parking Lot Landscaping | Street Lighting and Furniture | Utilities | | | |
| Type of Development | | | | | | | | | | | | | | | |
| 1) Commercial (retail, office, restaurant), lodging, mixed use building, apartment/multi-family building (3 or more units per lot), and live-work units (more than one of the following may apply to one application based on the scope of the application) | | | | | | | | | | | | | | | |
| a. New Construction | | All Sections of the MSN-SP shall apply | | | | | | | | | | | | | |
| b. Existing Building Remodel: Existing nonconforming buildings and/or sites may be repaired, maintained or altered provided that such repair, maintenance, or alteration shall <u>neither create any new nonconformity nor shall increase the degree of the existing nonconformity</u> of all or any part of such structure or site. | | | | | | | | | | | | | | | |
| i. Change of Use/Expansion of Existing Use (without expansion of conditioned building area) (to a permitted use in the Neighborhood Transect Zone) | | ● | | | | ● | | | | | ● | | | | ● |
| c. Expansion of Existing Buildings (regardless of size of expansion): Existing nonconforming buildings and/or sites may be enlarged or expanded provided that such enlargement shall <u>neither create any new nonconformity nor shall increase the degree of the existing nonconformity</u> of all or any part of such building or site. The MSN-SP applicable sections shall apply only to proposed building expansions. | | ● | ● | ● | ● | ● | ● | ● | ● | 1 | 1 | 1 | 1 | | ● |
| d. Expansion of parking area only (with or without a building or use expansion) (includes off-site or accessory parking) | | | | | | | | | | | | | | | |
| i. Up to 10 spaces | | | | ● | | ● | | | | | | | | | |
| ii. 11 or more additional spaces | | | | ● | | ● | | ● | | | ● | | | | |
| Table 4-1 Continued | | | | | | | | | | | | | | | |

¹ Fee in lieu payment shall be made for Streetscape, Sidewalk, street lighting and street furniture improvements on a pro-rata lot frontage basis on the percentage of expansion of the existing building area. For example a 30% increase in conditioned sq. footage of the building shall pay the cost of streetscape and sidewalk for 30% of the street frontage of the subject lot.

Legend

● = Section of the Amendment Applies

Blank denotes Standards in this Section of the Amendment does not apply

| Amendment Section | Section 5.0: Schedule of Uses | | | | | Section 6.0: Building Form and Site Development Standards | | Section 7.0: Building Design Standards | | Section 8.0: Street Design Standards | | Section 9.0: Streetscape and Landscape Standards | | | | Section 10.0 Civic/Open Space Standards | Section 11.0: Sign Standards |
|---|-------------------------------|-------------------|-----------------|----------------------------|---|---|--|--|----------------|--|---|--|-----------|--|--|---|------------------------------|
| | Build-to zones and setbacks | Building Frontage | Building Height | Parking and Service Access | | | | Street Classification and Cross Sections | Street Network | Sidewalk, Street Trees and Streetscape | Street Screen and Parking Lot Landscaping | Street Lighting and Furniture | Utilities | | | | |
| Type of Development | | | | | | | | | | | | | | | | | |
| 2. Residential Buildings (single family attached and duplex buildings; 1 – 2 units per lot) | | | | | | | | | | | | | | | | | |
| a. New construction | ● | ● | ● | ● | ● | ● | | | | ● | ● | | | | | | |
| b. Change of Use (to a permitted use in the designated Neighborhood Transect Zone) | ● | | | | ● | | | | | | | | | | | | |
| c. Existing Building Remodels: Existing nonconforming buildings and/or sites may be repaired, maintained or altered provided that such repair, maintenance, or alteration shall <u>neither create any new nonconformity nor shall increase the degree of the existing nonconformity</u> of all or any part of such structure or site. | | | | | | ● | | | | | | | | | | | |
| Table 4-1 Continued | | | | | | | | | | | | | | | | | |

Legend

● = Section of the Amendment Applies

Blank denotes Standards in this Section of the Amendment does not apply

| Amendment Section | Section 5.0: Schedule of Uses | | | | | Section 6.0: Building Form and Site Development Standards | | Section 7.0: Building Design Standards | | Section 8.0: Street Design Standards | | Section 9.0: Streetscape and Landscape Standards | | | | Section 10.0 Civic/Open Space Standards | Section 11.0: Sign Standards |
|--|-------------------------------|-------------------|-----------------|----------------------------|---|---|----------------|--|---|--------------------------------------|-----------|--|--|--|--|---|------------------------------|
| | Build-to zones and setbacks | Building Frontage | Building Height | Parking and Service Access | | Street Classification and Cross Sections | Street Network | Sidewalk, Street Trees and Streetscape | Street Screen and Parking Lot Landscaping | Street Lighting and Furniture | Utilities | | | | | | |
| Type of Development | | | | | | | | | | | | | | | | | |
| d. Expansion of existing use/structure (building additions and new accessory building/structure on the lot): Existing nonconforming structures and/or sites may be enlarged provided that such enlargement shall <u>neither create any new nonconformity nor shall increase the degree of the existing nonconformity</u> of all or any part of such structure or site. Standards in the MSN-SP applicable sections shall apply only to the building expansions. It shall allow addition of non-conditioned space such as patios, porches, arcades, canopies, private open space, recreational amenities and courtyards/forecourts. | ● | ● | ● | ● | ● | | | | | | | 2 ● | | | | | |

² Fee in lieu payment shall be made for Streetscape, Sidewalk, street lighting and street furniture improvements on a pro-rata lot frontage basis on the percentage of expansion of the existing building area. For example a 30% increase in conditioned sq. footage of the building shall pay the cost of streetscape and sidewalk for 30% of the street frontage of the subject lot.

Table 4-2 Application Review Specific Matrix

Legend

● = Section of the Amendment applies

Blank denotes Standards in this Section of the Amendment does not apply

| Amendment Section | | Section 5.0: Schedule of Uses | | | | | | Section 6.0: Building Form and Site Development Standards | | | | | | Section 7.0: Building Design Standards | | Section 8.0: Street Design Standards | | Section 9.0: Streetscape and Landscape Standards | | | | Section 10.0: Civic/Open Space Standards | | Section 11.0: Sign Standards | | | | | |
|---|--|-------------------------------|--|-------------------|--|-----------------|--|---|--|----------------------------|--|---|--|---|--|--------------------------------------|--|--|--|---|--|--|--|------------------------------|--|---|--|----|--|
| | | Build-to zones and setbacks | | Building Frontage | | Building Height | | Block Standards | | Parking and Service Access | | | | Street Classification and Street Cross Sections | | Street Network | | Street Trees and Streetscape | | Street Screen and Parking Lot Landscaping | | Street Lighting and Furniture | | Utilities | | | | | |
| Type Application Review | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. Subdivision Plan Review (includes revised plats) | | ● | | | | | | ● | | | | | | ● | | ● | | ● | | | | ● | | ● | | ● | | | |
| 2. Site Plan Review | | ● | | ● | | ● | | ● | | ● | | ● | | ● | | | | ● | | ● | | ● | | ● | | ● | | | |
| 3. Building Permit Review | | ● | | ● | | ● | | | | | | ● | | | | | | | | | | | | | | | | ●* | |

●* = Applies during Sign Permit review only

4.3 Development Review Process

- a. Site Plan Required: A Site Plan for all new development or redevelopment in compliance with this Amendment may be approved administratively by the Planning Director. An approved site plan shall be required prior to building permit application for all development with the exception of single family detached, attached and duplex buildings (1 – 2 units per lot) (unless specified as a use with applicable Conditions under Section 5.0 of this Amendment).
- b. Types of Applications: Type 1 and Type 2 Applications are established for all new development or redevelopment under this Amendment:
 - 1) Type 1 Applications shall include the following applications consistent with this Amendment and other applicable City Ordinances:
 - i. Sign permit applications consistent with this Amendment,
 - ii. Landscape and streetscape plans,
 - iii. Allowable Adjustments to previously approved Site Plans,
 - iv. Any site plan for new development or redevelopment per 4.3.a. above, and
 - v. Any site plans requesting any Allowable Adjustments to standards established under this Amendment.
 - 2) Type 2 Applications shall include Applications with Modifications such as:
 - i. Site plans for new development that do not meet the standards established in this Amendment (even with permitted Allowable Adjustments) and
 - ii. Any major amendments to previously approved site plans that do not meet the standards established in this Amendment (even with permitted Allowable Adjustments).

4.4 Formal Submittal Process:

- a. Type 1 Applications: Following a pre-submittal meeting and a complete application, the Planning Director shall review and approve or approve with allowable adjustments authorized under Table 4-3. Type 1 approvals shall be reported to the Historic District Commission at their regularly scheduled meetings.
- b. Type 2 Applications (Modifications):
 - 1) The Historic District Commission (HDC) shall review projects that request a modification beyond the standards authorized in this Amendment (see Attachment 4).
 - 2) The HDC shall review only the modification that exceeds the allowable adjustment within the MSN-SP and shall rule only in the case that this modification meets the following criteria:
 - i. The goals, intent, and vision of the adopted Illustrative Vision for the Markham Street Neighborhood;
 - ii. The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
 - iii. The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, affordable housing, structured and/or shared parking, and linkages to transit;

- iv. The extent to which the proposal does not hinder future opportunities for higher intensity development; and
 - v. Considerations of health and welfare of the general public.
- 3) If HDC denies the requested modification, applicant must perform a redesign of the plan in order to meet the standards or appeal the decision to the Conway City Council.
- 4) In the applicant's appeal of the denied modification request to standards in this Code, the Conway City Council shall consider the HDC's reasons for denial and use the following criteria:
- i. The goals, intent, and vision of the adopted Illustrative Vision for the Markham Street Neighborhood;
 - ii. The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
 - iii. The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, affordable housing, structured and/or shared parking, and linkages to transit;
 - iv. The extent to which the proposal does not hinder future opportunities for higher intensity development; and
 - v. Considerations of health and welfare of the general public.
- c. Development in any area of the amended NEOCA-SP that becomes a locally recognized Certified Local Government Historic District shall follow the review process established in applicable state and city ordinances.
- d. All other development review shall meet the standards set out in Article 1101 of the City of Conway Zoning Ordinance unless in conflict with any requirements of this Amendment. If in conflict, the requirements in this Amendment shall supersede.
- 4.5 Submittal Materials:** A list of required materials is included in the MSN-SP development application package available from the City's Planning Department. The applicant shall provide documents and graphics that adequately demonstrate compliance with all applicable sections of the MSN-SP.
- 4.6 Allowable Adjustments to the MSN-SP:** The Planning Director may approve Allowable Adjustments to standards in this Amendment per the criteria set in Table 4-3 below. The Allowable Adjustments process may be used only to authorize a less restrictive standard and may not be used to impose a higher standard than is established under this Amendment on the subject property. In no circumstance shall the Planning Director approve an Allowable Adjustment that results in:
- a. An increase in overall project intensity, density, height or impervious cover;
 - b. A change in permitted uses or mix of uses within the Neighborhood Transect Zone as established in Section 5.0 of this Amendment;
 - c. A change in the relationship between the buildings and the street; or
 - d. A change in any required element of the Regulating Plan and the Amendment beyond the thresholds established in Table 4-3 below

Table 4-3: Allowable Adjustments Table

| <i>Amendment Standard</i> | <i>Extent of Allowable Adjustment Permitted</i> | <i>Criteria</i> |
|---|--|--|
| 1. Regulating Plan Map | | |
| a. Area of any Required Civic/Open Space | May be reduced by no more than 15% | <ul style="list-style-type: none"> i. Shall maintain the frontages required by the Regulating Plan ii. Area may be adjusted to accommodate shifting of any new Required Streets or any required easements only |
| 2. Building Form and Development Standards | | |
| a. Build to zones/setbacks | No more than a 20% change in the maximum or minimum setback applicable or 5 feet whichever is greater. | <ul style="list-style-type: none"> 1) Changes to the build-to-zones and setbacks may only occur when there are caused by one or more of the following: <ul style="list-style-type: none"> i. A change to the street cross sections established in this Amendment; or ii. Need to accommodate existing buildings and structures on the lot that meet the overall MSN-SP; or iii. Need to accommodate other required modes of transportation (bike, pedestrian), storm water drainage, water quality, or low impact development (LID) elements on the site; or iv. Need to accommodate overhead or underground utilities and/or easements; or v. Need to preserve existing large caliper trees on the property. 2) In no case shall the sidewalk be less than 8 feet in width along any block with Pedestrian Priority Frontage, 6 feet min. along all Pedestrian Friendly Frontages and 5' min. along all General Frontages |
| b. Building Frontage | No more than a 20% reduction in the required building frontage (applicable in the designated NTZ) along each block or subject lot with Pedestrian Priority or Pedestrian Friendly Frontage designation | <p>Any reduction in the required building frontage shall be to address one or more of the following:</p> <ul style="list-style-type: none"> i. To accommodate porte-cocheres for drop-off and pick-up, or ii. To accommodate existing buildings and site elements, or iii. To accommodate other required bike and pedestrian related, storm water drainage, water quality, or low impact development (LID) elements on the site. |
| c. Corner Lot Building Frontage | Reduction of building frontage requirements for lots with two or more Pedestrian Priority or Pedestrian Friendly frontages (applicable Frontage Standard for the NTZ of the subject corner lot) | <ul style="list-style-type: none"> 1) Lots with 2 or more Pedestrian Priority Frontage designations: Frontage requirement along any <u>one</u> Pedestrian Priority designated frontage may be replaced with the corresponding standard for Pedestrian Friendly frontage designation instead. In determining which block frontage may be changed, precedence shall be given to matching any existing building frontages of adjoining blocks or lots. 2) Lots with 2 or more Pedestrian Friendly Frontage designations: Frontage requirement along any <u>one</u> Pedestrian Friendly designated frontage may be replaced with the corresponding standard for General frontage designation instead. In determining which block frontage may be changed, precedence shall be given to matching any existing building frontages of adjoining blocks or lots. |
| d. Sidewalk and Streetscape standards | Sidewalks, Street tree planting, street lighting, and other streetscape standards may be adjusted based on the development context and street cross | Any changes to the streetscape standards shall be based on specific development context such as existing vegetation, natural features, drainage, traffic circulation, pedestrian accommodation, and fire access and is subject to approval |

| Table 4-3: Allowable Adjustments Table | | |
|--|---|--|
| <i>Amendment Standard</i> | <i>Extent of Allowable Adjustment Permitted</i> | <i>Criteria</i> |
| | section. | by the City. |
| e. Required Parking Spaces | Up to 20% reduction in the number of required off-street parking spaces | Reduction in the number of parking spaces shall be based on one or more of the following: <ul style="list-style-type: none"> i. A shared parking plan for parking within 1,320 feet of the subject property; or ii. A parking study for the uses proposed on the site; or iii. Reconstruction or improvement of a street adjoining the property where the said reconstruction or improvement includes on-street parking and the improvement is paid for by the property owner or developer (on a pro-rata basis or fee in-lieu) iv. A combination of the above |
| 3. Other | | |
| a. Any other numerical standard in the Amendment | An adjustment up to 10% (increase or decrease) | <ul style="list-style-type: none"> i. A modification of a numerical standard is needed to accommodate existing conditions. ii. The proposed development still meets the intent of the Amendment. |

4.7 Nonconforming Structures and Sites: A nonconforming structure or site may be altered or enlarged, provided that such alteration or enlargement shall neither create any new nonconformity nor shall increase the degree of the existing nonconformity of all or any part of such structure or site.

4.8 Amendments to the Amendment: Amendments and changes to the Regulating Plan, text and property boundaries beyond those expressed permitted under this Amendment shall be in accordance with the procedures set out in Article 901-Administration, Section 901.4 Amendments of the Conway Zoning Ordinance.

5.0 Schedule of Land Uses

5.1 Applicability: Due to the emphasis on urban form over land uses in the MSN-SP for Markham Street Neighborhood, general use categories have been identified by Neighborhood Transect Zone (Table 5-1). Uses requiring to meet special applicable conditions shall meet standards in Article 601 of the City of Conway Zoning Ordinance.

Legend

| | |
|---|---|
| X | Permitted Use by Right |
| | Prohibited or Currently Not Listed (blank cell) |
| X* | Additional criteria apply |
| C | Uses where special conditions apply |
| See Pg.129, Section 901.2 of the City of Conway Zoning Ordinance for requirement of Conditional Use Permits | |

Markham Street Neighborhood

| | |
|-------|--------------------------|
| C-MU | Commercial Mixed Use |
| R-MU | Residential Mixed Use |
| CC-MU | College Campus Mixed Use |

| Table 5.1 Schedule of Uses Markham Street Neighborhood | | | | |
|---|------|------|-------|-------------------------------------|
| Neighborhood Transect Zones → | C-MU | R-MU | CC-MU | Additional Criteria/Standards |
| Land Use | | | | |
| Commercial Uses (Office, Retail Sales and Retail/Personal Service Uses) | | | | |
| Retail Sales or Service (personal service uses) with <u>no drive through facility</u> (including alcohol sales). Excluded from this category are retail sales and service establishments geared towards the automobile | X | C | X | |
| Auto-related Sales or Service establishments | C | | C | |
| Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with no drive through facility</u> | X | C | X | |
| Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc. | X | X* | X | * in buildings < 10,000 sq.ft. only |
| Research laboratory headquarters, laboratories and associated facilities | X | | X | |
| Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with <u>no drive through facilities</u> Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages (with food service). | X | C | X | |
| Bars | X | | X | |
| Pet and animal sales or service (incl. vet clinic) | X | | X | |
| Drive through facility | C | C | C | |
| Arts, Entertainment, and Recreation Uses | | | | |
| Amusement or theme park establishment (indoor) including bowling alleys, bingo parlor, games arcades, skating, etc. | X | | X | |
| Amusement or theme park establishment (outdoor) including miniature golf, go-cart tracks, etc. | | | | |
| Art galleries | X | X | X | |
| Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service) | X | C | X | |
| Theater, cinema, dance, or music establishment (indoor) | X | C | X | |
| Outdoor amphitheater or auditorium | X | C | X | |
| Museums and other special purpose recreational institutions | X | C | X | |

| Table 5.1 Schedule of Uses Markham Street Neighborhood | | | | |
|---|-------------|-------------|--------------|--|
| Neighborhood Transect Zones → | C-MU | R-MU | CC-MU | Additional Criteria/Standards |
| Land Use | | | | |
| Fitness, recreational sports, gym, or athletic club | X | | X | Standards in Section 10 apply |
| Parks, greens, plazas, squares, and playgrounds | X | X | X | |
| Educational, Public Administration, Health Care and Other Institutional Uses | | | | |
| Conference Center | X | C | X | |
| Child day care and preschools | X | C | X | |
| Schools, libraries, and community halls | X | X | X | |
| Universities and Colleges | X | X | X | |
| Technical, trade, and specialty schools | X | | X | |
| Hospitals and nursing establishments | C | | | |
| Civic uses | X | | X | |
| Social and fraternal organizations | X | C | X | |
| Social services and philanthropic organizations | X | C | X | |
| Adult day-care center | C | C | C | |
| Public administration uses (including local, state, and federal government uses, public safety, health and human services) | X | | X | |
| Religious Institutions | X | X | X | |
| Funeral homes | X | | X | |
| Residential Uses | | | | |
| Home Occupations | X | X | X | |
| Multi-family residential | | | | |
| Ground floor | | X | X | |
| Upper floors | X | X | X | |
| Residential Lofts | X | X | X | |
| Single-family residential attached dwelling unit (Townhomes) | | X | X | |
| Single-family residential detached dwelling unit | | X | | |
| Accessory residential unit | | X | | |
| Live-work unit | X | X | X | |
| Manufacturing, transportation, communication, and utility Uses | | | | |
| Cottage Manufacturing uses | X | C | X | |
| Food and textile product manufacturing | | | | |
| Wood, paper, and printing products manufacturing | | | | |
| Machinery, electronics, and transportation equipment manufacturing | | | | |
| Miscellaneous manufacturing and assembly (included in this category are jewelry, silverware, equipment, electronics, personal metal goods, flatware, dolls, toys, games, musical instruments, office supplies, and signs.) | C | | C | |
| Wholesale trade establishment | | | | |
| Warehouse and storage services | | | | |
| Transportation services (air, rail, road, truck and freight) | | | | |
| Bus/Transit Shelter | X | X | X | |
| Publishing (newspaper, books, periodicals, software) | X | | X | |
| Motion picture and sound recording | X | C | X | |
| Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc) | X | C | X | |
| Telecommunications Tower | C | C | C | |
| Other Uses Information services and data processing | X | | X | |
| Hotels, full and limited service Other Uses | X | | X | |
| Bed and Breakfast Establishment Hotels, full and limited service | X | X* | X | * Up to 5 rooms |
| Parking, surface (primary use of property) Bed and Breakfast Establishment | X | X* | X | * Up to 5 rooms |

| Table 5.1 Schedule of Uses Markham Street Neighborhood | | | | |
|--|------|------|-------|----------------------------------|
| Neighborhood Transect Zones → | C-MU | R-MU | CC-MU | Additional Criteria/Standards |
| Land Use | | | | |
| Parking, surface (accessory use of property)Parking, surface (primary use of property) | C | X | X | |
| Parking, structuredParking, surface (accessory use of property on same parcel) | X | X | C | |
| Private attached garage (residential)Parking, structured | C | X | C | |
| Private detached garage (residential)Private attached garage (residential) | | X | | |
| Veterinary clinic Private detached garage (residential) | X | X | X | |
| Community gardenVeterinary clinic | X | X | X | |
| Antennas including cell, accessory, and mounted on top of buildings. Community garden | X | X | X | |
| Sales from kiosksAntennas including cell, accessory, and mounted on top of buildings. | X | CX | X | |
| Sales from kiosks | X | C | X | |
| | | | | |

6.0 Site Development and Building Form Standards

6.1 Applicability: Detailed zoning standards (site development and building form) are prescribed for each of the Neighborhood Transect Zones within the MSN-SP. Because of the differences in neighborhood character separate standards are prescribed for those areas.

These standards include building function, building configuration, lot occupation, building disposition, setbacks, private frontages, and parking provisions. Section 6.1 and 6.2 shall provide standards that apply to all neighborhood transect zones. Section 6.3 through 6.5 shall establish site development and building form standards for each NTZ within the Markham Street Neighborhood.

There is no minimum lot area for properties within the Markham Street Neighborhood SP district area. However, all lots shall have street frontage, extend to the half-block or alley, and adhere to the minimum lot width standards outlined in Sections 6.3 through 6.5.

6.2: General to All Zones:

a. Development Frontage Types: Development Frontage Types are established on the Regulating Plan (Attachment A-1) to specify certain building form and site development standards along each block frontage based on the priority placed on pedestrian-orientation. For the purposes of this Amendment, all blocks are classified into one of the following two Development Frontage Types:

- 1) **Pedestrian Priority Frontages** – These Frontages are intended to provide the most pedestrian friendly and contiguous development context. Buildings and sites along Pedestrian Priority Frontages shall be held to the highest standard of pedestrian-oriented design and few, if any, gaps shall be permitted in the ‘Street Wall’. Breaks in the street wall may be permitted for courtyards, forecourts, sidewalk cafes, and pedestrian connections between the individual sites and the public sidewalk. These street frontages are the main pedestrian-oriented network through the neighborhoods as identified in the Regulating Plan.
- i. **Specific to Pedestrian Priority Frontages:** The area between the building facade and property line or edge of any existing sidewalk along any street with Pedestrian Priority Frontages within the C-MU and CC-MU NTZ's within the Markham Street Neighborhood shall be designed such that the sidewalk width shall be a minimum of 6' and the remainder of any setback area shall be paved flush with the public sidewalk. Sidewalk cafes (outdoor dining), public art, landscaping within tree-wells or planters may be incorporated within this area.

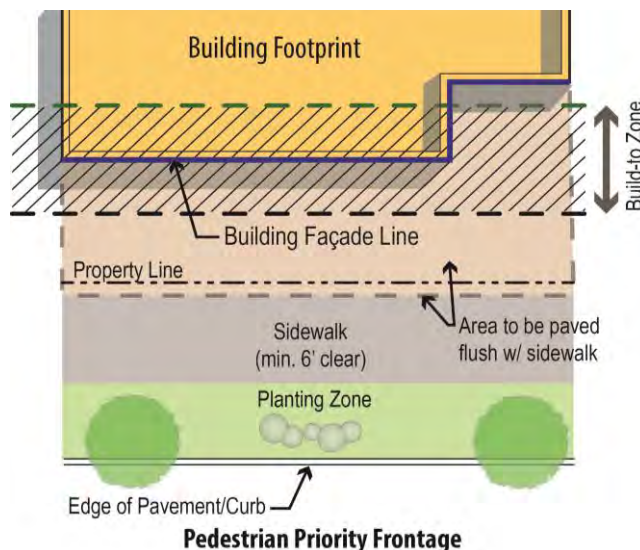
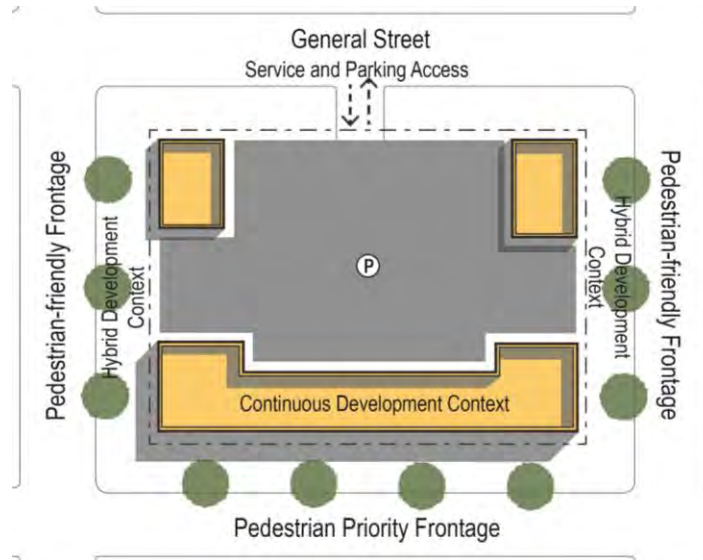


Illustration showing requirements along Pedestrian Priority Frontages within C-MU and CC-MU NTZs

- 2) **Pedestrian-Friendly Frontages** are also intended to be pedestrian-oriented with a mostly contiguous development context. However, in some locations, where access to a General Frontage street or Alley is not available, Pedestrian-Friendly Frontages may need to accommodate driveways, parking, service/utility functions, and loading and unloading. In such cases, Pedestrian-Friendly Frontages may balance pedestrian orientation with automobile accommodation. Typically, they shall establish a hybrid development context that has a more pedestrian- supportive development context at street intersections and accommodates auto-related functions and surface parking in the middle of the block. Surface parking shall be screened from the roadway with a street wall or living fence. Pedestrian-Friendly Frontages are designated on the Neighborhood Regulating Plan.

- 3) **General Frontages** – General Frontages are intended to accommodate more auto-oriented uses, surface parking, and service functions on a site with a more suburban/automobile orientation. The General Frontages shall be building frontages not designated as either a Pedestrian Priority or Pedestrian-Friendly Frontage on the Neighborhood Regulating Plan.



Graphic Illustrating the Application of Street Type Designation Based on the Development Context

b. Treatment of Street Intersections:

- 1) Corner building street facades along intersections of Pedestrian Priority Frontages and Pedestrian-Friendly Frontages shall be built to the build-to-zone (BTZ) for a minimum of 20' from the intersection along each street or the width of the corner lot, whichever is less regardless of the frontage buildout percentage required along that frontage. This requirement shall not prohibit incorporation of curved, chamfered building corners or recessed entries, or civic/open spaces at such intersections. In addition, this standard shall apply regardless of the frontage requirement along the intersecting street even if it is a General Street.

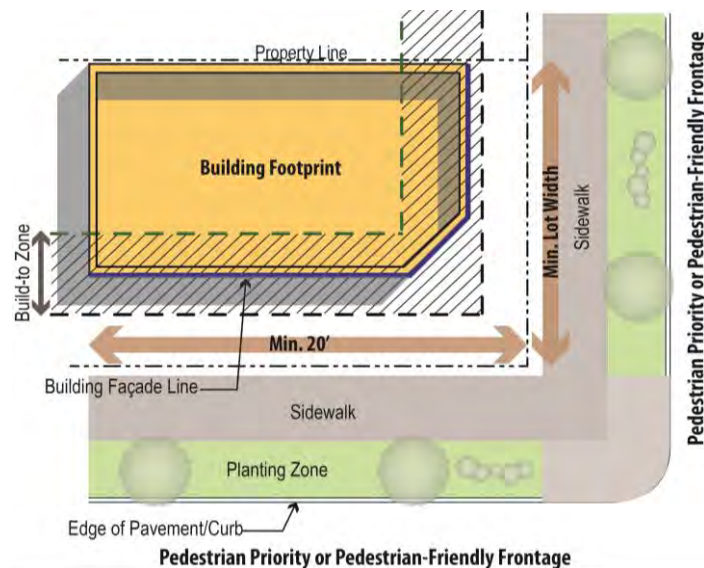


Illustration showing minimum building frontage requirements at street intersections

- 2) **Corner Building Height Allowance:** Corner buildings may exceed the maximum building height by 25% and no more than 20% of the building's frontage along each corresponding street façade.

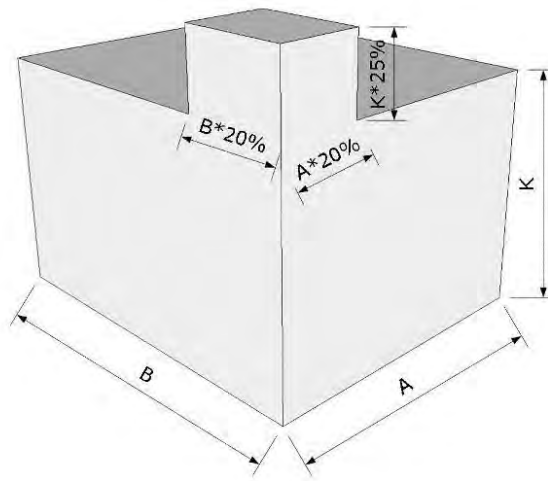


Illustration showing Corner Building Height Allowance

c. Parking and Service Access:

- 1) Location of parking (both structured and surface) shall be per the NTZ specific building form standards (Sections 6.3 – 6.5).
- 2) Required off-street parking spaces: shall be provided per Table 6-1 below

Table 6-1 Parking Ratios

| Markham Street Neighborhood | | | | |
|---|---|--|--|--|
| Neighborhood Transect Zone → | Commercial Mixed Use (C-MU) | Residential Mixed Use (R-MU) | College Campus Mixed Use (CC-MU) | Additional Criteria |
| Min. Off-Street Vehicular Parking Requirement | | | | |
| All Non-Residential uses and ground floor Commercial Ready spaces | Min: None | Min: None | Min: None | <ol style="list-style-type: none"> 1. The design of off-site parking shall meet the standards in Article 1101 Development Review__ of the Conway Zoning Ordinance 2. Landscaping within surface parking lots shall meet standards in Article 1101 Development Review of the Conway Zoning Ordinance. 3. A shared parking plan or alternative parking plan may be approved by the Director as a Allowable Adjustment (See Section 4.0) 4. On-street parking located along any public street shall not count towards the required off street parking unless approved as part of an alternative parking plan with applicant proposed street improvements. 5. Maximum parking requirements enforced in all districts per standards article 1101 of the Conway Zoning Ordinance. |
| Residential uses | Min: 1.0 space per each dwelling unit | 1.0 space per each dwelling unit | 1.0 space per each dwelling unit | |
| Lodging uses (hotels and motels) | 1.0 space per guest room; all other areas shall be parked at the non-residential rate above | 1.0 spaces per guest room; all other areas shall be parked at the non-residential rate above | 1.0 spaces per guest room; all other areas shall be parked at the non-residential rate above | |

| Min. Bicycle Parking Requirement | | |
|---|--------------------------------------|---|
| All uses | 5% of all provided automobile spaces | Location of Bicycle Parking: For retail and commercial ready buildings, 25% of all provided bicycle parking shall be located within 50 feet of a primary building entrance. |

3) Driveways and Service Access:

- i. Unless otherwise specified in the specific NTZ standards in Sections 6.3 through 6.5, driveways access and off-street loading and unloading may be along General Frontages only.
- ii. Unless otherwise specified in the specific NTZ standards in Sections 6.3 through 6.5, driveways and off-street loading and unloading may be located with access along a Pedestrian-Friendly Frontage street only if the property has no access to either a General Frontage street or joint use/shared access easement to an adjoining property with direct driveway access to any other street.
- iii. Unless otherwise specified in the specific NTZ standards in Sections 6.3 through 6.5, driveways and off-street loading and unloading may be located with access along a Pedestrian Priority Frontage street only if the property has no access to either a Pedestrian-Friendly or General Frontage Street or joint use/shared access easement to an adjoining property with direct access to any other Street.
- iv. Along Pedestrian Priority and Pedestrian Friendly Frontages, driveway spacing shall be limited to one driveway per each block face or per 200 feet of block face for blocks greater than 400 feet in length.
- 4) Shared driveways, joint use/shared use easements or joint access easements shall be required to adjoining properties when driveway and service access is off a Pedestrian Priority Frontage or Pedestrian-Friendly Frontage.
- 5) Service and loading/unloading areas shall be screened per standards in Section 9.0.
- 6) Unless required to meet minimum fire access or service access standards all commercial and mixed use driveways shall be a maximum of 24' in width. Service driveways shall be a maximum of 30' in width. Driveways wider than 24' in width shall only be located off of General Frontage Streets. Driveways along State controlled roadways shall meet AHTD Standards.
- 7) Residential Driveways:
 - (a) Unless required to meet minimum fire access or service access standards, driveways for Residential Use Buildings shall be a maximum of 12' in width.
 - (b) Garages for Residential Buildings shall be located on streets with General Frontage or for all other frontages, at the rear of residential buildings with pull-through garages where the garage door is set back behind the rear façade of the main structure. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport.
 - (c) Front-loaded garages on residential lots less than 40' wide shall not be allowed. Townhomes and courtyard apartments shall utilize garages with access from streets with General Frontage or from Alleys.

d. Street Screen Required:

- 1) Any lot frontage along all public street frontages (except alleys) with surface parking shall be defined by a Street Screen. This required Street Screen shall be located at the street edge of the BTZ. Refer to the Section 9.0, Landscape Standards of this Amendment for more specifications.

e. Commercial Ready Standards: Shall meet the standards in Section 7.7 of this Amendment

f. Fire Separation Requirement: Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

g. Recessed Entry Setbacks: Building façade lines on recessed entries and arcade buildings shall be measured from the front of façade with the recessed entry or arcade (see Section 13.0 Definitions of this Amendment for illustration).

h. Measuring heights:

- 1) Chimneys, church steeples, vents, elevator and stair enclosures, screened HVAC equipment, other mechanical enclosures, tanks, solar energy systems and similar elements are exempt from the height limit.
- 2) Internal building height shall be measured from finished floor to the bottom of the structural members of the ceiling.
- 3) Floor to floor heights shall not apply to parking structures or civic buildings.

i. Encroachments:

- 1) Allowed encroachments over the R-O-W (except Harkrider Street):
 - i. Maximum of 50% of the depth of the sidewalk or 10' (whichever is less) (except blade signs which shall encroach no more than 6' from the building façade line).
 - ii. Minimum vertical clearance from the finished sidewalk shall be 8'
 - iii. In no case shall an encroachment be located over an on-street parking or travel lane.
- 2) Encroachments over Required Setbacks: Canopies, awnings, galleries, and balconies may encroach over any required setback areas per standards established in each character zone as long as the vertical clearance is a minimum of 8' from the finished sidewalk elevation.

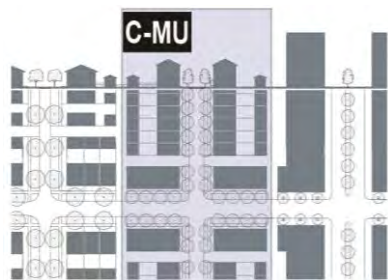
j. Phased Developments: Due to the infill nature of development within the MSN-SP, certain building form and site development standards may be deferred for phased development projects meeting the following criteria:

- 1) Submission of a site plan that illustrates how development and any related private improvements will be phased over time. Each phase of the site plan shall independently comply with all applicable standards of the MSN-SP (includes any allowable adjustments).
- 2) Required private landscaping and open space amenities may also be phased with the building.

k. Required Public Improvements: All site plans that require public improvements such as sidewalk and streetscape improvements may be deferred through the payment of a proportional fee-in-lieu.

6.3 Commercial Mixed Use (C-MU) Neighborhood Transect Zone

Commercial Mixed Use



BUILDING FUNCTION (see Table 5-1)

| | |
|-------------|--|
| Residential | Restricted along ground floors with Ped. Priority Frontage designations per Reg Plan |
| Lodging | Open use (see Table 5-1) |
| Office | Open use (see Table 5-1) |
| Retail | Open use (see Table 5-1) |

BUILDING CONFIGURATION

| | |
|--------------------|--|
| Principal Building | 1 stories min., 4 max. (6 along Harkrider & VanRunkle) |
| Outbuilding | NA |

LOT STANDARDS

| | |
|--------------|----------------------|
| Lot Width | 18 ft. min., No max. |
| Lot Coverage | 100% max. |

BUILDING DISPOSITION

| | |
|-----------|---------------|
| Edgeyard | Not permitted |
| Sidyard | Permitted |
| Rearyard | Permitted |
| Courtyard | Permitted |

BUILD-TO-ZONES – PRINCIPAL BUILDING

| | |
|------------------------------------|--|
| (g.1) Front | 5' min.; 12' max. |
| (g.2) Secondary Front (corner lot) | 5' min.; 12' max. |
| (g.3) Side (Interior) | 0' min.; no max. |
| (g.4) Rear | 5' min; or 15' from the centerline of an alley |

FRONTAGE BUILD OUT

| | |
|------------------------------|---------------------|
| Pedestrian Priority Frontage | 75% min. |
| Pedestrian Friendly Frontage | 60% min. |
| General Frontage | No min. requirement |

PRIVATE FRONTAGES

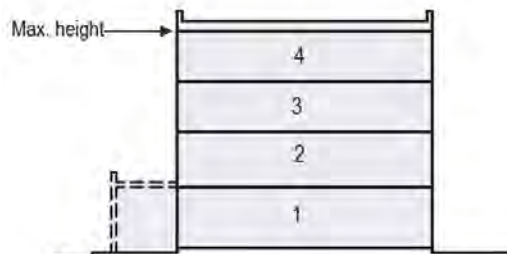
| | |
|----------------------|---------------|
| Common Yard | Not permitted |
| Porch & Fence | Not permitted |
| Terrace or Lightwell | Permitted |
| Forecourt | Permitted |
| Stoop | Permitted |
| Shopfront & awning | Permitted |
| Gallery | Permitted |
| Arcade | Permitted |

PARKING PROVISIONS

| | |
|--|------------------------------------|
| Residential Uses | 1 space per unit min. |
| All non-residential uses (except Lodging uses) | No Requirement |
| Lodging uses | 1.0 space per lodging room |
| Parking reductions | Per Allowable Adjustment Table 4-3 |

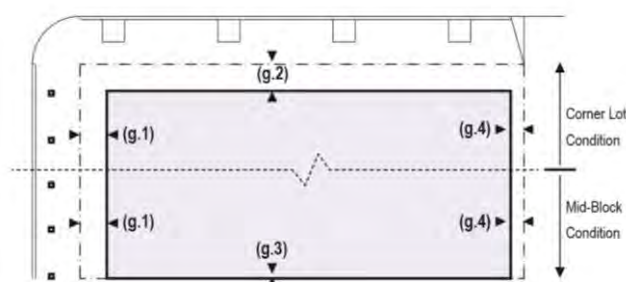
BUILDING CONFIGURATION

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which must be a minimum of 12 feet.
3. Height shall be measured to the eave or roof deck.



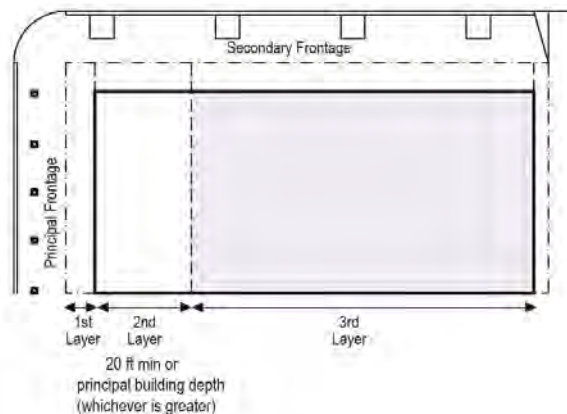
BUILD-TO-ZONES – PRINCIPAL BLDG.

1. The facades and elevations of principal buildings shall be placed between the minimum and maximum setbacks as shown.
2. Facades shall be built along the principal frontage to the minimum specified width based on the Frontage designation per the NRP.
3. Accessory building build-to-zones shall meet the standards of Principal Buildings



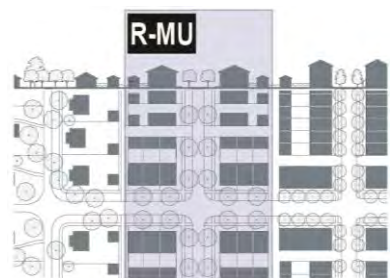
PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer as shown in the diagram.
2. Covered parking may be provided within the third layer as shown in the diagram.
3. Parking is not allowed in the first and second layers.
4. Service and utility functions (trash receptacles, meters, etc.) shall be located in the third layer as shown in the diagram.



6.4 Residential Mixed Use (R-MU) Neighborhood Transect Zone

Residential Mixed Use



BUILDING FUNCTION (see Table 5-1)

| | |
|-------------|--------------------------------|
| Residential | Open use (see Table 5-1) |
| Lodging | Limited use (see Table 5-1) |
| Office | Limited use (see Table 5-1) |
| Retail | Restricted use (see Table 5-1) |

BUILDING CONFIGURATION

| | |
|--------------------|------------------------|
| Principal Building | 1 stories min., 3 max. |
| Accessory Building | 2 stories max. |

LOT STANDARDS

| | |
|--------------|----------------------|
| Lot Width | 18 ft. min., No max. |
| Lot Coverage | 80% max. |

BUILDING DISPOSITION

| | |
|-----------|---------------|
| Edgeyard | Permitted |
| Sidyard | Permitted |
| Rearyard | Permitted |
| Courtyard | Not permitted |

BUILD-TO-ZONES – PRINCIPAL BUILDING

| | |
|------------------------------------|--|
| (g.1) Front | 8' min.; 20' max. |
| (g.2) Secondary Front (corner lot) | 8' min.; 20' max. |
| (g.3) Side (Interior) | 0' min.; no max. |
| (g.4) Rear | 5' min; or 15' from the centerline of an alley |

BUILD-TO-ZONES – ACCESSORY BUILDING

| | |
|------------------------------------|---|
| (h.1) Front | 10' min. behind the principal building |
| (h.2) Secondary Front (corner lot) | No further in front than the principal building |
| (h.3) Side (Interior) | 0' min; no max. |
| (h.4) Rear | 3' min.; no max. |

FRONTAGE BUILD OUT (PRINCIPAL BUILDING ONLY)

| | |
|--------------------|----------|
| Principal frontage | 60% min. |
| Secondary frontage | No min. |

PRIVATE FRONTAGES

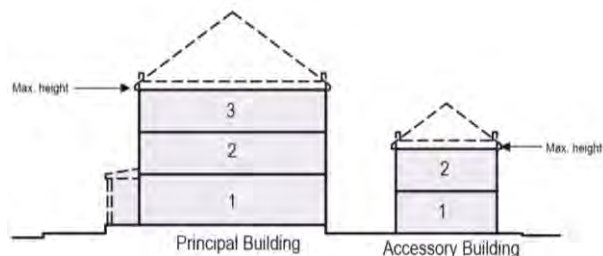
| | |
|----------------------|---------------|
| Common Yard | Permitted |
| Porch & Fence | Permitted |
| Terrace or Lightwell | Permitted |
| Forecourt | Permitted |
| Stoop | Permitted |
| Shopfront & awning | Permitted |
| Gallery | Permitted |
| Arcade | Not permitted |

PARKING PROVISIONS (MIN.)

| | |
|--|------------------------------------|
| Residential Uses | 1 space per unit |
| All non-residential uses (except Lodging uses) | No Requirement |
| Bed and breakfast | 1 space per lodging room |
| Parking reductions | Per Allowable Adjustment Table 4-3 |

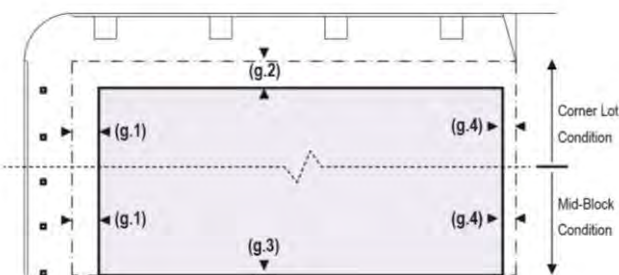
BUILDING CONFIGURATION

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which must be a minimum of 12 feet.
3. Height shall be measured to the eave or roof deck.



BUILD-TO-ZONES – PRINCIPAL BLDG.

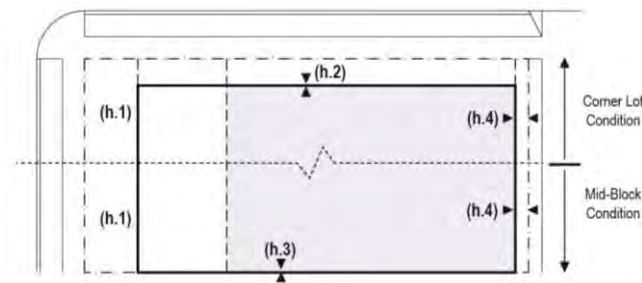
1. The facades and elevations of principal buildings shall be placed between the minimum and maximum setbacks as shown.
2. Facades shall be built along the principal frontage to the minimum specified width based on the Frontage designation per the NRP.
3. Buildings shall front Pedestrian Friendly frontage designations if the lot has no Pedestrian Priority Frontage designation



4. Buildings shall front General frontage designations only if the lot has no frontage along Pedestrian Friendly or Pedestrian Priority frontage designations.

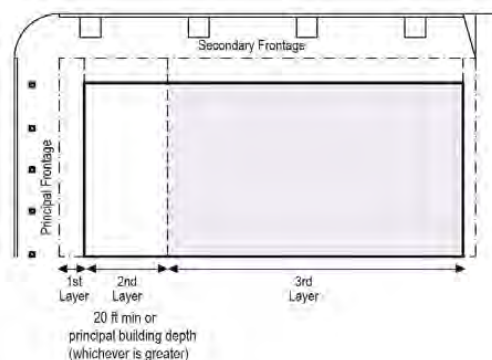
BUILD-TO-ZONES – ACCESSORY BLDG.

1. The facades and elevations of accessory buildings shall be placed as shown in the figure.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer as shown in the diagram.
2. Covered parking may be provided within the third layer as shown in the diagram.
3. Parking is not allowed in the first and second layers.
4. Service and utility functions (trash receptacles, meters, etc.) shall be located in the third layer as shown in the diagram.



6.11 College Campus Mixed Use (CC-MU) Neighborhood Transect Zone

College-Campus Mixed Use



BUILDING FUNCTION (see Table 5-1)

| | |
|-------------|--------------------------|
| Residential | Open use (see Table 5-1) |
| Lodging | Open use (see Table 5-1) |
| Office | Open use (see Table 5-1) |
| Retail | Open use (see Table 5-1) |

BUILDING CONFIGURATION

| | |
|--------------------|------------------------|
| Principal Building | 1 stories min., 4 max. |
| Accessory Building | 2 stories max. |

LOT STANDARDS

| | |
|--------------|----------------------|
| Lot Width | 18 ft. min., No max. |
| Lot Coverage | 85% max. |

BUILDING DISPOSITION

| | |
|-----------|---------------|
| Edgeyard | Permitted |
| Sidyard | Permitted |
| Rearyard | Permitted |
| Courtyard | Not permitted |

BUILD-TO-ZONES – PRINCIPAL BUILDING

| | |
|------------------------------------|--|
| (g.1) Front | 5' min.; 20' max. |
| (g.2) Secondary Front (corner lot) | 5' min.; 20' max. |
| (g.3) Side (Interior) | 0' min.; no max. |
| (g.4) Rear | 5' min; or 15' from the centerline of an alley |

BUILD-TO-ZONES – ACCESSORY BUILDING

| | |
|------------------------------------|---|
| (h.1) Front | 10' min. behind the principal building |
| (h.2) Secondary Front (corner lot) | No further in front than the principal building |
| (h.3) Side (Interior) | 0' min; no max. |
| (h.4) Rear | 3' min.; no max. |

FRONTAGE BUILD OUT (PRINCIPAL BUILDING ONLY)

| | |
|--------------------|----------|
| Principal frontage | 60% min. |
| Secondary frontage | No min. |

PRIVATE FRONTAGES

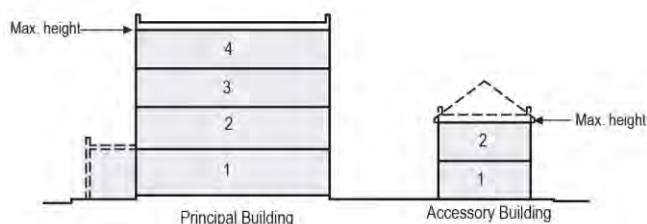
| | |
|----------------------|---------------|
| Common Yard | Not permitted |
| Porch & Fence | Permitted |
| Terrace or Lightwell | Permitted |
| Forecourt | Permitted |
| Stoop | Permitted |
| Shopfront & awning | Permitted |
| Gallery | Permitted |
| Arcade | Permitted |

PARKING PROVISIONS (MIN.)

| | |
|--|------------------------------------|
| Residential Uses | 1 space per unit |
| All non-residential uses (except Lodging uses) | No Requirement |
| Bed and breakfast | 1 space per lodging room |
| Parking reductions | Per Allowable Adjustment Table 4-3 |

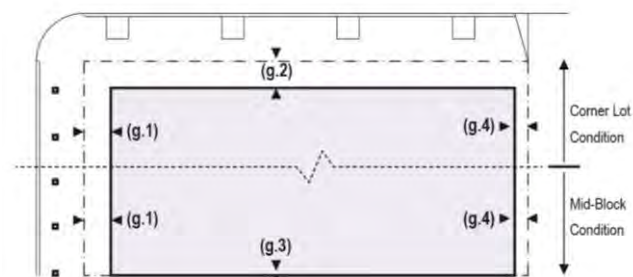
BUILDING CONFIGURATION

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which must be a minimum of 12 feet.
3. Height shall be measured to the eave or roof deck.



BUILD-TO-ZONES – PRINCIPAL BLDG.

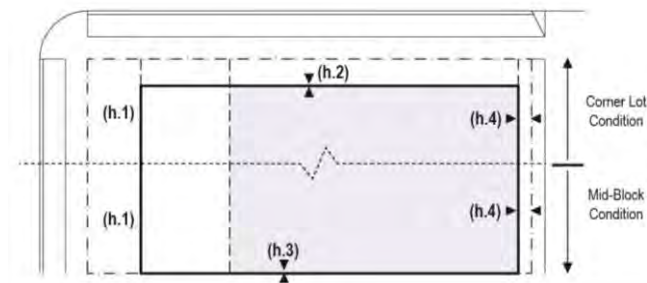
1. The facades and elevations of principal buildings shall be placed between the minimum and maximum setbacks as shown.
2. Facades shall be built along the principal frontage to the minimum specified width based on the Frontage designation per the RP.
3. Buildings shall front Pedestrian Friendly frontage designations if the lot has no Pedestrian Priority Frontage designation



4. Buildings shall front General frontage designations only if the lot has no frontage along Pedestrian Friendly or Pedestrian Priority frontage designations.

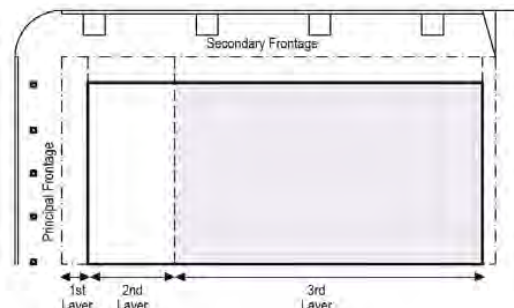
BUILD-TO-ZONES – ACCESSORY BLDG.

1. The facades and elevations of accessory buildings shall be placed as shown in the figure.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer or behind the principal building as shown in the diagram.
2. Covered parking may only be located 20' behind the principal building façade line as shown in the diagram.
3. Parking is not allowed in the first and second layers.
4. Service and utility functions (trash receptacles, meters, etc.) shall be located in the third layer as shown in the diagram.



7.0 Building Design Standards

7.1 Purpose and Intent

The Building Design Standards for MSN-SP shall establish a coherent urban character and encourage enduring and attractive development within the Markham Street Neighborhood. Site and/or building plans shall be reviewed by the Director or designee for compliance with the standards in this section.

The key design principles established are consistent with the vision for a vibrant urban neighborhood that provides a range of commercial, civic, educational and residential opportunities for both the Markham Street neighborhood and the City at large. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- a. New and redeveloped buildings and sites shall utilize building and site elements and details to achieve a pedestrian-oriented public realm with glazing, shading, and shelter;
- b. Design compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity;
- c. Create a unique and eclectic mix of architectural design for MSN-SP that respects the historic and rich architectural heritage of Northeast Old Conway;
- d. Building facades shall include appropriate architectural details and ornament to create variety and interest at the sidewalk level;
- e. Open space(s) shall be incorporated to provide usable public areas integral to the urban environment; and
- f. Increase the quality, adaptability, and sustainability in MSN-SP's building stock.

7.2 Certificate of Appropriateness Required

No new construction, exterior renovation, or exterior remodeling requiring a building permit of any primary structure within MSN-SP shall be conducted in any way which affects exterior architectural features unless a Certificate of Appropriateness is approved with respect to such construction or exterior renovation.

All development which falls within the scope of the MSN-SP shall be subject to review and approval by the Planning Director prior to receiving a Certificate of Appropriateness. All appeals or projects that do not meet the standards established in this section shall be processed as Type II applications. See Section 4.0 Administration for details.

7.3 Public and Civic Building Standards

In addition to standards in Section 6.0, all public/civic buildings within the MSN-SP may only be considered by the Historic District Commission. In considering such development applications, the following shall be taken into consideration:

- a. Landmarks and focal points should be created by placing "signature" civic and institutional facilities in high visibility locations, such as key visibility intersections or at the end of a prominent street axis or at vista terminations.
- b. Major entrances and exits should be clearly marked and should front on plazas or wide sidewalks that allow pedestrians safe ingress and egress into the building.
- c. Major entrances and key street intersections, including locations recommended for vista terminations, shall be emphasized with vertical elements that create a unique identity to the civic building.
- d. Public buildings may be larger in scale than retail and mixed use buildings and thus have larger setbacks to provide for appropriate transitions. They should be articulated horizontally and vertically with architectural elements to break the mass of the structure down.

- e. Major street frontages such as Pedestrian Priority frontages shall not be blank walls. Windows, changing building materials, arcades, building articulation, and other architectural elements shall be used to add interest at the street level.
- f. Building materials used should convey the impression of permanence and stability and to the extent possible, masonry (brick, stone, stucco using the three step process, marble, or granite) should be used for a majority of the exterior building facades.

7.4 Building Types Permitted: The following table (7-1) provides the building types that are permitted by the three Neighborhood Transect Zones of the Markham Street Neighborhood. The list below does not include all possible building types, rather provides a list and images of the most common types. Other building types that meet the site development and form standards in this Code are also permitted.

Table 7-1

| Building Type/ Description | NTZ Compatibility – Markham Street Neighborhood | | |
|----------------------------|---|--|---|
| | C-MU | R-MU | CC-MU |
| Townhouse | X (Along Ped. Friendly or General frontages only. Ground floors along Ped Priority frontages to be built to Commercial Ready standards. | X | X (Along Ped. Friendly or General frontages only. Ground floors along Ped Priority frontages to be built to Commercial Ready standards. |
| Courtyard Apartment | | X | |
| Stacked Flat | | X | |
| Side yard house | | X | X |
| Cottage | | X | X |
| Live-work unit | X | X | X |
| Mixed Use building | X | X (along blocks adjacent to C-MU or CC-MU or corner lots only) | X |

“X” = compatible; “blank cell” = incompatible

7.5 Building Orientation and Entrances

- a. Buildings shall be oriented towards Pedestrian Priority Frontages, where the lot/building has a Pedestrian Priority Frontage. If a lot/building has no Pedestrian Priority Frontage, then it shall be oriented towards a Pedestrian Friendly Frontage. For the purposes of building orientation, all frontages along Civic and Open spaces shall be considered as Pedestrian Priority Frontages.
- b. Primary entrances to buildings shall be located on the street along which the building is oriented (See figures below). At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. Building entrances shall be provided for all separate ground floor commercial use tenant spaces that are located along Pedestrian Priority Frontages.
- c. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from parking areas or alleys.
- d. Primary Entrance Design: Primary building entrances along Pedestrian Priority Frontages shall consist of at least two of following design elements so that the main entrance is architecturally prominent and clearly visible from that street (see figures below):
 - 1) Architectural details such as arches, friezes, awnings, canopies, arcades, tile work, murals, or moldings, or
 - 2) Integral planters or wing walls that incorporate landscape or seating elements, or
 - 3) Prominent three-dimensional, vertical features such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets, or

- 4) A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.

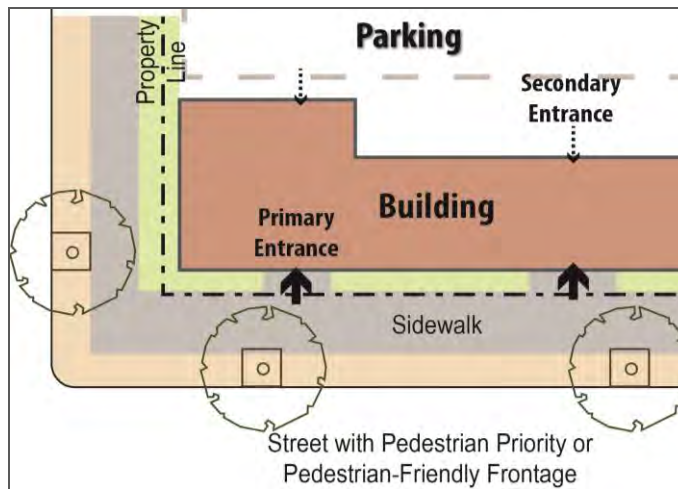


Figure showing required building orientation and location of primary entrances



Examples of Primary Entrance Designs

7.6 Façade Composition

a. Commercial Use and Mixed Use Buildings:

- 1) Facades greater than 60' in length along all Pedestrian Priority Frontages and Civic/Open Spaces shall meet the following façade articulation standards:
 - i. Include façade modulation such that a portion of the façade steps back or extends forward with a depth of at least 24 inches (see figure below).

- ii. The distance from the inside edge of a building projection to the nearest inside edge of an adjacent projection shall not be less than 20 feet and not greater than 60 feet (see figure below).
- 2) All other facades shall be articulated by at least one discernable architectural element every 20 feet. Such architectural elements include, but are not limited to (See figures below):
- i. Changes in material, color, and/or texture either horizontally or vertically at intervals not less than 20 feet and not more than 60 feet; or
 - ii. The construction of building entrances, bay windows, display windows, storefronts, arcades, façade relief, panels, balconies, cornices, bases, pilasters, or columns.

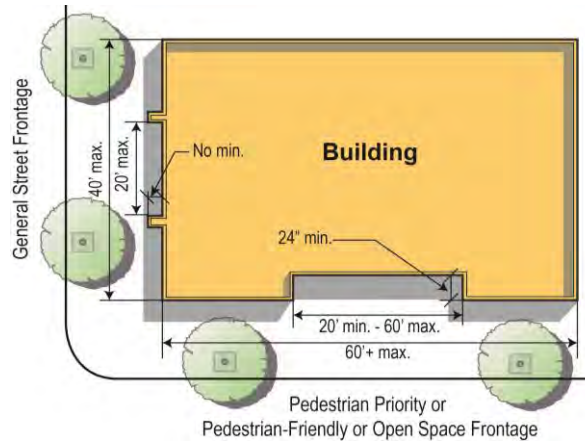


Illustration showing building articulation requirement



Images showing examples of appropriate building articulation

- 3) Façade Transparency Required:
- i. All ground floor front facades of buildings along Pedestrian Priority Frontages or Civic/Open Space frontages shall have windows with a Visible Transmittance (VT) of 0.6.
 - ii. All facades shall meet the minimum requirement for façade transparency (percentage of doors and windows) as established in Table 7-2 below.

Table 7-2 Required Minimum Façade Transparency by Façade Frontage Type

| Façade Frontage Type → | Pedestrian Priority Frontage | Pedestrian Friendly | General Frontage | Harkrider Frontage |
|--|---------------------------------|------------------------|---------------------|-----------------------|
| Commercial Use or Mixed Use Buildings | | | | |
| Ground Floor | 40% (min.) | 25% (min.) | None req'd | 40% |
| Upper Floor(s) | 25% (min.) | 15% min) | None req'd | 15% |
| Residential Use Buildings | | | | |
| Ground Floor | 25% (min.) | 15% | None req'd | NA |
| Upper Floor(s) | 15% (min.) | 10% | None req'd | NA |



Images showing appropriate transparency required along Pedestrian Priority Frontages

b. Residential Use Buildings

- 1) At least one of the following shall be added along residential building facades to add pedestrian interest along the street (see images below):
 - i. porches,
 - ii. stoops,
 - iii. eaves, or
 - iv. balconies
- 2) If a residential use building is setback less than 10' from the front property line along Pedestrian Priority and Pedestrian Friendly Frontages, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the front of the residential structure is setback 10' or more from the front property line along Pedestrian Priority or Pedestrian Friendly Frontages and is not elevated at least 18 inches above the grade of the sidewalk, a low fence (no higher than 3 feet) shall be provided at the front property line. Vinyl, chain link and wood stockade fences are prohibited in the front yard.
- 3) Windows and Doors: All building facades of residential use buildings shall meet the transparency requirements established in Table 7-2 above.



Residential buildings with porches, fencing, balconies, and stoops to add interest along the street.

7.7 Commercial Ready Standards

- a. Ground floors of all buildings with Pedestrian Priority designation within the C-MU and CC-MU NTZs per the Regulating Plan (Attachment A-1) shall be built to Commercial Ready standards. Such ground floor space shall be constructed to accommodate, at a minimum, Business Occupancy and/or Mercantile Occupancy groups as defined by the currently adopted Commercial Building Code. If residential use is provided immediately above the ground floor level (i.e., second floor residential), horizontal occupancy separation shall be provided to accommodate future Business or Mercantile Occupancies as required by the currently adopted Commercial Building Code at the time of construction. In addition, the following standards shall apply (See figure below):
 - 1) An entrance that opens directly onto the sidewalk;
 - 2) A height of not less than 12 feet measured from the entry level finished floor to the bottom of the structural members of the ceiling;
 - 3) Minimum leasable width of 20 feet and depth of 24 feet;
 - 4) A front facade that meets the window glazing requirements in this section; and
 - 5) Off-street surface parking shall be prohibited between the sidewalk and the building along Pedestrian Priority Frontages.

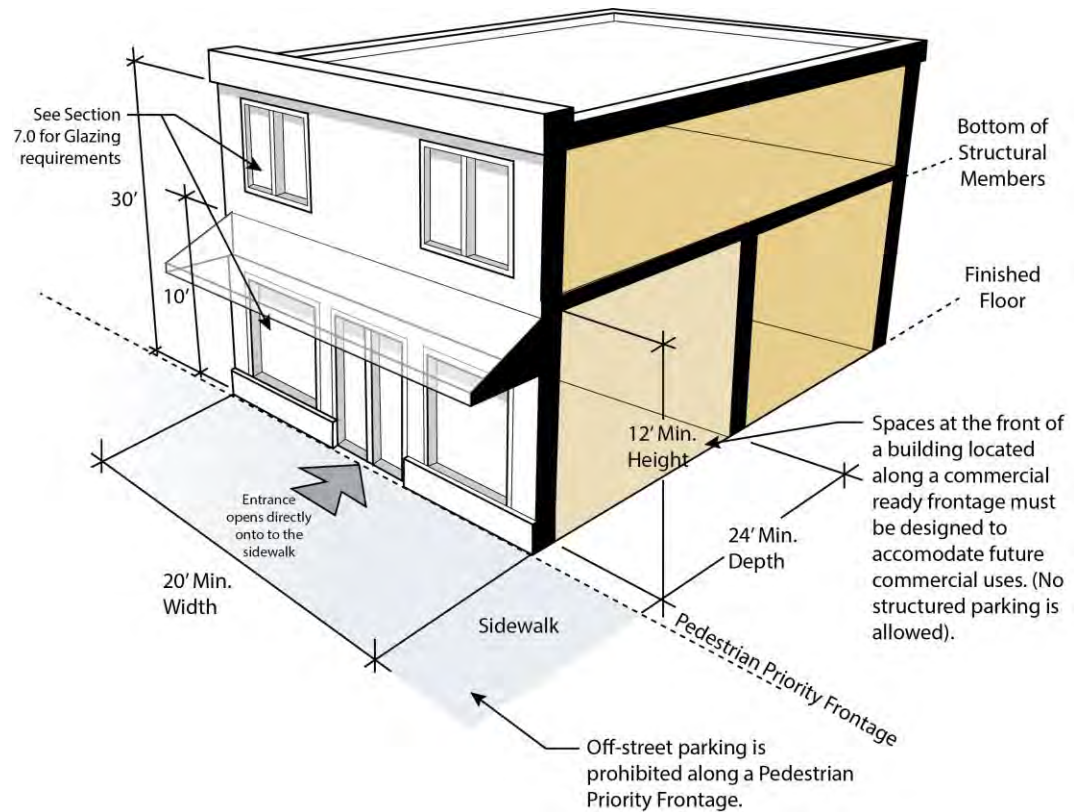


Illustration showing application of Commercial Ready Frontage Requirements

7.8 Shading Requirement: Shading of public sidewalks, especially, sidewalks located along Pedestrian Priority Frontages within the C-MU and CC-MU NTZs shall be important to implementing the vision for walkable mixed use within the Markham Street Neighborhood. Shading may be achieved through any combination of canopies, awnings, street trees, and other similar devices. To this end, the following standards shall apply (see figures below):

- a. Shaded sidewalk shall be provided alongside at least one of the following:
 - 1) 50 percent of all building facades with Pedestrian Priority Frontage designation per the Markham Street NRP (Attachment A-1).
 - 2) 50 percent of all building facades with frontage along an off-street surface parking lot (even if the facades are internal to the lot)
- b. When adjacent to a surface parking lot, the shaded sidewalk shall be raised above the level of the parking lot by way of a defined edge, such as a curb. ADA ramps along the building must also be shaded.
- c. A shaded sidewalk must meet the following requirements:
 - 1) Along a street, a shaded sidewalk shall comply with the applicable sidewalk standards for its designated street type. If not otherwise required, the shaded sidewalk shall provide trees planted no more than 40 feet on center.
 - 2) Along any surface parking adjacent to the building (both off-street or on street), the shaded sidewalk shall consist of a minimum 5 foot clear zone and 5 foot planting zone, planted with trees no more than 40 feet on center, or a 5 foot clear zone with a minimum 5 foot wide over- head weather protection.
 - 3) Building entrances along Pedestrian Priority frontages shall be located under a shade device, such as an awning or portico.



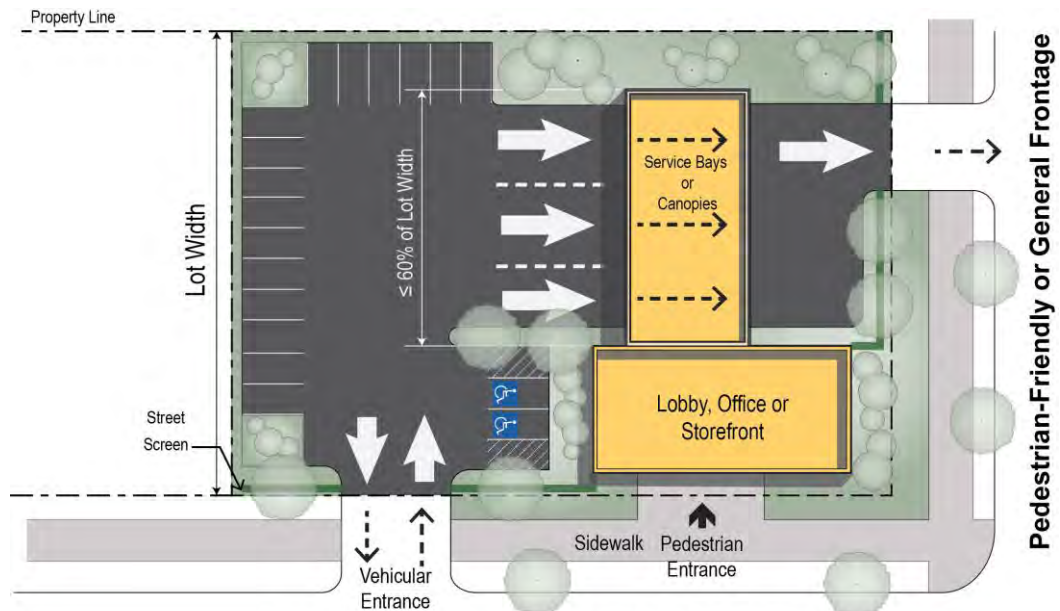
Images showing examples of shading along sidewalks

7.9 Building Materials

- a. Exterior Building Façade Materials (for all buildings)
 - 1) Exterior Insulation Finish System (EIFS) shall be limited to moldings and architectural detailing on building facades along all frontages.
 - 2) The following materials shall be limited to no more than 20% of any Pedestrian Priority and Pedestrian Friendly Frontage façade: Architectural metal, cementitious fiber board and batten, and cementitious siding.
 - 3) Specific to C-MU NTZ: Cementitious Fiber clapboard (not sheets) shall be limited to upper floor facades only (min. 10' above the sidewalk).
 - 4) Detached and attached single-family residences: brick, stone, and wood are the most appropriate siding materials. Synthetic siding such as vinyl, aluminum, and synthetic stucco, (EIFS products) are not historic cladding materials and should not be used. However, cement board materials such as Hardiboard may be substituted for wood siding.

7.10 Design of Automobile Related Building and Site Elements

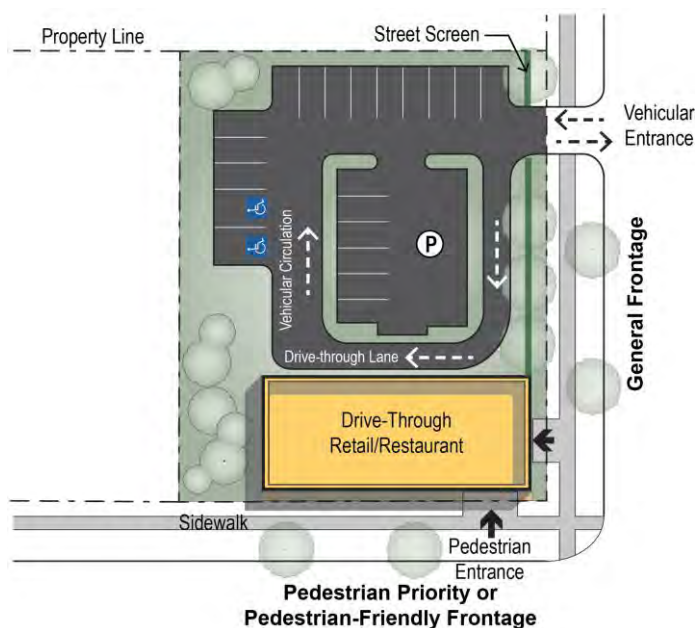
- a. Where permitted under Section 5.0 of this Code, drive-through lanes, auto service bays, and gas station canopies for commercial uses shall not be located with frontage along any Pedestrian Priority Frontage. Drive-through lanes, auto service bays, and gas station canopies shall be hidden behind a 3' high Street Screen along all other Frontages (see illustrations below). The Street Screen shall be made up of (i) a living screen or (iii) a combination living and primary building material screen (See Section 9.0 for details).
- b. No more than 60% of a lot's frontage along a Pedestrian Friendly frontage may be dedicated to drive through lanes, canopies, service bays, and other auto-related site elements. There shall be no such limitation along General Frontages, alleys, and internal block frontages.



Pedestrian Priority or Pedestrian-Friendly Frontage

*Image illustrating the appropriate design of auto-related site elements
(Gas stations, auto-service uses, and bank drive-throughs)*

- c. Any automobile related retail sales or service use of a site or property with Pedestrian Priority Frontage designation shall have a primary building entrance along that frontage. A primary building entrance may be along a building's Pedestrian Friendly or General Frontage only if the site has no Pedestrian Priority frontage designation.
- d. Drive through access (driveways only) may be from a Pedestrian Priority Frontage only if the lot has no access to any Pedestrian Friendly or General frontage street, or alley. In cases where drive through access is provided from a Pedestrian Priority Frontage, a shared/joint access easement shall be required to adjoining properties providing alternative (future) access to a Pedestrian Friendly or General frontage or alley frontage (see illustration for interior lot below).



*Image illustrating the appropriate
design of retail/restaurant drive-
throughs (Corner Lot)*

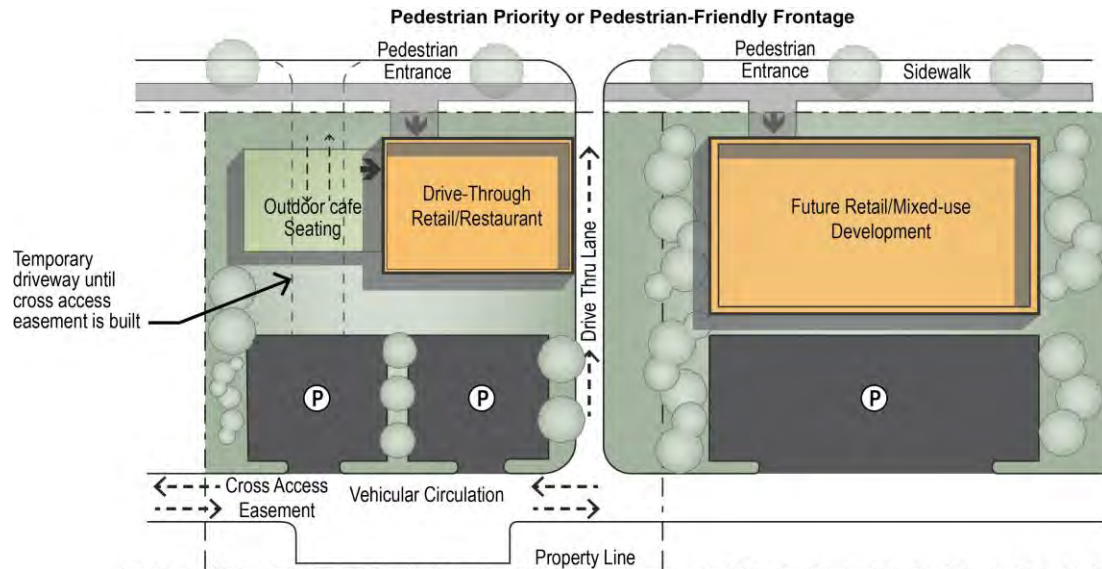
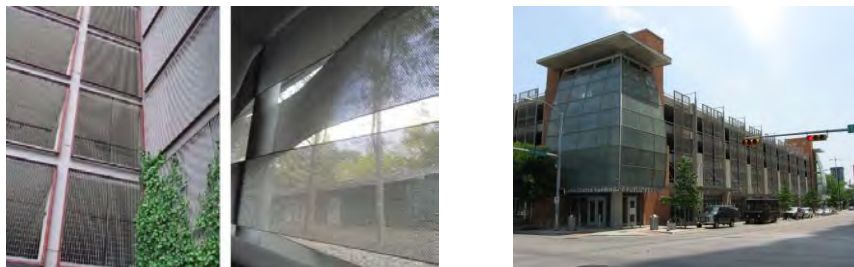


Image illustrating the appropriate design of retail/restaurant drive throughs (Interior Lot)

- e. Access to off-street loading, unloading, and trash pick-up areas shall be from alleys or General Frontages only unless permitted in the specific building form and development standards in Section 6.0 of this code. If a site has no General frontage or Alley access, off-street loading, unloading, and trash pick-up areas may be permitted along the side of a building or a Pedestrian Friendly Frontage.
- f. All off-street loading, unloading, or trash pick-up areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment. The Street Screen shall be made up of (i) a living screen or (iii) a combination living and primary building material screen.

7.11 Design of Parking Structures

- a. All Parking Structures within the C-MU and CC-MU Zones shall only be permitted upon approval of a Conditional Use Permit.
- b. All ground floors of parking structures located on Pedestrian Priority Frontages shall be built to Commercial Ready standards to a minimum depth of 24 feet.
- c. To the extent possible, the amount of Pedestrian Priority frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) of the parking structure along that frontage.
- d. Where above ground structured parking is located at the perimeter of a building with Pedestrian Priority Frontage, it shall be screened in such a way that cars on all parking levels are completely screened from view (see figures below for illustrative images). Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting. Parking garage ramps shall not be visible from any Pedestrian Priority Frontages. Ramps shall not be located along the exterior perimeter of the parking structure along Pedestrian Priority Frontages.



Illustrative Examples of Parking Garage Screening

- e. Ground floor façade treatment (building materials, windows, and architectural detailing) shall be continued to the second floor of a parking structure along all Pedestrian Priority Frontages (see figures below).



Images showing required façade treatment of parking garages along Pedestrian Priority Frontages

- f. When parking structures are located at street intersections, corner emphasizing elements (such as towers, pedestrian entrances, signage, glazing, etc.) shall be incorporated.
- g. Parking structures and adjacent sidewalks shall be designed so pedestrians and bicyclists are clearly visible (through sight distance clearance, signage, and other warning signs) to entering and exiting automobiles.





Images showing appropriate design of Parking Structures

8.0 Street Design Standards

- 8.1 Purpose and Intent:** The Vision for MSN-SP recognizes the importance of providing adequate public infrastructure, which includes maintaining the existing urban grid while improving pedestrian and bicycle connectivity and other needed infrastructure to serve the vision for redevelopment within the MSN-SP for the Markham Street Neighborhood.

Street design and connectivity is envisioned to support and balance automobile, bicycle, and walking trips in addition to becoming the “civic” space for development. The “civic” nature of streets will not only serve private redevelopment, but the community at large and the people who live in and use it. This section establishes context sensitive standards for Street Design and Connectivity.

- 8.2 Street Designation Categories:** In order to service both multiple modes of transportation within an appropriate redevelopment context, streets within the MSN-SP are designated under the following:

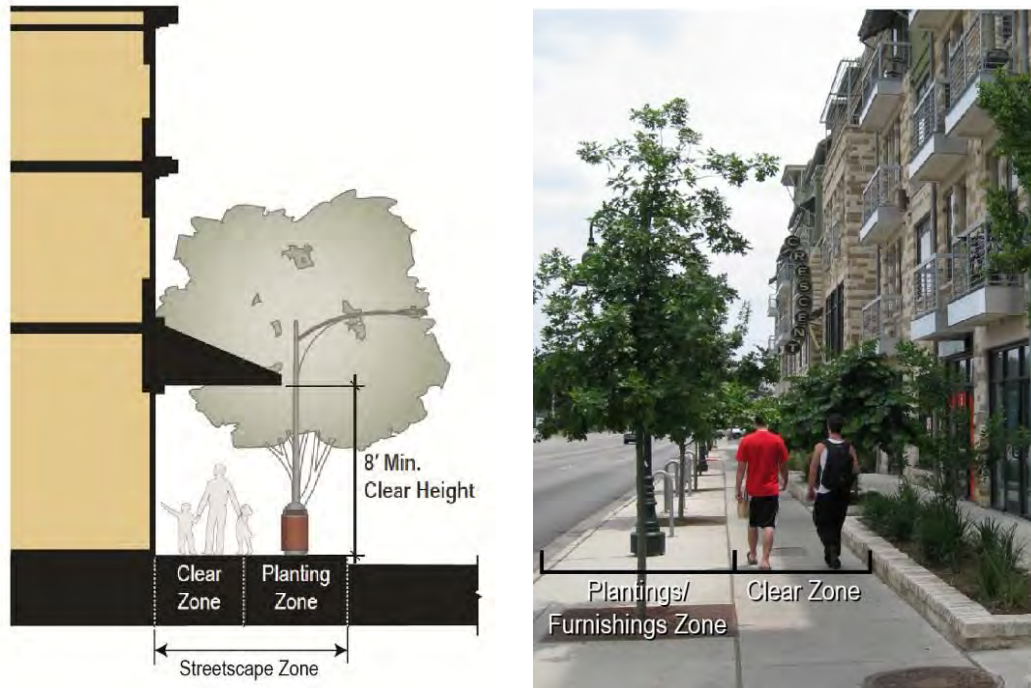
- a. **Street Type:** The Street Type designation establishes standards for the actual cross-section of the street itself (i.e., what happens within the R-O-W). The Street Type includes information on automobile, bicycle, pedestrian, and parking accommodation. It typically addresses the space allocation within the public right-of-way and its emphasis towards different modes of transportation. Attachment A-1 (Markham Street Neighborhood Regulation Plan) identifies the Street Type designations within the Markham Street Neighborhood and Attachment A-3 provides cross sections for the recommended Street Types.

Landscaping within the public right-of-way shall be per standards in Section 9.0.

9.0 Streetscape and Landscape Standards

- 9.1 Sidewalks.** Public sidewalks are required for all development under this code and shall meet the standards of Table 9-1 and shall be based on the Street Types per Attachment A-3. The minimum sidewalk width requirement shall apply regardless of the available right-of-way. If necessary to meet the required sidewalk width, the sidewalk shall extend onto private property to fulfill the minimum requirement, with a sidewalk easement provided. Sidewalks shall consist of two zones: a planting zone located adjacent to the curb, and a clear zone (see figures below).

- a. **Planting Zone:** The planting zone is intended for the placement of street trees, if required, and street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
- b. **Clear Zone:** The clear zone shall be hardscaped, shall be located adjacent to the planting zone, and shall comply with ADA and Arkansas Accessibility Standards and shall be unobstructed by any permanent or nonpermanent element for the required minimum width and a minimum height of eight (8) feet. Accessibility is required to connect sidewalk clear zones on adjacent sites.
- c. **Fee In-Lieu Option:** An applicant may opt to pay a proportional fee in-lieu for the required sidewalk if the development project is phased or the sidewalk improvements need to match the timing of a programmed City capital project affecting that street frontage.



Illustrations delineating the Streetscape Zone elements

Table 9-1 Required Public Sidewalk Standards by Street Type

| Street Classification | Green Street | Mixed Use Street | Neighborhood Street | Alley |
|---|--------------------------------------|--|------------------------------------|-------|
| Standard | | | | |
| Min. Sidewalk width (includes planting zone and clear zone) (feet) | 16' | 9' | 9' (one side) | N/A |
| Min. Planting Zone width (feet) [Street trees may be in tree wells along Type 'A' frontages] | 6' | 4' | 4' | N/A |
| Street Trees Req'd (see Section 9.2 for standards) | Yes (Tree wells or bioswale systems) | Yes (Tree wells or planting areas) | Yes (Tree wells or planting areas) | No |
| Recommended Development Frontage | Pedestrian Priority | Pedestrian Priority or Pedestrian Friendly | Pedestrian Friendly | None |

9.2 Street Trees and Streetscape:

- Street trees shall be required per Table 9-1 above and Attachment A-3 within the Planting/Furnishings Zone.
- Street trees shall be centered within the Planting/Furnishings Zone and be planted a minimum of 3' from the face of curb or as specified by the City of Conway.
- Spacing shall be an average of 40 feet on center (measured per block face) along all Streets except General Streets.
- The minimum caliper size for each tree shall be 2" and shall be a minimum of 8 feet in height at planting. Each tree shall be planted in a planting area no less than 36 sq. feet.
- Species shall be selected from the Canopy or Shade trees in Attachment A-6 of this Amendment.

- f. Street trees species and location shall be selected based on minimal impact from any overhead utility lines, especially if the overhead utility lines are not planned to be relocated or buried underground.
- g. Maintenance of all landscape materials shall meet the requirements in Article 1101 Development Review of the Conway Zoning Ordinance.
- h. Area between the building facade and property line or edge of existing sidewalk along Pedestrian Priority Frontages shall be such that the sidewalk width shall be a minimum of 10' (with sidewalk easement if necessary) with the remainder of the setback area paved flush with the public sidewalk. Sidewalk cafes, landscaping within tree-wells or planters may be incorporated within this area.

9.3 Screening Standards

- a. Street Screen Required: Any frontage along all Pedestrian Priority and Pedestrian Friendly Frontages with surface parking within the build-to-zone shall be defined by a 4-foot high Street Screen (see figure below). Furthermore, along all streets (except alleys), service areas shall be screened in such a manner that the service area shall not be visible to a person standing on the property line on the far side of the adjoining street (see figure below). Required Street Screens shall be of one of the following:
 - The same building material as the principal structure on the lot or
 - A vegetative screen composed of shrubs planted to be opaque at maturity, or
 - A combination of the two.
- b. Species shall be selected from Attachment A-6 of this Amendment. The required Street Screen shall be located at the minimum setback line along the corresponding frontage.
- c. Street Screens cannot block any required sight triangles along a cross street or driveway.
- d. Street Screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.

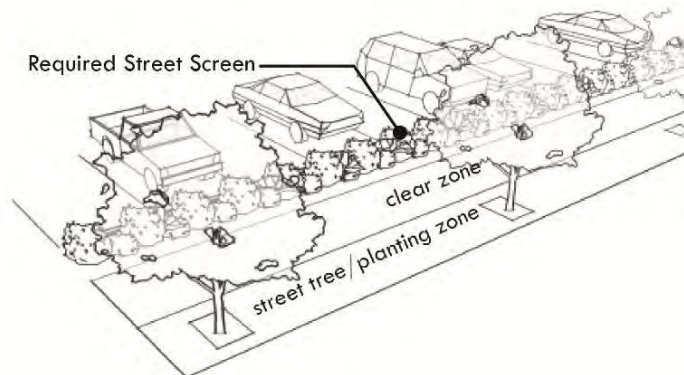


Illustration showing required Street Screen along all frontages without a Building within the BTZ

- e. Screening of Roof Mounted Equipment: All roof mounted mechanical equipment (except solar panels) shall be screened from view of a person standing on the property line on the far side of the adjoining street (see figure below). The screening material used shall be the same as the primary exterior building material used.

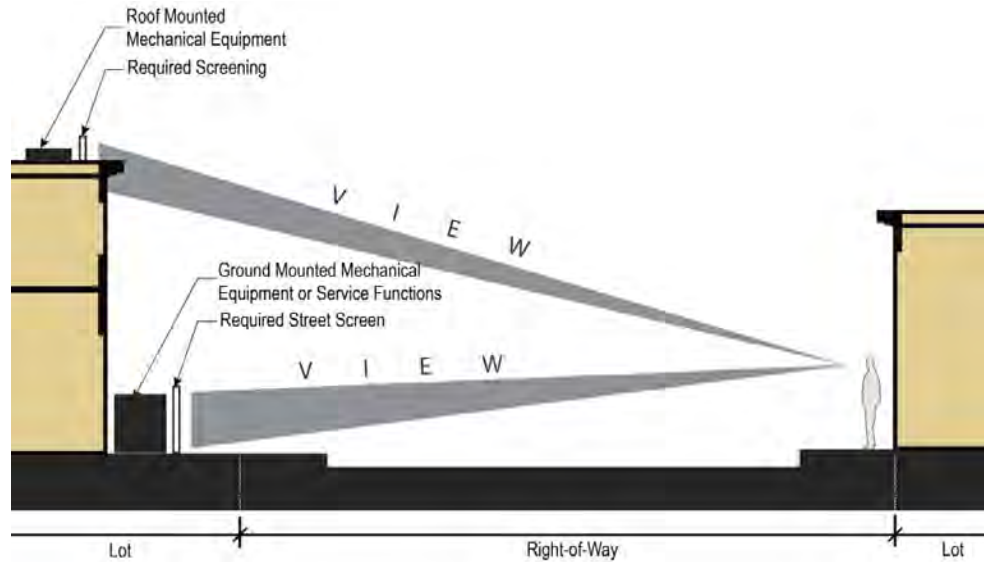


Illustration showing required screening of roof and ground mounted equipment

9.4 Street Lighting: Pedestrian scale lighting shall be required along all Pedestrian Priority Frontages within the MSN-SP. The following standards shall apply for pedestrian scale lighting:

- a. They shall be no taller than 30 feet.
- b. Street lights shall be placed at an average of 40 feet on center, approximately 4 feet behind the face of curb.
- c. The light standard selected shall be compatible with the design of the street and buildings or based on standards in Article 1101 Development Review of the Conway Zoning Ordinance.

9.5 Street Furniture

- a. Street Furniture shall be placed within the Plantings/Furnishings Zone or within the front setback area only. Benches and bike racks will be placed in alignment with light poles and street trees.
- b. Street furniture and pedestrian amenities such as benches are recommended along all Pedestrian Priority Frontages.
- c. All street furniture shall be located in such a manner as to allow a Clear Zone of a minimum of 6 feet in width. Placement of street furniture and fixtures shall be coordinated with organization of sidewalks, landscaping, street trees, building entries, curb cuts, signage, any overhead utilities and other street fixtures.
- d. Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance.

9.6 Utilities

- a. All utility lines within private property (from any building to the property line) shall be underground.
- b. Along Streets with Pedestrian Priority Frontage designation (as defined by Regulating Plan), utility lines (electric and telecommunications) within the right-of-way shall NOT be above ground within the Streetscape Zone. They shall be placed underground, relocated to the rear of the site or relocated along an Alley to the extent feasible as determined by the City.

- c. Along all other streets (except Alleys), overhead utility lines within the right-of-way are encouraged to be placed underground, relocated to the rear of the site, or relocated along an Alley to the extent feasible as determined by the City.
- d. Where existing overhead utilities remain or are located behind the curb within the Streetscape Zone, an overhead utility zone shall be provided so that no portion of the building is located within a 10-foot radius of any energized overhead utility. In such cases, street trees may also need to be set back by a minimum of 10 feet as measured from the centerline of the street tree.
- e. Locations on private property must be found for switchgear and transformer pads needed to serve that property. Such locations shall be either along General Frontages or at the side or rear of the property (3rd lot layer) and screened from view of a person standing on the property line on the far side of any adjoining street.

9.7 Parking Lot Landscaping: All surface parking shall meet the standards for parking lot landscaping in the Article 1101 of the Conway Zoning Ordinance.

10.0 Open Space Standards

10.1 Open Space Approach: The Vision for the Markham Street Neighborhood recognizes the importance of providing a network of open spaces with a multitude of passive and active recreational opportunities. These opportunities are to be accommodated in a variety of spaces ranging from larger scale open spaces to small scale pocket parks located at key nodes within the Neighborhood in addition to connections to Downtown and Hendrix College. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike, providing desired amenities for future residents of both Markham Street Neighborhood and adjoining neighborhoods.

The vision for redevelopment of MSN-SP is to not only provide a community-wide Central gathering area (at Markham Street between Garland Street and Willow Street) but also to provide a range of recreational and cultural opportunities from family-friendly pocket parks to active sidewalks and plazas.

10.2 Required and Recommended Open Space Designations: The Markham Street Neighborhood Regulating Plan (Attachment A-1) designates areas for required and recommended Open Spaces. The design standards for each type of open space are included in Attachment A-4 of this Amendment. These standards include general character, design, typical size, frontage requirements, and typical uses.

- (a) Required Open Spaces are the areas shown on the Regulating Plan with specific locations of future Open Spaces. The only Required Open Space designation is a Central Square at the intersection of Markham Street between Garland Street and Willow Street. This is intended to be the main public gathering place for community events and the heart of Conway's civic life. This Central Square has been identified on the Regulating Plan due to its important location anchoring both the Markham Street and Downtown Neighborhoods.

10.3 Open Space Classification: For the purposes of this Code, all open space shall fall into one of the following two major classes.

- (a) Public Open Space: Open air or unenclosed to semi-unenclosed areas intended for public access and use and are located within the defined urban core of the city. These areas range in size and development and serve to compliment and connect surrounding land uses and code requirements.
- (b) Private Common Open Space: A privately owned outdoor or unenclosed area, located on the ground or on a terrace, deck, porch, or roof, designed and accessible for outdoor gathering, recreation, and landscaping and intended for use by the residents, employees, and/or visitors to the development.

10.4 Open Space Requirements

- (a) All new residential development (except single-family detached) shall provide open space at a rate of 10% of the gross site area. Such open space includes Public Open Space and Private Common Open Space.
- (b) A minimum of 50% of the total open space area required shall be in the form of Public Open Space (shall be publicly accessible, may be privately owned and/or maintained).
- (c) When allocating any Public or Private Common Open Space per the requirements in this Section, priority shall be given to any Recommended Open/Civic Space locations that impact the subject property per the Neighborhood Regulating Plan.
- (d) Attachment A-4 shall provide the palette of allowable open/civic space types and the respective standards.

11.0 Sign Standards

11.1 Applicability: Except as specifically listed below, all other signage and sign standards shall comply with the City of Conway Zoning Ordinance, as amended.

- a. Signs not expressly permitted in Table 11-1, 2, and 3 below may only be permitted if approved as part of a Master Sign Plan approved by Historic District Commission or as a Type 2 application.
- b. Standards in Article 1301 Sign Regulations of the Conway Zoning Ordinance for installation and structural requirements shall apply to all permitted signs within the MSN-SP unless alternative standards are established in this Section or through a Master Sign Plan.
- c. Sign permits shall be approved administratively by the City unless specifically noted in this section.

11.2 Master Sign Plans: An applicant may establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Master Sign Plans” by the Planning Director and are subject to approval by the Historic District Commission. In evaluating a Master Sign Plan, the HDC shall consider the extent to which the application:

- a. Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
- b. Enhances the compatibility of signs with the architectural and site design features within a development;
- c. Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
- d. Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

11.3 Permitted Sign Standards- Specific to Markham Street Neighborhood

- a. Section 3.04 (Downtown C-1 District), Article 1301 of the Conway Zoning Ordinance governs all signage requirements within the MSN-SP.
- b. Where desired, free standing signage may be requested, through the use of a Type 2 application. At no time shall it exceed 36 square feet, 6 feet maximum height.

12.0 Definitions

Many terms used in this Document are defined in the Article 301 Definitions of the Conway Zoning Ordinance. Definitions are only included here if not defined in the Zoning Ordinance, Subdivision Regulations, or Sign Ordinance, or if the definition for this Document differs from the existing definitions. In case of a conflict between the definitions under this Section and other city ordinances, the definitions in this section shall supersede.

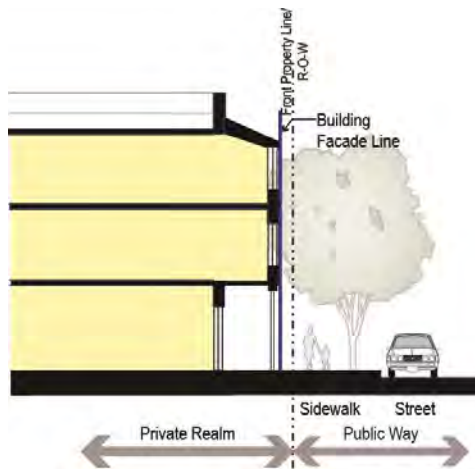
A

Allowable Adjustment

Means a small adjustment to MSN-SP standards per the Allowable Adjustments provision of Section 4.0. Administration that still meets the intent of the standard. The Planning Director shall have the authority to administratively approve a request for a Allowable Adjustments. For the purpose of this Amendment, projects that are within the range of Allowable Adjustments shall be deemed as meeting the standards of this Amendment.

Arcade

Is a portion of the main façade of the building that is at or near the property line and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses and the arcade may be one or two stories. The ground floor area within the arcade may be conditioned or non-conditioned space.



Images of arcade buildings

B

Building Disposition

The following types of building location or disposition standards relative to the lot layout are established under the MSN-SP

Courtyard – a building that occupies the boundaries of its lot while internally defining one or more patios

Edgeyard – a building that occupies the center of its lot with setbacks on all sides

Rearyard – a building that occupies the full frontage, leaving the rear of the lot as the sole yard

Sideyard – a building that occupies one side of the lot with the setback to the other side

Build-to Zone (BTZ)

Is the area between the minimum and maximum front setbacks from the property line. The principal building façade line shall be located within this area.

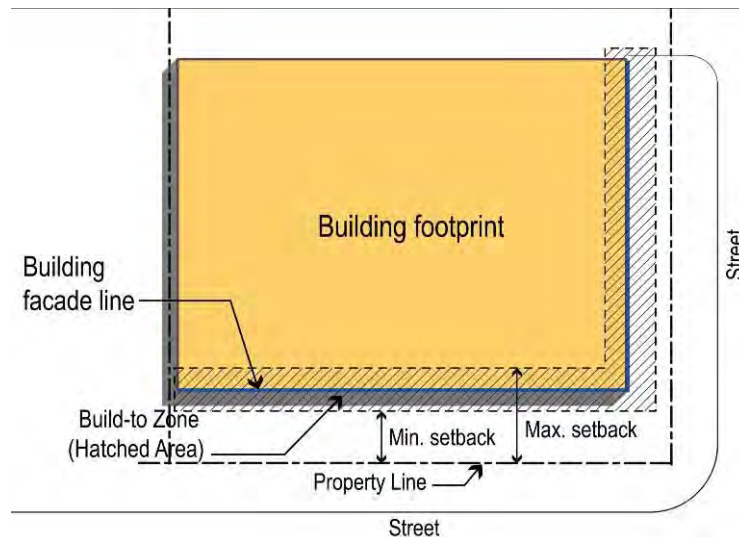


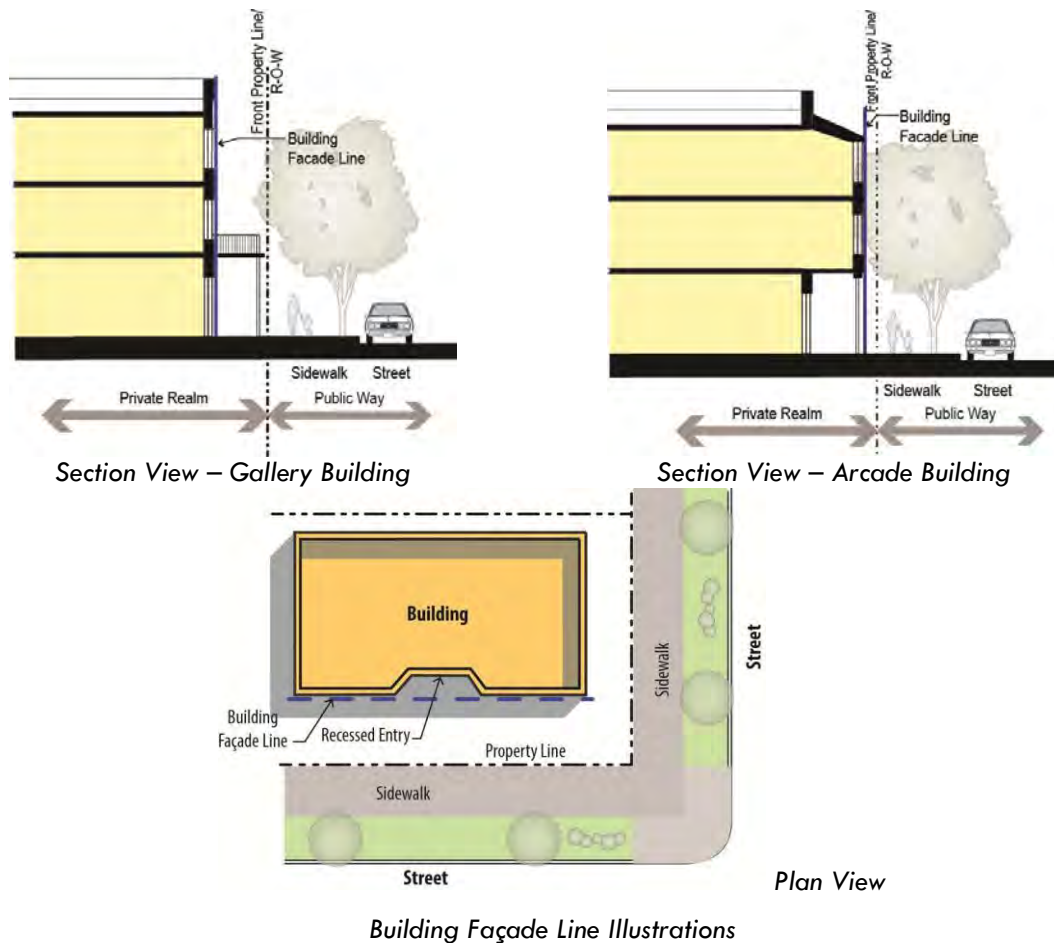
Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

Building Form and Site Development Standards

Are the standards established for each Neighborhood Transect Zone including but not limited to building placement, building height, parking, service access, and other functional design standards.

Building Façade Line

Is the location of the vertical plane of a building along a street frontage.



C

Civic/Open Space

Is publicly accessible open space or civic space in the form of parks, courtyards, forecourts, plazas, greens, playgrounds, squares, etc. provided to meet the standards in Section 10.0 of this Code. Civic/Open space may be privately or publicly owned and/or maintained.

Commercial Use or Mixed Use Building

Means a building in which at least the ground floor of the building is built to Commercial Ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready

Means a ground floor space constructed with appropriate building orientation, entrance and window treatment and floor-to-floor height in order to accommodate ground floor retail/commercial uses (including but not limited to commercial, retail, restaurant, entertainment, and lobbies for civic, hotel, or multi-family uses). Standards for Commercial Ready frontages are in Section 6.2 of this Code. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space, the space must comply with all building and construction codes for commercial uses. The intent of Commercial Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

D

Development Frontage Type

As identified on the Neighborhood Regulating Plan, existing and future blocks in the Markham Street Neighborhood are designated as Pedestrian Priority, Pedestrian Friendly or General Frontage. Each frontage type establishes a certain development context in order to improve walkability and pedestrian orientation within the Markham Street Neighborhood.

Director

Shall be the Planning Director of the City of Conway or his/her designee.

E

Encroachment

Means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public right-of-way, or above a height limit.

F

Façade Area

Means the surface area of a building's elevation (including all floors) not counting minor indentations fronting a particular street. Ground floor façade area is the surface area of a building's ground floor elevation not counting minor indentations fronting a particular street. Upper floor façade area is the surface area of a building's upper floor elevations not counting minor indentations fronting a particular street.

Frontage Build Out

Is the percentage of a building's façade line that is required to be located within the Build-to Zone (BTZ) as a proportion of the lot's width along the fronting public street. Required driveways, stairs to access entrances, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall count towards the required building frontage.

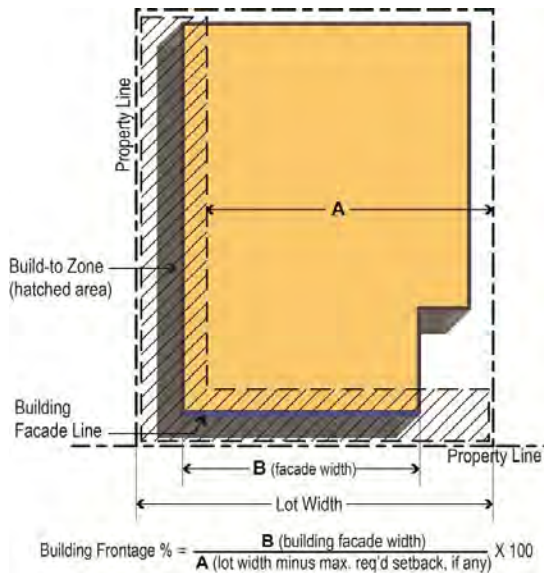
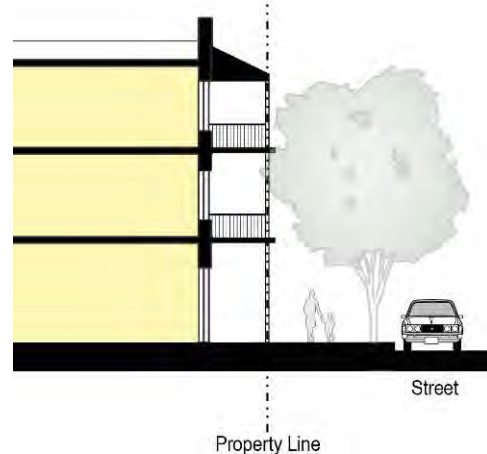


Image showing how Frontage Build out is calculated

G

Gallery

Is a roofed promenade or canopy, especially one extending along the wall of a building and supported by arches or columns on the outer side. The gallery space is unenclosed (non-conditioned) space and may be 2 or more stories tall.



Images of Galleries

H I J K L

Live-Work Unit

Means a dwelling unit that is also used for work purposes, provided that the ‘work’ component is restricted to the uses of professional office, artist’s workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The ‘live’ component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by the City of Conway Zoning Ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

M

Markham Street Neighborhood Illustrative Vision

Is the Community adopted Illustrative Vision Plan for redevelopment of the Markham Street Neighborhood. The Neighborhood Illustrative Vision (Attachment A-2) serves as a meaningful policy guide for City officials, City staff, property owners, private developers, and citizens when considering development/redevelopment decisions in the Markham Street Neighborhood.

N

Neighborhood Regulating Plan (NRP)

Is the official Zoning Map for each of the three neighborhoods located within MSN-SP. The Neighborhood Regulating Plan (Attachment A-1) graphically depict development standards including Neighborhood Transect Zones, Street Types, Frontage Designations, and Special Requirement(s) applicable to properties within the NRP.

Neighborhood Transect Zone

Means an area within the Markham Street Neighborhood that is intended to preserve and/or create an urban form that is distinct from other areas within the same neighborhood. Neighborhood Transect Zones are identified in the Neighborhood Regulating Plan.

Northeast Old Conway Specific Plan District

The Northeast Old Conway Specific Plan District or simply known as “MSN-SP” is the zoning designation intended to implement the Vision for the three neighborhoods that consist of center of Old Conway – Downtown, Pine Street Neighborhood, and Markham Street Neighborhood. It facilitates pedestrian oriented, mixed-use, preservations of historically significant buildings, infill redevelopment, providing shopping, employment, housing, and business and personal services. This zoning district supports economic development, sustainable tax base, and job creation/retention by: (a) providing a streamlined and simplified approval process, (b) establishing adjacency predictability in the built environment, (c) offering flexibility to changing market conditions, (d) reducing risk to private investment/development, (e) synchronizing private investment/development with public capital investment policies, and (f) calibrating zoning regulations with vision for the redevelopment of Northeast Old Conway.

Numerical Standard

Means any standard that has a numerical limit (minimums and maximums) or value as established within both the text and graphic standards of the MSN-SP.

O P

Perimeter Frontage

Means the measurement of the proportion of public street frontage of the total exterior perimeter of a park or civic/open space area.

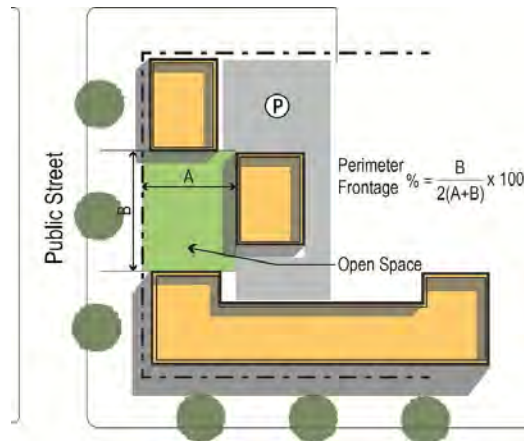


Illustration showing how Perimeter Frontage is calculated for Open Space along a Public Street

Primary Entrance

Means the public entrance located along the front of a building facing a street or sidewalk and provides access from the public sidewalk to the building. It is different from a secondary entrance which may be located at the side or rear of a building providing private controlled access into the building from a sidewalk, parking or service area.

Private Frontages

The following private frontages are established in the MSN-SP:

Arcade – a colonnade supporting habitable space that overlaps the sidewalk, while the façade at sidewalk level remains at or behind the frontage line

Common yard – a planted frontage wherein the façade is set back substantially from the frontage line

Forecourt – a frontage wherein a portion of the façade is close to the frontage line and the central portion is set back

Gallery – a frontage wherein the façade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk

Porch and fence – a planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach

Shopfront – a frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade

Stoop – a frontage wherein a portion of the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows

Terrace or lightwell – a frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach

Q R

Residential Use Building

Means a building that is built to accommodate only residential uses on all floors of the building such as a detached single family home, attached single family home (i.e. townhome), two family home (i.e. duplex), multiple family (3 or more), apartment building (under single ownership or under multiple owners within a condominium regime).

S

Service-related Uses

Means all uses that support the principal use on the lot including parking access, garbage/trash collection, utility meters and equipment, loading/unloading areas, and similar uses.

Street Screen

Is a freestanding wall or living fence or combination fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



*Image of a combination masonry
and living street screen*

Street Wall

Indicates the creation of a “wall” or a sense of enclosure along the street with buildings placed immediately adjacent to the street/sidewalk. A street wall has a “void” if there is a surface parking lot or service area adjacent to the sidewalk/street.

T U

Utility Compatible Trees

Are trees that are single trunk trees in order to minimize potential conflict with overhead utility lines and pedestrians.

V W X Y Z

**Markham Street Neighborhood
Specific Plan**

ATTACHMENTS

APPROVED

March 10, 2015

Ordinance #O-15-28

Table of Contents

- A-1: Neighborhood Regulating Plans – Markham Street Neighborhood
- A-2: Markham Street Neighborhood Illustrative Vision Plan
- A-3: Recommended Street Cross Sections
- A-4: Palette of Open Space Types
- A-5: Development Review Process Flow Chart
- A-6: Planting List (Approved Tree List in the Old Conway Design Overlay District Pattern Book)

A-1: Regulating Plan



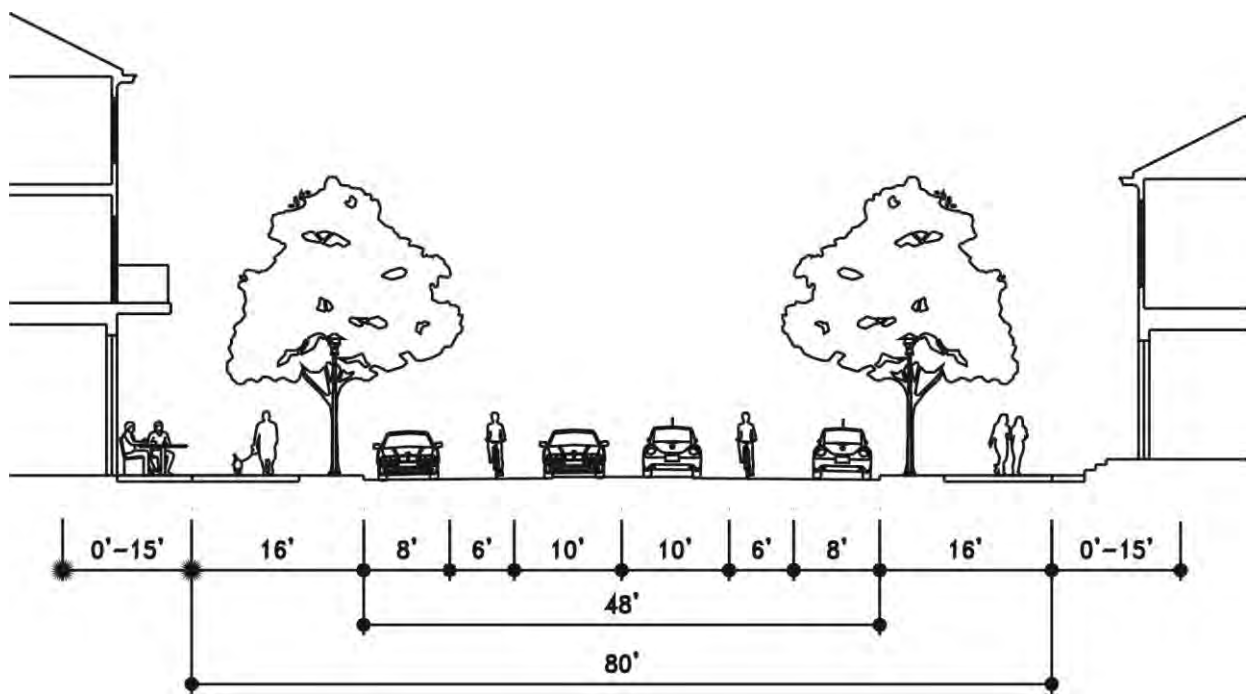


Attachment A-3

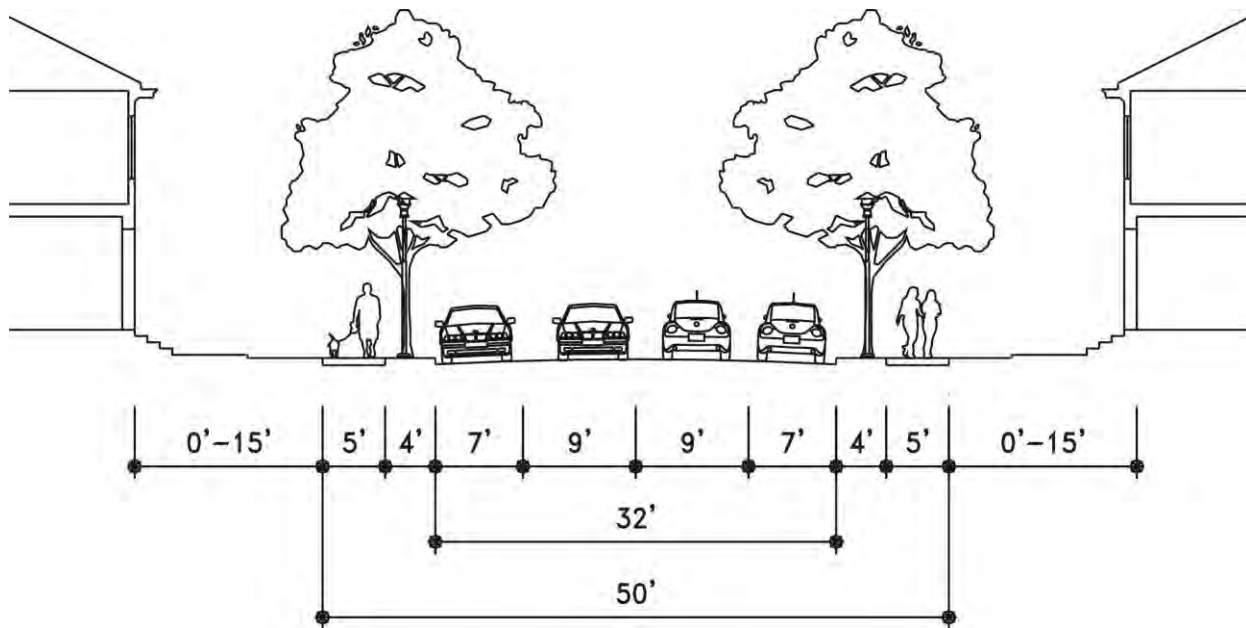
Recommended Street Cross Sections

The following street cross sections are established for the Street Types as established in Neighborhood Regulating Plan for Markham Street. The cross sections (including vehicular lane and on-street parking configurations, street tree placement, etc.) may be adjusted to fit existing contexts or other development contexts consistent with the vision for the Neighborhood with the approval of the City Engineer. In addition, the proposed cross sections may be adjusted to meet the needs of the Uniform Fire Code as adopted by the City.

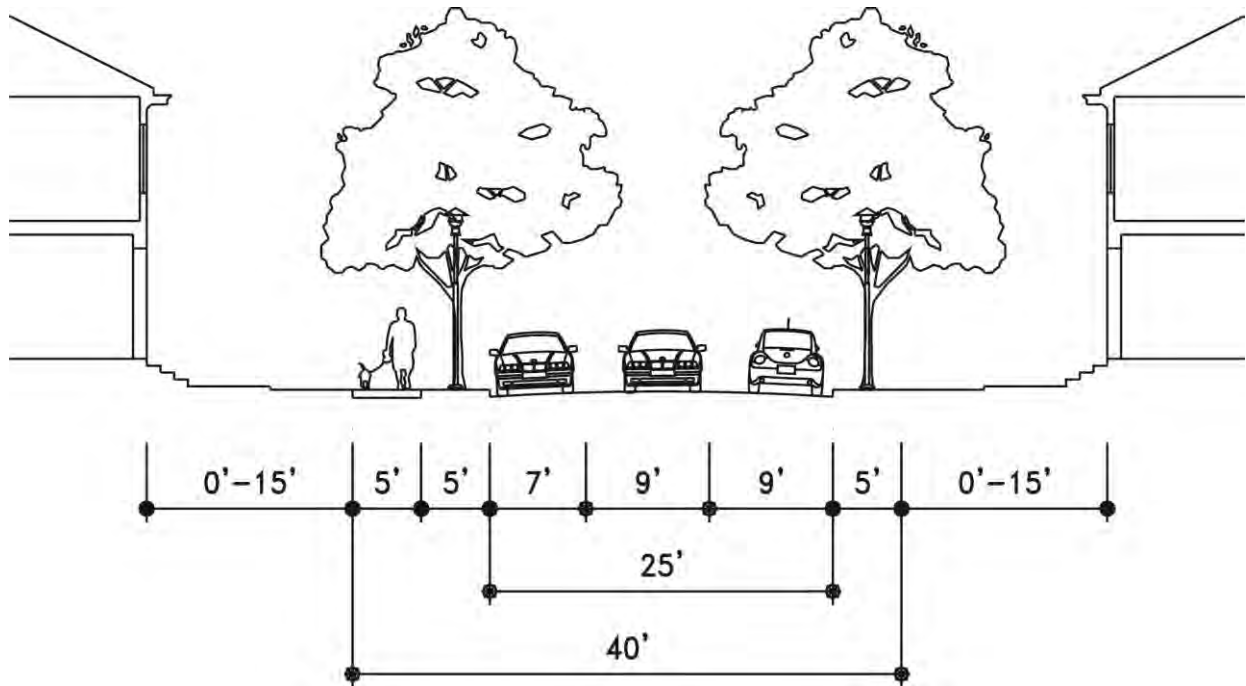
Green Street:



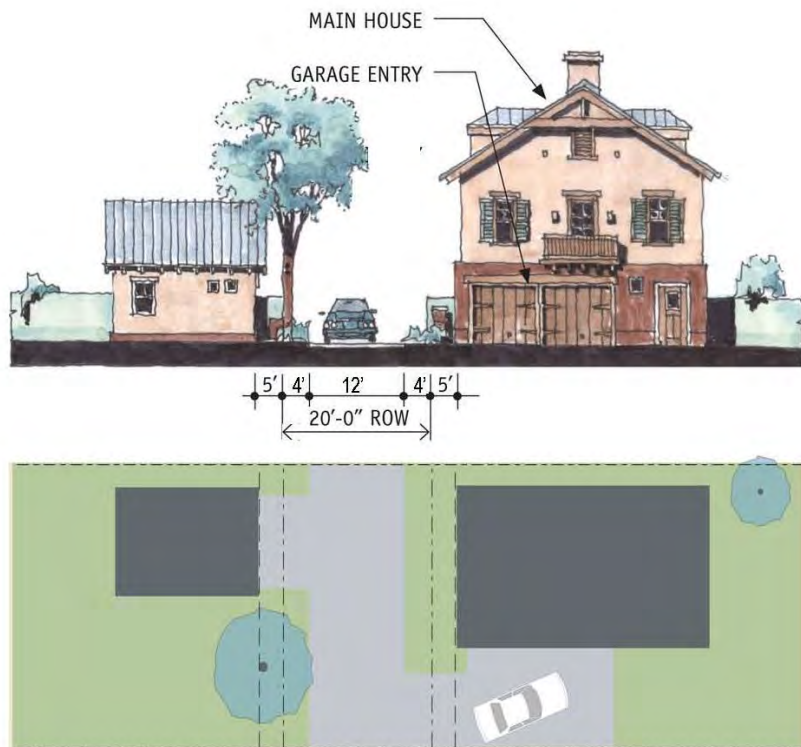
Mixed-Use Street:



Neighborhood Street:



Residential Alley:



Commercial Alley:



Attachment A-4

Open Space Types and Standards

The Open Space Types and Standards contained herein shall be used as a guide to fulfill the required and recommended Open Space requirements of Section 10. These open space types may be Public or Private Common Open Spaces. The following section provides a description of these open space types including the design context and criteria consistent with the Vision for the Markham Street Neighborhoods.

1. Public Open/Civic Space Types

(a) Pocket Park Standards



Pocket Parks are small scale public urban open spaces intended to provide recreational opportunities where (publicly accessible/park) space is limited. Typically, pocket parks should be placed within the Civic Mixed Use Zone. They are often located between buildings and developments; on single vacant lots; and on small irregular pieces of land. Low maintenance landscaping and facilities is recommended in order to support multiple pocket parks in a park system.

Development may include pavilions, picnic tables, small performance stage, seating areas, gathering areas, family play areas, gazebos, small game areas, small community gardens, dog parks, and interactive art. Shade and lighting is desired.

Typical Characteristics

General Character

Small urban open space responding to specific user groups and space available.

Range of character can be for intense use or aesthetic enjoyment. Low maintenance is essential.

Location and Size

0.25 – 1.99 acres

Within walking distance of either a few blocks or up to a ¼ mile of residences

Typical Uses

Varies per user group

(b) **Green Standards**



A Green is a public urban open space available for civic purposes, commercial activity, unstructured recreation and other passive uses. Greens shall primarily be naturally landscaped with many shaded places to sit. Open lawn areas shall encourage civic gathering. Appropriate paths, civic elements, fountains or open shelters may be included and shall be formally placed within the Green.

A Green shall be adjacent to a public right of way and be spatially defined by buildings which shall front onto and activate this space.

Typical Characteristics

General Character

Open space

Spatially defined by street and building frontages and landscaping

Lawns, trees and shrubs naturally disposed

Open shelters and paths formally disposed

Location and Size

0.25 – 4 acres

Minimum width – 25'

Minimum pervious cover – 80%

Minimum perimeter frontage on public right of way – 50%

Typical Uses

Unstructured recreation

Casual seating

Commercial and civic uses

No organized sports

(c) **Square Standards**



A square is a public urban open space available for civic purposes, commercial activity, unstructured recreation and other passive uses. The square should have an urban, formal character and be defined by the surrounding building frontages and adjacent tree-lined streets. All buildings adjacent to the square shall front onto the square. Adjacent streets shall be lined with appropriately scaled trees that help to define the square.

The landscape shall consist of lawns, trees, and shrubs planted in formal patterns and furnished with paths and benches. Shaded areas for seating should be provided. A civic element or small structure such as an open shelter, pergola, or fountain may be provided within the square.

Typical Characteristics

General Character

Formal open space

Spatially defined by buildings and tree-lined streets.

Open shelters, paths, lawns, and trees formally arranged

Walkways and plantings at all edges

Abundant seating opportunities

Location and Size

0.25 – 4 acres

Minimum width – 25'

Minimum pervious cover – 60%

Minimum perimeter frontage on public right of way – 60%

Located at important intersections

Typical Uses

Unstructured and passive recreation – no organized sports.

Community gathering

Occasional commercial and civic uses

(d) **Plaza Standards**



A plaza is a public urban open space that offers abundant opportunities for civic gathering. Plazas add to the vibrancy of streets within the more urban zones and create formal open spaces available for civic purposes and commercial activity. Building frontages shall define these spaces.

The landscape should have a balance of hardscape and planting. Various types of seating should be provided from planter seat walls, to steps, to benches, to tables, and chairs. Trees should be provided for shade. They should be formally arranged and of appropriate scale. Plazas typically should be located at the intersection of important streets. A minimum of one public street frontage shall be required for plazas.

Typical Characteristics

General Character

Formal open space

A balance of hardscape and planting

Trees important for shade

Spatially defined by building frontages

Location and Size

0.1 – 1 acre

Minimum width – 30'

Minimum pervious cover – 20%

Minimum perimeter frontage on public right of way – 25%

Located at important intersections, at vista termini, or at entrances to public/civic buildings

Typical Uses

Commercial and civic uses

Formal and casual seating

Tables and chairs for outdoor dining

Retail and food kiosks

(e) **Pocket Plaza Standards**



A pocket plaza is a small scale public urban open space that serves as an impromptu gathering place for civic, social, and commercial purposes. The pocket plaza is designed as a well-defined area of refuge separate from the public sidewalk. It is frequently located in a building supplemental zone next to the streetscape.

These areas contain a lesser amount of pervious surface than other open space types. Outdoor dining with café tables and chairs, water features, public art and other shaded amenities are appropriate uses.

Typical Characteristics

General Character

Formal open space for gathering

Defined seating areas

Refuge from the public sidewalk

Spatially defined by the building configuration

Location and Size

Min. 300 s.f.

Min. width – 15' / Max. width 20'

Minimum pervious cover –10 %

Minimum perimeter frontage on public right of way – 25%

Located at important intersections, at vista termini, or at entrances to public/civic buildings

Typical Uses

Civic and commercial uses

Formal and casual seating

(f) **Pedestrian Passage (Paseo) Standards**



Pedestrian passages or paseos are linear public urban open spaces that connect one street to another at through-block locations. Pedestrian passages create intimate linkages through buildings at designated locations. These wide pathways provide direct pedestrian access to residential or other commercial addresses and create unique spaces for frontages to engage and enter off of. Pedestrian passages allow for social and commercial activity to spill into the public realm.

Pedestrian passages should consist of a hardscape pathway with pervious pavers activated by frequent entries and exterior stairways. The edges may simply be landscaped with minimal planting and potted plants. Shade is required for the success of the paseo.

Typical Characteristics

General Character

Hardscape pathway with pervious pavers

Defined by building frontages

Frequent side entries and frontages

Shade Required

Minimal planting and potted plants

Maintain the character of surrounding buildings

Standards

Min. Width 15 feet

Typical Uses

Pedestrian connection and access

Casual seating

(g) **Multi-Use Trail Standards**



A multi-use trail is a linear public urban open space that accommodates two or more users on the same, undivided trail. Trail users could include pedestrians, bicyclists, skaters, etc. A trail frequently provides an important place for active recreation and creates a connection to regional paths and biking trails.

Trails within greenways or neighborhood parks shall be naturally disposed with low impact paving materials so there is minimal impact to the existing creek bed and landscape.

Pedestrian amenities add to recreational opportunities, particularly in an urban setting. These include drinking fountains, scenic view posts, fitness stations, and directional signs, and may be spread along the trail or grouped in a trailhead area.

Typical Characteristics

General Character

Multi-use trail in Neighborhood Park:

Naturally disposed landscape

Low impact paving

Trees lining trail for shade

Appropriately lit for safety

Formally disposed pedestrian furniture, landscaping and lighting

Multi-use trail along Forest Ridge Dr.:

Paved trail with frequent gathering spaces and regular landscaping.

Standards

Min. Width 12 feet

Typical Uses

Active and passive recreation

Casual seating

(h) **Family-friendly Play Area Standards**



Family-friendly play areas are areas within urban open spaces that are conducive to the recreational needs of families with children. Family-friendly play areas range in style from urban pocket parks within mixed use developments to playscapes within neighborhood parks.

These play areas should serve as quiet, safe places -- protected from the street and typically located where children do not have to cross major streets to access. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Shaded areas and seating shall be provided for ease of supervision.

Playscape equipment and design must be reviewed and approved by the City prior to installation. The need for fencing depends on the surrounding environment.

A larger playground may be incorporated into a neighborhood park, whereas a more intimate family oriented design may be incorporated into a pocket park.

Typical Characteristics

General Character

Focused toward family-friendly needs

Fencing depends on surroundings

Open shelter

Shade and seating provided

Play structure, interactive art or fountains

Standards

Min. Size 300 sq.ft.

Max. Size N/A

As described by open space type in which playground is located

Protected from traffic

No service or mechanical equipment

Typical Uses

Active and passive recreation

Unstructured recreation

Casual seating

2. Private Common Open Space Types

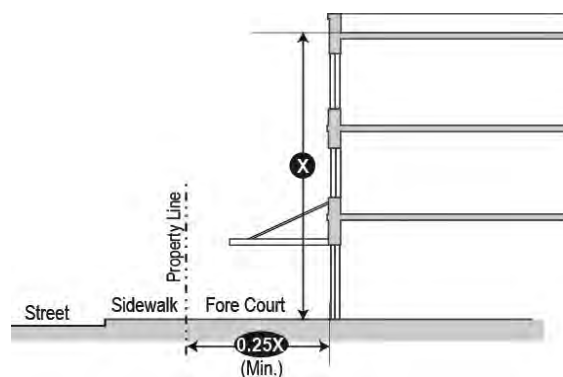
(a) Forecourt Standards



Forecourt is a small scale private common open space surrounded on at least two sides by buildings. A forecourt is typically a building entry providing a transition space from the sidewalk to the building. The character serves as a visual announcement of the building to visitors with additional amenities such as signage, water features, seating, planting, etc.

Forecourts should be laid out proportionate to building height with a 1:4 (min.) ratio (see figure below). In order to offset the impact of taller buildings, the detail of the forecourt level should seek to bring down the relative scale of the space with shade elements, trees, etc.

The hardscape should primarily accommodate circulation. Seating and shade are important for visitors. Trees and plantings are critical to create a minimum of 30% pervious cover and offset the effect of the urban heat island.



Typical Characteristics

General Character

Small scale private common open space

Defined by buildings on at least 2 sides with connection to public sidewalk

Size of court should be proportionate to building height

Hardscape should accommodate entry circulation

Trees and plants are critical

Enhance the character of surrounding buildings

Standards

Min. Width 25'

Minimum Size Depth: Based on building height ratio;
Width: min. of 50% of the building's frontage along that street

Minimum pervious cover – 30%

Typical Uses

Building Entry Circulation

Visual building announcement

(b) **Courtyard Standards**



Courtyards are small scale private common open spaces surrounded on at least three sides by buildings with a pedestrian connection to a public sidewalk. Courtyards maintain the character and style of the surrounding buildings.

Courtyards should be laid out proportionate to building height between 1:1 and 2:1 ratio. In order to offset the impact of taller buildings, the detail of the courtyard level should seek to bring down the relative scale of the space with shade elements, trees, etc. Transition areas should be set up between the building face and the center of the court.

The hardscape should accommodate circulation, gathering, seating, and shade. Trees and plantings are critical to create a minimum of 30% pervious cover and offset the effect of the urban heat island.

Typical Characteristics

General Character

Small scale private common open space

Defined by buildings on at least 3 sides with connection to public sidewalk

Size of court should be proportionate to building height

Hardscape should accommodate circulation, gathering, and seating.

Trees and plants are critical

Maintain the character of surrounding buildings

Standards

Min. Width 25'

Minimum Area 650 s.f.

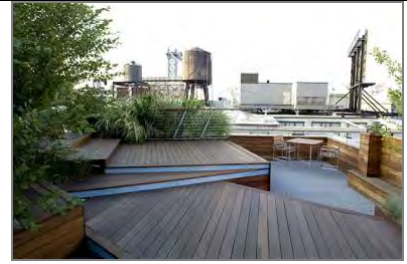
Minimum pervious cover – 30%

Typical Uses

Gathering

Casual seating

(c) **Roof Terrace Standards**



A Roof Terrace is a private common open space serving as a gathering space for tenants and residents that might not be at grade.

Up to 50% of the required private common open space may be located on a roof if at least 30 % of the roof terrace is designed as a Vegetated or Green Roof. A Vegetated or Green roof is defined as an assembly or system over occupied space that supports an area of planted beds, built up on a waterproofed surface.

Private common open space on a roof must be screened from the view of the adjacent property. The hardscape should accommodate circulation, gathering, seating, and shade.

Typical Characteristics

General Character

Small scale private common open space on roof top

Screened from view of adjacent property

Vegetated portion critical

Hardscape should accommodate gathering, seating, shade

Provides common open space that might not be available at grade

Standards

Min. Area 50% of the roof top

Planted area – 30% min.

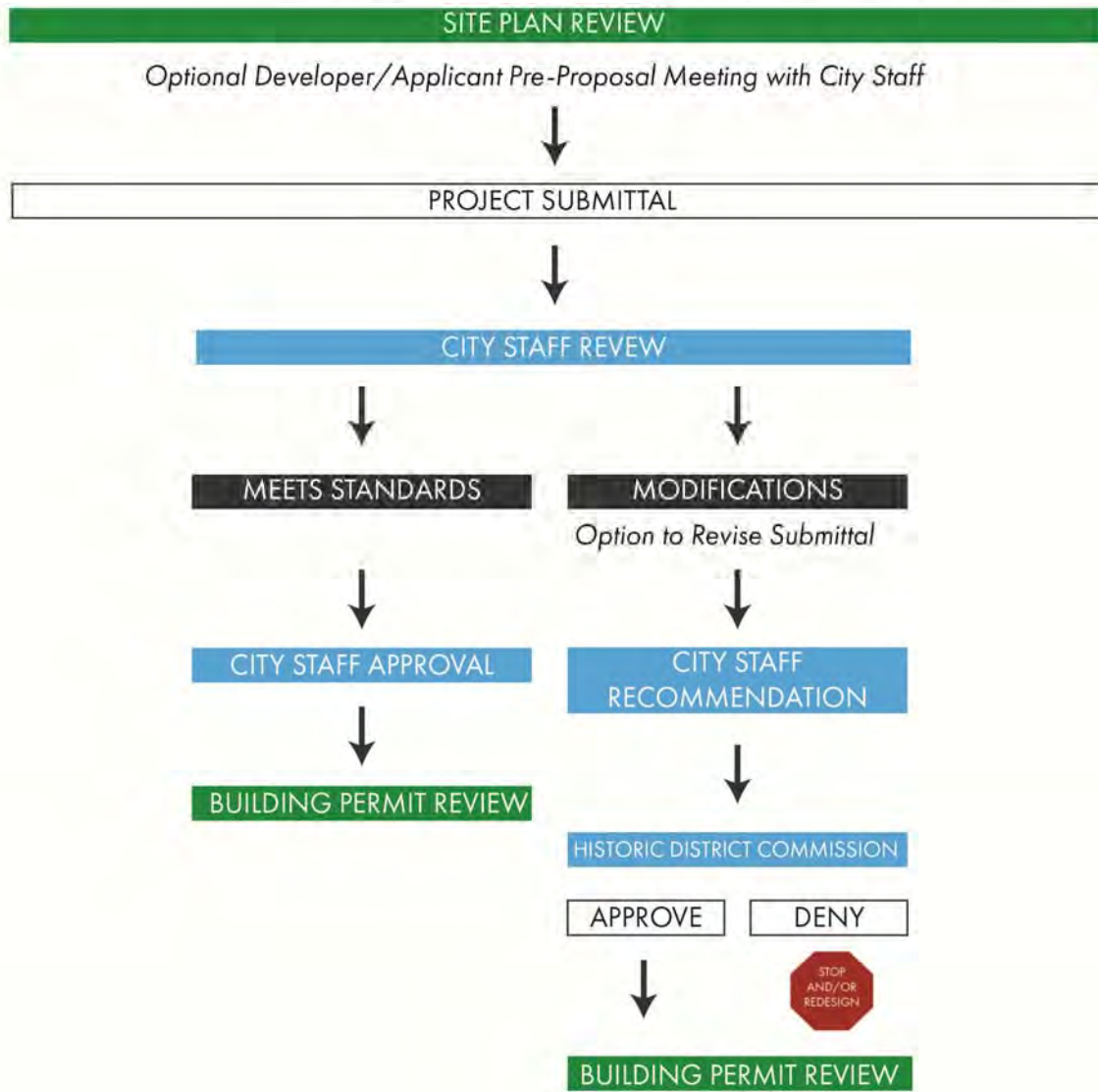
Typical Uses

Gathering for tenants and residents

Green Roof

Attachment A-5

**Site Plan and Development Review Process
Conway, Markham Street Neighborhood**



Attachment A-6

Planting List

Approved Tree List

It is suggested, but not required, that materials used to meet the standards for plantings within open spaces be from this list.

New landscape plantings need to become well established before they become effectively drought tolerant. Therefore, it is imperative that new plantings receive food follow-up care until they are established.

Deciduous Canopy Trees

| | |
|-------------------------|----------------------|
| Acer rubrum species | Red Maple |
| Acer saccharum species | Sugar Maple |
| Aesculus spp. | Buckeye |
| Betula nigra | River Birch |
| Carya illinoensis | Pecan |
| Carya spp. | Hickories |
| Catalpa speciosa | Northern Catalpa |
| Celtis occidentalis | Hackberry |
| Diospyros virginiana | Persimmon |
| Fagus grandifolia | American Beech |
| Fraxinus americana | White Ash |
| Fraxinus pennsylvanica | Green Ash |
| Ginkgo biloba | Ginkgo Tree |
| Gymnocladus dioicus | Kentucky Coffeetree |
| Juglans nigra | Black Walnut |
| Liquidambar styraciflua | Sweetgum |
| Liriodendron tulipifera | Tuliptree |
| Magnolia acuminata | Cucumbertree |
| Nyssa sylvatica | Blackgum |
| Platanus acerifolia | London Planetree |
| Platanus occidentalis | Sycamore |
| Prunus serotina | Black Cherry |
| Quercus acutissima | Sawtooth Oak |
| Quercus alba | White Oak |
| Quercus coccinea | Scarlet Oak |
| Quercus falcata | Southern Red Oak |
| Quercus lyrata | Overcup Oak |
| Quercus macrocarpa | Bur Oak |
| Quercus michauxii | Swamp Chestnut Oak |
| Quercus muehlenbergii | Chinkapin Oak |
| Quercus nigra | Water Oak |
| Quercus nuttalli | Nuttall Oak |
| Quercus pagoda | Cherrybark Oak |
| Quercus palustris | Pin Oak |
| Quercus phellos | Willow Oak |
| Quercus prinus | Chestnut Oak |
| Quercus rubra | Northern Red Oak |
| Quercus shumardii | Shumard Oak |
| Quercus stellata | Post Oak |
| Quercus velutina | Black Oak |
| Salix babylonica | Weeping Willow |
| Sassafras albidum | Sassafras |
| Taxodium distichum | Baldcypress |
| Tilia americana | American Linden |
| Tilia cordata | Littleleaf Linden |
| Ulmus parvifolia | Chinese/Lacebark Elm |
| Zelkova serrata | Japanese Zelkova |
| Robinia pseudoacacia | Black Locust |

Deciduous Understory Trees

| | |
|---------------------------------|------------------------|
| Acer buergerianum | Trident Maple |
| Acer ginnala | Amur Maple |
| Acer palmatum | Japanese Maple |
| Acer pensylvanicum | Striped Maple |
| Acer spicatum | Mountain Maple |
| Aesculus pavia | Red Buckeye |
| Amelanchier arborea | Serviceberry |
| Asimina triloba | Pawpaw |
| Bumelia lycioides | Buckthorn Bumelia |
| Carpinus betulus | European Hornbeam |
| Carpinus caroliniana | Hornbeam |
| Cercis canadensis | Eastern Redbud |
| Chionanthus virginicus | Fringetree |
| Cladrastis kentukea | Yellowwood |
| Cornus florida | Flowering Dogwood |
| Cornus kousa | Kousa Dogwood |
| Cotinus obovatus | Smoketree |
| Crataegus phaenopyrum | Washington Hawthorne |
| Crataegus viridis 'Winter King' | Winter King Hawthorne |
| Franklinia alatamaha | Franklin Tree |
| Halesia carolina | Carolina Silverbell |
| Hamamelis virginiana | Witch Hazel |
| Koeleruteria paniculata | Golden Raintree |
| Magnolia x soulangiana | Saucer Magnolia |
| Malus species | Crabapple |
| Ostrya virginiana | Hophornbeam |
| Prunus 'Okame' | Okame Cherry |
| Prunus caroliniana | Caroline Cherry Laurel |
| Prunus x yedoensis | Yoshino Cherry |
| Rhus copallina | Shining Sumac |
| Rhus typhina | Staghorn Sumac |
| Styrax spp. | Snowbel |
| Symplocos tinctoria | Sweetleaf |
| Syringa reticulata | 'Ivory Sue' Lilac Tree |

Evergreen Canopy Trees

| | |
|---------------------------|------------------------|
| Abies concolor | White Fir |
| Cryptomeria japonica | Japanese Cryptomeria |
| Cupressocyparis leylandii | Leyland Cypress |
| Juniperus scopulorum | Rocky Mountain Juniper |
| Juniperus virginiana | Eastern Red Cedar |
| Magnolia grandiflora | Southern Magnolia |
| Picea abies | Norway Spruce |
| Picea pungens | Colorado Spruce |
| Pinus bungeana | Lacebark Pine |
| Pinus echinata | Shortleaf Pine |
| Pinus nigra | Austrian Pine |
| Pinus strobus | White Pine |
| Pinus taeda | Loblolly Pine |
| Pinus thunbergii | Japanese Black Pine |
| Pinus virginiana | Virginia Pine |
| Thuja plicata | Western Red Cedar |
| Tsuga canadensis | Canadian Hemlock |
| Tsuga caroliniana | Carolina Hemlock |

Evergreen Understory Trees

| | |
|-----------------------------|-------------------------|
| Ilex opaca species | American Holly |
| Ilex latifolia | Lusterleaf Holly |
| Ilex x 'Nellie R. Stevens' | Nellie R. Stevens Holly |
| Ilex x attenuata 'Fosteri' | Foster's Holly |
| Ilex x attenuata 'Savannah' | Savannah Holly |
| Magnolia virginiana | Sweetbay |
| Prunus caroliniana | Cherry Laurel |