



Capitol Zoning District Commission State of Arkansas



Revised Setback Requirements (final)

General Standards, p.12 (to insert at the end of "Definitions")

Setback The required yard, unenclosed from its lowest portion to the sky, from the property line to the nearest finished vertical surface of the main structure, not including the ordinary projection of architectural elements such as chimneys, eaves, sills, cornices or ornamental features. The Commission, with review, may reduce a required setback by 25% in cases where a lot is smaller than what is typical for the Area, is not accessible from an alley, or is otherwise irregular due to its shape or platting.

General Standards, p.9

Mansion Area Zones

Zones	"M" Residential	"N" Neighborhood Residential & Commercial	"O" General Business
Front Yard SB	25' min, landscaped no parking ⁴	25' min, landscaped no parking ⁴	Mandatory build-to-sidewalk
Side Yard SB	min. 10% of lot's avg width, but never less than 5' from an adjoining property	min. 10% of lot's avg width, but never less than 5' from an adjoining property	5' max, if any
Rear Yard SB	25' min.	25' min.	5' max, if any
Min. Lot Area/D.U.	2500 S. F./ D. U.	2500 S. F./ D. U.	1200 S. F./ D. U.
Min. Lot Area/D.U. w/ review	1200 S. F./ D. U.	1200 S. F./ D. U.	1200 S. F./ D. U.
Max. F. A. R. ¹	1.1 : 1.0	1.5 : 1.0	1.5 : 1.0
Maximum Height	2.5 stories or 35' (whichever is less)	3 stories or 45' (whichever is less)	3 stories or 45' (whichever is less)
Permitted Uses ²		Professional Office	Professional Office Quiet business
Conditional Uses ²	Quiet Business ³ Professional Office ³ General Office ³	Community Facilities III General. office Quiet business Consumer goods & services ³	Community Facilities III General Office Hotel, motel, & amusement Consumer goods & services

Single-Family and Two-Family Residential are permitted use groups throughout the Mansion Area.

Multifamily Residential and Community Facilities I & II are conditional use groups throughout the Mansion Area.

¹ See The General Standards for F.A.R. definition

² See CZDC General Standards, "Use groups" Section for specific uses allowed within each use group category.

³ When the preservation of a historic commercial or civic type building is involved.

⁴ The setback may be less than 25' up to a minimum of 15' where historic precedence exists on the block.