

**DEPARTMENT OF PLANNING AND DEVELOPMENT  
HILLCREST DESIGN OVERLAY DISTRICT RESIDENTIAL  
HANDOUT FOR BUILDING PERMIT APPLICATIONS:**



**APPLICANT SUBMITTALS CHECKLIST:**

Survey requirements for additions or new structures. Survey must show:

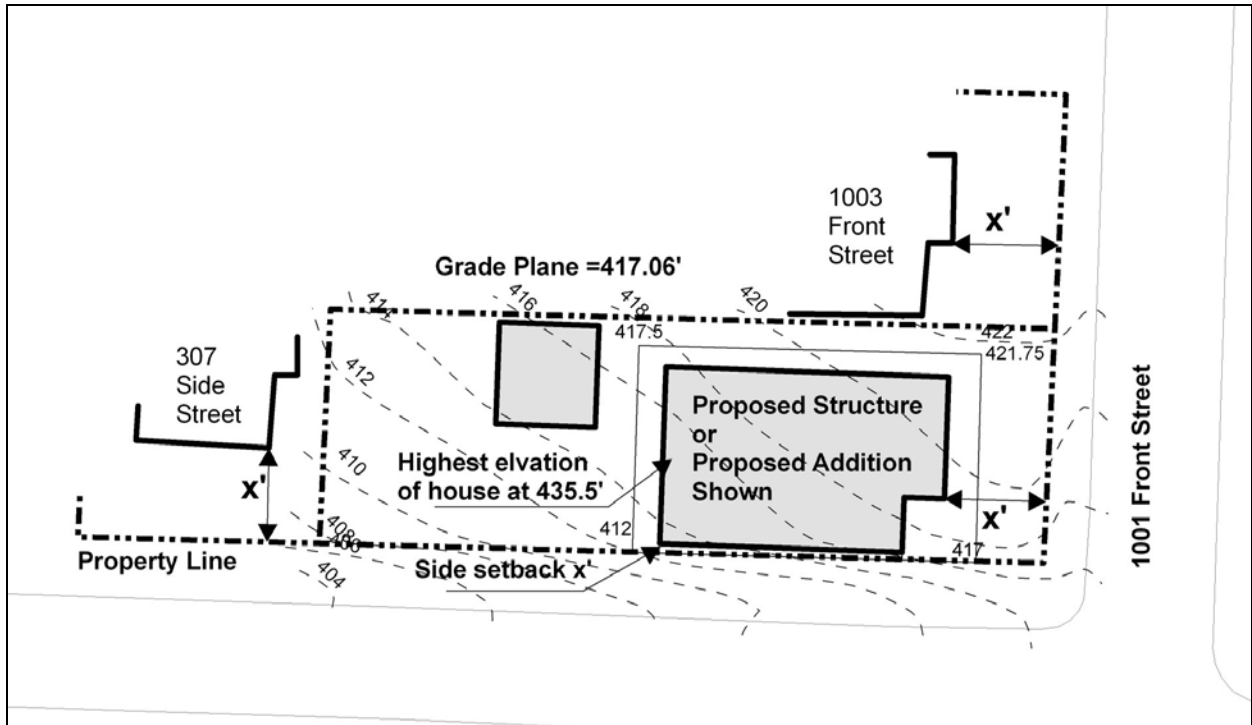
- Additional setback information is required. On structures located in mid-block, dimensions shall be noted on adjoining structure's front setbacks with partial buildings graphically shown. On structures located on the corner of blocks, dimensions shall be noted on adjoining structure's street side setbacks with partial buildings graphically shown.
- Finished topographical lines for entirety of lots.
- Proposed outlines of structure(s).
- Average grade plane elevation noted.
- Average grade plane graphically shown as measured six feet from footprint or property line (whichever is less).
- Note highest existing or proposed ridgeline elevation.
- Elevations of proposed structure or additions, showing exposed foundation walls.

**INTERPRETATION OF ORDINANCE:**

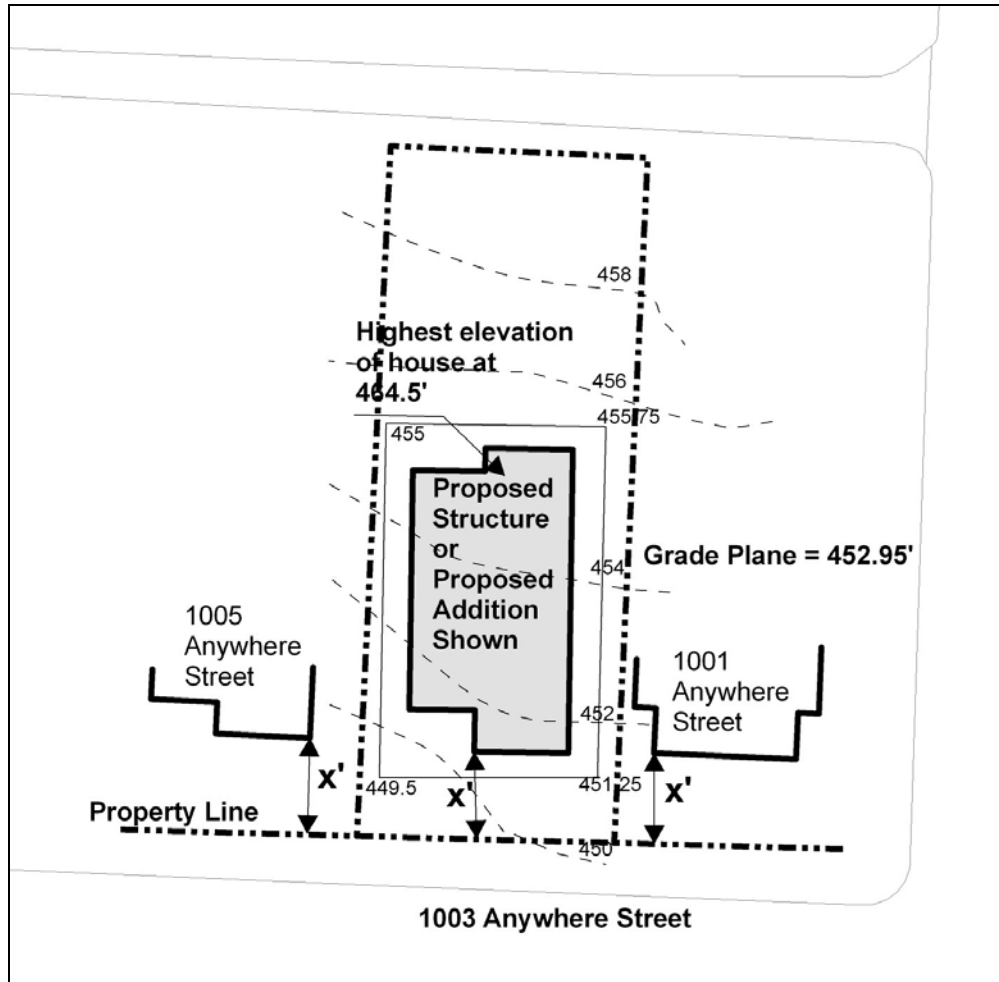
- 1) When calculating Floor Area Ratio (FAR):
  - a) Do not include unenclosed porches.
  - b) Do not include carports that are open on at least two sides.
  - c) Include attached garages.
  - d) You must count attached unfinished spaces, such as storage spaces and above ground basements at 50%. If there is an inside stairway to an attic or basement, that counts as storage space.
- 2) How to measure front yard setback on existing or proposed structures: The measurement is from 12" above grade on the closest vertical surface measured to the front property line. 12" up on the building may be the second step, a porch, or a wall of house, etc.; whichever point is closest to the street.
- 3) Average front yard setback is calculated by averaging the two adjoining structure's setbacks for those structures in mid-block. 10% of that average is the range in which the front setback of the proposed structure or front addition shall fall.
- 4) Front yard setbacks: If adjoining structures are encroaching in the 15' front setback or the average is encroaching in the 15' front setback, the proposed structure or front addition must be built at the 15' front setback line.
- 5) If the house is on a corner lot, the following applies:
  - a) The front setback shall be within 10% variation of the adjoining principal structure and the side yard setback shall be within 10% variation of the adjoining principal structure.
  - b) Additions to the rear of the structure shall conform to the 10% variation rule for side yard setbacks.
- 6) An addition to the side of the structure on an interior lot line that does not extend in front of the main wall of the house shall not be subject to the front yard setback 10% variation rule.

**ADMINISTRATION:**

- 1) If the proposed improvement meets all Hillcrest DOD requirements but still needs a Board of Adjustment hearing, it goes to the Board of Adjustment. This applies only to fencing and possibly signage.
- 2) Permits may not be issued on the same day that they are received. Allow 1-2 days for processing and approval. The zoning desk will collect all information and fill out the checklist when that application is submitted.
- 3) Building permits for interior work only, routine repairs and maintenance shall not be subject to the Hillcrest DOD.



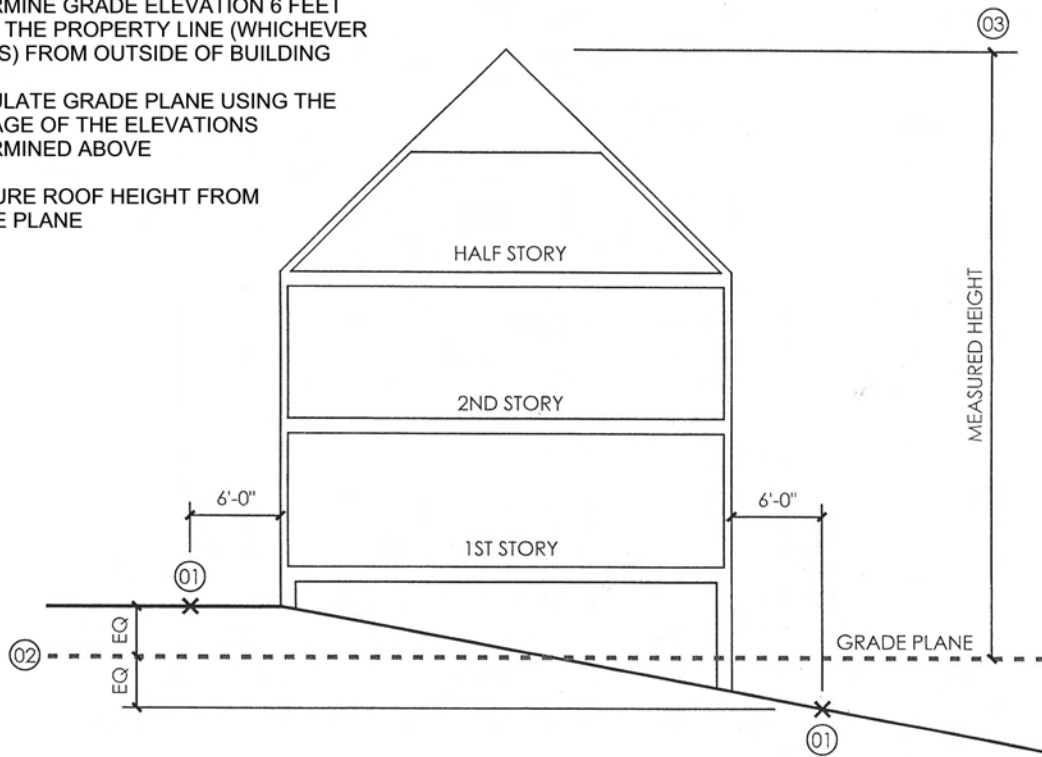
Examples Of Additional Information To Be Included On Surveys For The Hillcrest DOD.  
Actual elevation numbers will vary.



Examples Of Additional Information To Be Included On Surveys For The Hillcrest DOD.  
Actual elevation numbers will vary.

## GRADE PLANE DETERMINATION

- ① DETERMINE GRADE ELEVATION 6 FEET OR TO THE PROPERTY LINE (WHICHEVER IS LESS) FROM OUTSIDE OF BUILDING
- ② CALCULATE GRADE PLANE USING THE AVERAGE OF THE ELEVATIONS DETERMINED ABOVE
- ③ MEASURE ROOF HEIGHT FROM GRADE PLANE



How to calculate the Grade Plane Elevation for the Hillcrest DOD.

**DEPARTMENT OF PLANNING AND DEVELOPMENT  
HILLCREST DESIGN OVERLAY DISTRICT RESIDENTIAL  
ZONING COMPLIANCE CERTIFICATE**



ADDRESS: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_ FLOODPLAIN DISTRICT: YES NO

PROPOSED USE: \_\_\_\_\_ EASEMENT CLEARANCE: APPROVED OR DENIED

REG CHART	BLDG HEIGHT	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	MSP	PLATTED BLDG LINE	MIN SEP
PRINCIPAL STRUCTURE	39	to					
PROPOSED							
ACCESSORY STRUCTURE	39	60					
PROPOSED							

Source?

NUMBER OF STORIES OF STRUCTURE: (1, 2 or 2.5) \_\_\_\_\_

FAR SCALE MULTIPLIERS (<8,000 sf lot - .37, .50, .55) (>8,000 - .37, .50, .50) \_\_\_\_\_ %

LOT SIZE: **X** \_\_\_\_\_ SF

MAX BUILDING SF: \_\_\_\_\_ SF

PROPOSED PRINCIPAL BUILDING SF FROM PLAN: \_\_\_\_\_ SF

MAX LOT COVERAGE: (<4,500 sf lot - .60) (>4,500 sf lot - .50) \_\_\_\_\_ SF

PROPOSED LOT COVERAGE: (all structures under roof – footprint only) \_\_\_\_\_ SF

FRONT YARD SETBACKS: (10% variation of average depth of two adjacent houses) (shall show side houses on survey) \_\_\_\_\_ FEET

REAR YARD SETBACK COVERAGE (MAX 40% for accessory structures): \_\_\_\_\_ %

GRADE PLANE ELEVATION: (shall show finished topo on plan Average finished ground level 6' out from building) \_\_\_\_\_ FEET

BUILDING HEIGHT AS MEASURED FROM GRADE PLANE: (measure from grade plane elevation to highest ridge of roof) \_\_\_\_\_ FEET

CIRCLE THIS LINE IF INTERIOR REMODEL ONLY:

\_\_\_\_\_ APPLICATION IS DENIED (See discrepancies indicated in red above.)

\_\_\_\_\_ APPLICATION IS APPROVED.

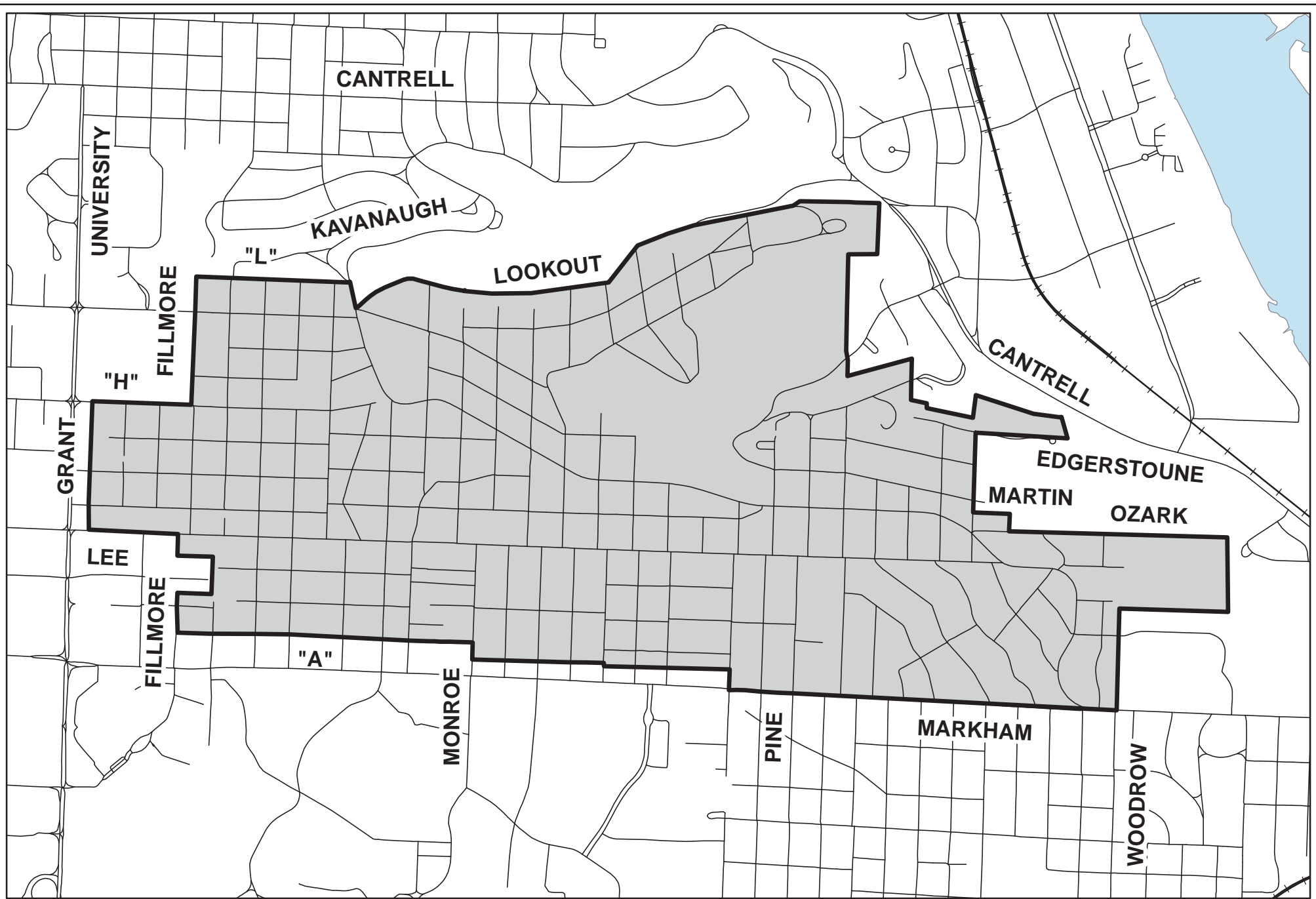
ZONING OFFICER: \_\_\_\_\_ DOD INITIALS : \_\_\_\_\_ DATE: \_\_\_\_\_

I hereby certify that the data submitted on or with the application is true and correct. Also, I have read and I understand the Hillcrest Design Overlay District. Any deviation from information contained hereon unless approved by the Zoning Official will render this permit null and void.

\_\_\_\_\_  
Signature of Contractor, Owner or Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Phone



The data contained herein was compiled from various sources for the sole use and benefit of the Pulaski Area Geographic Information System (PAGIS) and the public agencies it serves. Any use of the data by anyone other than PAGIS is at the sole risk of the user, and by acceptance of this data, the user does hereby hold PAGIS harmless and without liability from any claims, costs, or damages of any nature against PAGIS, including cost of defense arising from improper use of the data, or use by another party. Acceptance or use of this data is done without any expressed or implied warranties.



## Hillcrest DOD Boundary



The geographic data herein was taken from March 1990 Photography

**ORDINANCE NO. 20,223**

FILED 03/04/10 09:54:21  
Pat O'Brien Pulaski County Clerk

1  
2  
3 **AN ORDINANCE TO REPEAL CHAPTER 36, ARTICLE V, DIVISION 13,**  
4 **SECTION 36-434.10. THROUGH SECTION 36-434.16, KNOWN AS**  
5 **HILLCREST DESIGN OVERLAY DISTRICT; TO ADOPT NEW**  
6 **LANGUAGE FOR CHAPTER 36., ARTICLE V, DIVISION 8, SECTION**  
7 **36-434.10. THROUGH SECTION 36-434.16. TO BE KNOWN AS THE**  
8 **HILLCREST DESIGN OVERLAY DISTRICT; AND FOR OTHER**  
9 **PURPOSES.**

10  
11 **WHEREAS**, as the Planning Staff, the Hillcrest Residents Association and the Hillcrest Merchants  
12 Association has completed a through review concerning all aspects of the Design Overlay District; and

13 **WHEREAS**, as the Little Rock Planning Commission believes it appropriate to amend the plan;

14 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY**  
15 **OF LITTLE ROCK, ARKANSAS.**

16 **Section 1.** That Chapter 36, Article V, Division 13, Section 36-434.10. through section 36-434.16  
17 inclusive, known as Design Guidelines be repealed.

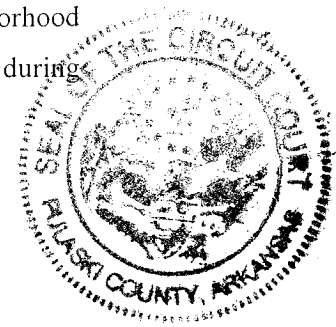
18 **Section 2.** That the following be adopted as Chapter 36, Article V, Division 13, Section 36-434.10.  
19 through section 36-434.16 to be known as HILLCREST DESIGN OVERLAY DISTRICT:

20 **DIVISION 13. HILLCREST DESIGN OVERLAY DISTRICT\***

21 **Sec. 36-434.10. Purpose and intent.**

22 The purpose of a Hillcrest design overlay district (district) is to help maintain the  
23 built environment in a neighborhood that is rich in history and architectural character and  
24 consists of both a vital residential area and a thriving commercial sector. In order to  
25 preserve and enhance those qualities, compatible design and scale of buildings, parking  
26 areas, signage, landscaping, streetscapes, and street furnishings are required such that the  
27 friendly, pedestrian-oriented, "small-town" nature of the neighborhood is continued.

28 Through additional guidelines for buildings, the district intends to prevent incompatible  
29 and poorly planned projects from having a negative impact on Hillcrest's unique  
30 character and its living and working environment. Such incompatible construction has  
31 the potential to destroy the very attributes that have attracted people to the neighborhood  
32 since its beginning as Little Rock's first "suburb" in the 1890s, and more recently during  
33 its resurgence since the 1960s.



1           **Sec. 36-434.11. Definitions.**

2           *Floor area ratio (FAR).* The total area of all enclosed spaces on all floors of the  
3 principal structure as measured to the outside surfaces of the exterior walls and including  
4 halls, stairways, elevator shafts, and attached garages divided by the area of the lot.

5           Attached unfinished spaces such as storage areas, floored attics and above-ground  
6 basements, shall be included as part of the permitted floor area at fifty (50) percent of the  
7 measured area.

8           Crawlspaces or similar spaces that must be accessed from outside the main structure,  
9 unenclosed porches, decks, and attached carports that are open on at least two sides are  
10 excluded from the permitted floor area.

11           *Grade plane.* A reference plane representing the average of finished ground-level  
12 adjoining the building at exterior walls. The reference plane shall be established by the  
13 lowest points within the area between the building and the lot line or, where the lot line is  
14 more than six (6) feet from the building, between the building and a point six (6) feet  
15 from the building. A minimum of four (4) points, each from a different side of the  
16 building, shall be used in this calculation.

17           *Lot coverage.* The area of a lot covered by a building or buildings expressed as a  
18 percentage of the total lot area. All buildings or structures that have a roof are counted  
19 toward the total. Decks, driveways, patios, arbors, trellises, and other structures that do  
20 not have a roof are not counted toward the total.

21           **Sec. 36-434.12. Application of the regulations.**

22           A. The regulations of this district shall be in addition to and shall overlay all other  
23 zoning districts and other ordinance requirements regulating the development of land so  
24 that any parcel of land lying in the overlay district shall also lie within one (1) or more of  
25 the other underlying zoning districts. Therefore, all property within this overlay district  
26 shall have requirements of both the underlying and overlay zoning districts, in addition to  
27 any other provisions regulating the development of land. In case of conflicting standards  
28 between this article and other city ordinances, the overlay requirements shall control.

29           B. These regulations shall apply to new development and redevelopment exceeding  
30 fifty (50) percent of the structure's current replacement value or expansion of existing  
31 development. These regulations shall apply to new development, expansion of existing  
32 development, when a permit is requested for exterior improvements on buildings, and  
33 private improvements located in the public right-of-way. Private improvements in the  
34 public right-of-way may include, but not limited to: awnings, benches, and flagpoles.

1 Routine repairs, maintenance, and interior alterations shall not require compliance with  
2 this section.

3 C. Uses, structures, or lots that existed on the effective date of this ordinance, July  
4 17, 2007, which do not conform to the standards and guidelines established in this  
5 division, shall be treated as nonconforming according to the provisions of article III.  
6 Nonconforming status shall not apply to construction of improvements in the public  
7 right-of-way required by the city, redevelopment, or expansion of the existing  
8 development.

9 D. The following guidelines shall apply to both residential and nonresidential types  
10 of structures. In the case of multiuse structures, the applicant shall conform to Sec. 36-  
11 434.15, the Multi-Family – Non-Residential Developments.

12 E. Churches and schools, regardless of underlying zoning shall conform to Sec. 36-  
13 434.15. Multi-Family – Non Residential Developments. All other properties which  
14 require Conditional Use Permits and Special Use Permits on residentially zoned land  
15 shall conform to Sec. 36-434.14. Single Family and Two Family Development section.

16 **Sec. 36-434.13. Overlay boundaries.**

17 The district shall include all parcels within the area bounded as follows, less that area  
18 within the Midtown DOD (chapter 36, article V, division 10):

19 Starting at the southwest corner of the Arkansas School for the Blind (with  
20 Markham), thence west along Markham to University Avenue, thence north along  
21 University Avenue to "H" Street, thence east along "H" Street to Fillmore, thence  
22 north along Fillmore Street to "L" Street, thence east along "L" Street to Kavanaugh  
23 Boulevard, thence south along Kavanaugh Boulevard to North Lookout Street, thence  
24 east along North Lookout (southern boundary of Allsop Park (north)), thence east and  
25 south along the north and west boundary of Doyle Place Addition to Allsop Park  
26 (south), thence south and west along said boundary to Cedar Hill Road, thence  
27 southwest along Cedar Hill Road to a point approximately two hundred fifty (250)  
28 feet west of Cedar Hill Circle, thence south approximately two hundred (200) feet,  
29 thence north east parallel to Oakwood Road approximately seven hundred (700) feet,  
30 thence south to a point two hundred (200) feet north of "I" Street, thence east parallel  
31 to "I" Street and Edgerstoune Lane approximately one thousand six hundred (1,600)  
32 feet, thence south approximately two hundred (200) feet to Ozark Point Water  
33 Treatment Plant, thence east, south and west along the boundary of the Ozark Point  
34 Water Treatment Plant to Arkansas School for the Blind, thence south along the



1 western boundary of the Arkansas School for the Blind to Markham the point of  
2 beginning.

3 **Sec. 36-434.14. Single Family and Two Family Developments.**

4 The residential regulations shall apply to Single Family and Two Family  
5 Developments R-2, R-3, and R-4 residential zoned land within the district boundaries.  
6 Although the overlay district does not regulate the style and character of Hillcrest  
7 housing, new construction and additions should be respectful of the prevailing styles of  
8 the neighborhood. The compatible design of housing contributes to the richness of the  
9 history and architectural character of Hillcrest.

10 A. Scale.

11 Floor-to-area ratio is abbreviated as FAR.

12 *Lot sizes of less than eight thousand (8,000) square feet.*

13 \* For residential structures with one (1) floor, the FAR shall be 0.37;

14 \* For residential structures with two (2) floors, the FAR shall be 0.50;

15 \* For residential structures with two (2) or more floors, i.e. built-out attics, the FAR shall  
16 be .55.

17 *Lot sizes of eight thousand (8,000) square feet or more.*

18 \* For residential structures with one (1) floor, the FAR shall be 0.37;

19 \* For residential structures with more than one (1) floor, the FAR shall be 0.50.

20 The purchase of an adjoining lot shall not allow a proportionate increase in the size of the  
21 building in all cases. For the purposes of computing the FAR, lot sizes of more than ten  
22 thousand (10,000) square feet shall use a maximum lot size in the calculations of ten  
23 thousand (10,000) square feet. Any lot of record or any combination of lots creating a  
24 zoning lot of record exceeding ten thousand (10,000) square feet in existence at the time  
25 of the adoption of this section shall have an FAR as described for lots exceeding eight  
26 thousand (8,000) square feet.

27 B. *Mass.* Maximum lot coverage for all structures under roof shall not exceed fifty  
28 (50) percent. For lots of four thousand five hundred (4,500) SF or less, maximum lot  
29 coverage for all structures under roof shall not exceed sixty (60) percent.

30 C. *Setbacks.* All setbacks shall be as required for the zoning district, except as  
31 follows:

- 32 1. The minimum front yard setback for new principal structures or additions to  
33 principal structures in the R-2, R-3, and R-4 zoning districts shall be fifteen (15)  
34 feet in all instances.

- 1           2. Front yard and side yard setbacks on existing and proposed buildings shall be  
2           measured from twelve (12) inches above grade on the closest vertical surface  
3           measured to the property line.
- 4           3. Front yard setbacks for structures on interior lots: The front yard setback for the  
5           principal structure shall be aligned with the average of the current setbacks of the  
6           adjoining residential structures within ten (10) percent variance, but no structure  
7           may be within the minimum fifteen (15) foot front setback as established in this  
8           section.
- 9           4. If adjoining structure(s) or the average of the adjoining structure(s) is  
10          encroaching into the minimum fifteen (15) foot front yard setback as set forth in  
11          this section or the minimum street side yard setback as stated elsewhere in this  
12          Chapter, the building shall be built to the minimum front yard and/or the street  
13          side yard setback line.
- 14          5. Additions to the side of a principal structure on an interior lot line shall not be  
15          subject to the front yard setback 10% variance rule if the addition does not extend  
16          in front of the main wall of the existing structure towards the front property line.
- 17          6. Front and street side yard setbacks for structures on corner lots: The front yard  
18          setback shall be within 10% of the adjoining residential principal structure and  
19          the street side yard setback shall be within 10% of the adjoining residential  
20          principal structure but no structures shall be built within the minimum front or  
21          side yard setbacks.
- 22          7. Additions to the rear of the principal structure on a corner lot shall not be subject  
23          to the side yard setback 10% variation rule if the addition does not extend in front  
24          of the main wall of the structure towards the street side property line.
- 25          8. When determining front or side yard setbacks on a structure that is oriented  
26          differently than all other structures on the block face, the front yard setback shall  
27          be fifteen (15) feet and the side yard setback shall be 10% of the lot width not to  
28          exceed eight (8) feet.
- 29          9. Accessory Buildings setbacks and separations shall be as permitted in 36-156  
30          (Height and area exceptions).

31           D. *Accessory Building Coverage.* Accessory building coverage within the twenty-  
32           five-foot setback from the rear property line shall be no more than forty (40) percent of  
33           the area in that section.

1           E. *Building height and ridge-line elevations.* Maximum building height shall be  
2 thirty-nine (39) feet, measured from the "grade plane" to the ridge-line of the highest roof  
3 surface. In addition, new buildings and additions shall be constructed to an elevation that  
4 is within one story of the adjacent residential structures.

5           **Sec. 36-434.15. Multi-Family and Non-residential Developments.**

6           The Multi-Family and Non-residential Developments regulations shall apply to all  
7 zoning districts except R-2, R-3 and R-4 within the district, and shall apply to all  
8 churches and schools, regardless of underlying zoning within the district.

9           A. *Building form.* New and renovated buildings (more than fifty (50) percent  
10 exterior surface area altered) shall be compatible with existing scale, setbacks, and mass  
11 of the buildings in the immediate area (e.g., along Kavanaugh Boulevard most buildings  
12 have minimum setbacks from the street, whereas along Beechwood the former residences  
13 have set-backs with yards).

14           1. *Facades.* Street-level facades shall reflect the same building materials as existing  
15 commercial buildings in the one-block area adjacent to and across from the  
16 location. Predominant exterior building materials may be any standard material,  
17 except corrugated or ribbed materials, smooth-faced concrete block, tilt-up  
18 concrete panels, or prefabricated steel panels.

19           2. *Setbacks.* Setbacks from street and alley shall meet current code requirements,  
20 except setbacks may align with surrounding structures.

21                         Front-yard setbacks on Kavanaugh Boulevard between Rose Street and L  
22 Street shall not exceed ten (10) feet. A minimum of fifty (50) percent of the front  
23 facade must be constructed along this line. Front yard and side yard setback on  
24 existing and proposed buildings shall be measured from twelve (12) inches above  
25 grade on the closest vertical surface measured to the appropriate property line.

26           3. *Height.* Maximum building height shall be thirty-nine (39) feet, measured from  
27 the "grade plane" to the ridge-line of the highest roof surface or parapet wall.

28           4. *Building form.*

29                         (a) Wall projections or recesses a minimum of three (3) feet depth and a  
30 minimum of twenty (20) contiguous feet not to extend over twenty (20)  
31 percent of the facade shall be required. Arcades, display windows, entry  
32 areas or awnings shall exist along at least sixty (60) percent of the facade.

1 (b) Buildings shall maintain a distinction between upper and lower levels; any  
2 elevation greater than eighteen feet in height shall contain an architectural  
3 treatment, which visually divides the structure into "stories".

4 (c) Roof lines shall be varied with a change in height every one hundred (100)  
5 linear feet in building length. Parapets, mansard roofs, gable roofs, high  
6 roofs shall be used to conceal flat roofs and roof top equipment.

7 B. *Parking.*

8 1. *Standard parking requirements.* Parking requirements within the district shall be  
9 fifty (50) percent of that required by Article VIII. The maximum parking  
10 allowed for this district shall be the minimum standard established in Article  
11 VIII. Multi-Family developments or mixed-use developments that contain  
12 residential units must provide the minimum number of parking spaces as required  
13 in Sec. 36-502 for those residential units. All other parking for the mixed-use  
14 facility may develop at the requirements stated in this division.

15 2. *Off-site parking.* Where on-street parking is allowed it shall be credited toward  
16 the parking requirements at a rate of one (1) space per ten (10) linear feet of  
17 street frontage. Parking spaces within a common parking facility may be counted  
18 toward the parking requirements of any development. The total number of  
19 parking spaces within the common parking facility shall not be less than the sum  
20 of requirements for the various individual uses utilizing the facility.

21 3. *Parking facilities.* Surface parking shall be limited to the side and rear of  
22 structures. No parking shall be allowed in the "front-yard" setback. Surface  
23 parking is to be located behind or adjacent to a structure, never between the  
24 building and any abutting street.

25 Any parking structure shall be required to have active uses on the street level  
26 other than parking (such as quiet office, or neighborhood retail uses).

27 C. *Utilities and services.* All new developments are required to place utilities and  
28 cabled services in subterranean locations from the pole to the structure.

29 D. *Signage.* Permitted signs shall be as in section 36-553, signs permitted in  
30 institutional and office zones. On the street level, the maximum area of signage may be  
31 doubled if at least fifty (50) percent of the street-level office and retail space has direct  
32 access to the street.

33 The highest point on any commercial sign attached to the building shall not exceed  
34 the corresponding building's height.

1 \* Freestanding commercial signs may not exceed eighteen (18) feet in height.

2 \* Neon-lit signs greater than thirty (30) square feet are prohibited.

3 \* Off-premises signs are prohibited.

4 E. *Lighting.*

5 1. The purpose of this section is to regulate the intensity of exterior lighting. The  
6 intent is to prevent light from commercial developments from excessively  
7 illuminating the property in question, other properties, or the night sky.

8 2. Only light fixtures that are categorized as full cut-off (FCO) fixtures shall be  
9 permitted. The use of fully shielded (FCO) floodlights are permitted but not  
10 encouraged.

11 3. The following are specific standards for lighting intensity based upon the  
12 activities performed involved. Values are presented in allowable foot-candles  
13 (fc) maintained (measured horizontally) at grade and are to be averaged  
14 throughout the site to avoid hot spots, i.e. areas of extreme light intensity relative  
15 to the remainder of the site:

16  
17 TABLE INSET:

Land Use	Minimum	Maximum
Pedestrian areas/sidewalks	0.2 fc	1.0 fc
Building entries	1.0 fc	10.0 fc
Street lighting	0.2 fc	1.0 fc
Parking areas	2.0 fc	4.0 fc
Playgrounds		5.0 fc
Sports grounds		20.0 fc
Site perimeter		0.5 fc

18  
19  
20 4. Gas station canopies shall be illuminated at a maximum luminance of thirty (30)  
21 fc and individual fixtures shall be flush mounted or have the canopy edge below  
22 the lowest light-emitting point on the fixtures.

- 1           5. Up lighting may be used to illuminate a building, landscaping element or  
2 architectural feature, provided the lighting design has a maximum luminance of  
3 twelve (12) fc, measured in a vertical plane. Down lighting is preferred.
- 4           6. A lighting plan shall be submitted for staff review and approval prior to issuance  
5 of building permits. The plan shall contain the following information:
- 6           (a) An area lighting plan, drawn to scale, indicating all structures, parking lots,  
7 building entrances, vehicular and pedestrian traffic areas, vegetation that may  
8 interfere with lighting, and adjacent land uses that may be adversely  
9 impacted by the lighting. The plan shall contain a layout of all proposed  
10 fixtures by location, orientation, aiming direction, mounting height and type.
- 11           (b) The submission shall include, in addition to proposed area lighting, all other  
12 exterior lighting, e.g., architectural, building entrance, landscape, flagpole,  
13 sign, etc.
- 14           (c) A ten (10) foot luminance grid (point-by-point) of maintained foot-candles  
15 overlaid on the site plan plotted out to 0.0 foot-candles, which demonstrates  
16 compliance with light intensity standards.

17           **Sec. 36-434.16. Exceptions.**

18           Property, if for any reason, that cannot be developed without violating the standards  
19 of this article shall be reviewed through the planned zoning district (PZD) section of the  
20 zoning ordinance, with the intent to devise a workable development plan which is  
21 consistent with the purpose and intent of the overlay standards

22           **Secs. 36-434.17--36-434.24. Reserved.**

23           **Section 3.** That the ordinance shall take effect and be in full force from and after its passage and  
24 approval.

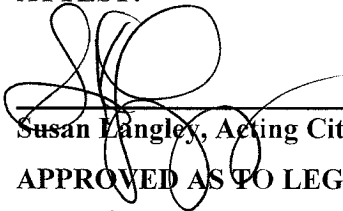
25           **Section 4. Severability.** In the event any portion of this ordinance is declared or adjudged to be  
26 invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of this  
27 ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or  
28 unconstitutional were not originally a part of this ordinance.

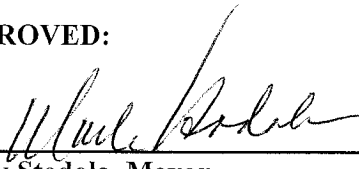
29           **Section 5. Repealer.** All ordinance and resolutions, and parts thereof, which are in conflict with any  
30 provision of this ordinance are hereby repealed to the extent of such conflict.

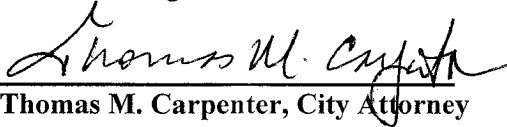
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32           **PASSED: March 2, 2010**

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1 **ATTEST:**  
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Susan Langley, Acting City Clerk

**APPROVED:**  
  
Mark Stodola, Mayor

5 **APPROVED AS TO LEGAL FORM:**  
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8 Thomas M. Carpenter, City Attorney

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