

OUTLINE OF ZONING CLASSIFICATIONS AND DESCRIPTIONS

The City of Little Rock, with the exception of the State Capitol Zoning District and the Central Little Rock Zoning Area Downtown, is divided into the following 34 zoning districts:

1. **"R-1"** - Single Family District

For large lot single family development with a minimum lot size of 15,000 square feet. This district is the least utilized of the several single family zones.

2. **"R-2"** - Single Family District

For conventional single family development with a minimum lot size of 7,000 square feet. This district is the predominant single family district within the City of Little Rock west of University and south of Asher Avenue.

3. **"R-3"** - Single Family District

For small lot single family development with a minimum lot size of 5,000 square feet. This district which permits duplexes as a conditional use is the predominant single family district north of Asher Avenue and east of University.

4. **"R-4"** - Two Family District

For the development of duplex dwellings with a minimum lot size of 7,000 square feet.

5. **"R-4A"** – Low Density Residential District

For the development of duplex dwelling with a minimum lot size of 5,000 square feet. This district should be located in developed areas of the City with an environment suitable for moderate and medium density residential use.

6. **"MF-6"** - Multifamily District

For apartment development at a maximum of six dwelling units per acre. This district is used predominantly in the west and southwest portions of the City generally for upper income and condominium type development.

7. **"MF-12"** - Multifamily District

For apartment development at a maximum of 12 units per acre. This district is used predominantly in the west and southwest portions of the City as a transition zone between lower and higher density residential developments.

8. **"MF-18"** - Multifamily District

For apartment development at a maximum of 18 units per acre. This district which is predominantly located west of University is the primary "MF" District for construction of apartments in the suburban area.

9. **"MF-24"** - Multifamily District

For apartment development at a maximum of 24 units per acre. This district is utilized throughout the City; however, the majority of this district is located in the northwest portion of the City. It is generally developed in close proximity to higher intensity uses either office or commercial.

10. **"R-5"** - Urban Residence District

For apartment development at a maximum of 36 units per gross acre.

11. **"R-6"** - High-Rise Apartment District

For apartment development at a maximum of 72 units per gross acre. This district is the High-Rise Apartment District and is the least utilized of the several apartment zones. This district is primarily located in the core of the City north of Asher Avenue and east of University.

12. **"R-7"** - Mobile Home Park District

For mobile home parks at a maximum of eight dwelling units per gross acre. This district is utilized for creation of rental mobile home parks only.

13. **"R-7A"** - Manufactured Home District

For mobile home subdivisions proposing lot sales for placement of mobile home units. The maximum permitted density is 12 family units per net saleable acre.

14. **"O-1"** - Quiet Office District

For office use providing for conversion of residential structures in older neighborhoods to uses compatible with existing residential neighborhoods.

15. **"O-2"** - Office and Institutional District

For large tract office and institutional development. This district provides for the high-rise office development.

16. **"O-3"** - General Office District

For development of freestanding offices serving a broad range of public needs.

17. **"C-1"** - Neighborhood Commercial District

For development of small personal service uses. This district allows uses that are generally neighborhood oriented.

18. **"C-2"** - Shopping Center District

For development of large scale commercial projects such as shopping malls.

19. **"C-3"** - General Commercial District

- For development of a broad range of general sales and service uses.
20. **"C-4"** - Open Display Commercial District
- For development of a range of uses requiring open display of merchandise such as automobiles, mobile homes, and building materials.
21. **"UU"** Urban Use District
- For development of traditional urban form with multiple permitted uses. This district encourages mid to high rise structures with pedestrian amenities for the office, civic and business core of the City.
22. **"I-1"** - Industrial Park District
- For development of an efficient well-designed industrial park. This district encourages the development of park-like settings with significant landscaping and design effort.
23. **"I-2"** - Light Industrial District
- For development of general industrial uses including light manufacturing and assembly.
24. **"I-3"** - Heavy Industrial District
- For development of industrial uses of an objectionable or hazardous nature. This district normally includes uses that emit a high level of noise, dust, odor, or other pollutants thus; requiring separation from residential or other more sensitive uses.
25. **"AF"** - Agriculture and Forestry District
- For sites utilized as farming or other rural activities. This district is also utilized for recreational uses.
26. **"M"** - Mining District
- For sites utilized as mineral extraction, forestry, or agriculture. This district much like the Heavy Industrial District, should be separated from residential or other more sensitive uses.
27. **"OS"** - Open Space District
- For use as a buffer zone between uses, a protection zone for difficult topography, and to preserve natural conditions. This district is most often utilized to buffer one land use from another such as apartments, office, or commercial development from single family.
28. **"F"** - Floodplain District
- For regulation of usage of flood prone lands to protect the water flow and to reduce flooding effects.

29. **“PR”** – Park and Recreation District

This district is intended to provide areas where active and passive recreation activities may be conducted and for conservation of natural and cultural areas and resources. This district is intended to include those public and private park and recreation and conservation areas, which are designated as parks in the adopted City Master Parks Plan.

30. **"PZD"** - Planned Zoning Development

A process for owners/developer to utilize when it is desirable to present a unified site plan and plat for City review. There are four (4) Planned Unit Development districts utilized in the process for multi use developments. These are:

a. **"PRD"** - Planned Residential

This district is used when residential uses are proposed in a development of mixed uses permitted.

b. **"POD"** - Planned Office

This district is used when office development is the intended principal use. Some commercial and residential is permitted when made a part of the review process.

c. **"PCD"** - Planned Commercial

This district is used when commercial mixed use development is proposed. A mix of residential, office and commercial is permitted.

d. **"PID"** - Planned Industrial

This district is used when warehousing, manufacturing or similar uses are proposed in a Mix of uses.

31. **"PD"** - Planned Development

A process utilizing the same submittal and review procedures as a "PUD" except, that, this process permits development of single use projects exclusively, these districts are:

a. **"PD"** - Residential

This district permits residential projects of any density with no mix of other uses.

b. **"PD"** - Office

This district permits projects that involve a single office use or building (no mix of uses).

c. **"PD"** - Commercial

This district permits projects that involve a single commercial use or building (no mix of use).

d. **"PD"** - Industrial

This district permits projects that involve a single industrial building or use (no mix of use).