

**D. Notice and Public Hearing.** Following the completion of Staff review and required neighborhood meetings, the application shall be scheduled for a public hearing before the Planning Commission.

1. Notice shall be provided pursuant to Section 27-308.

**27-516-6 Action**

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**A Action.** Following the public hearing, the Planning Commission may approve, approve as amended, or deny the application for variance.

**B Conditions.** The Planning Commission may impose conditions on the granting of a variance to insure compliance and to protect adjacent properties.

**27-516-7 Appeal of Planning Commission Decisions**

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Decisions of the Planning Commission in respect to the above shall be subject to appeal by the Board of Directors.

## **27-600**

### **General Development Standards**

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- 27-601 Off-Street Parking and Loading
- 27-602 Design Guidelines
- 27-603 Access Management

**27-601-1 Off-Street Parking, Loading and Vehicle Access**

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- A. New construction or remodeling.** No building permit for new construction, expansion or change in occupancy shall be approved until a parking plan has been reviewed and approved by the building official as a part of the building and site plan review process. No certificate of occupancy shall be issued until all off-street parking and loading facilities have been constructed or bonded according to the building permit.
- B. Plan and information required.** As part of the application for a building permit for new construction, expansion or a change in occupancy of an existing structure the applicant shall submit a parking plan showing the number, location and size of all parking spaces. The applicant shall submit information necessary to demonstrate compliance with these regulations.
- C. Plans for paving of parking area.** Plan for paving of all off-street parking areas, aisles, and access driveways, including detailed drainage plans, shall be reviewed and approved by the Engineering Department for compliance with this division.
- D. Permits required.** All new parking lots and additions to existing parking lots shall require a building permit.

**27-601-2 Parking and Loading Space Requirements**

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Listed below are land uses which are included in this chapter. Each land use has a specific parking and loading standard which must be met. In certain cases where a land use has no specific standard determined in advance by these regulations, the Director shall make a determination of need after review of the site plan.

## 27-601-2: Parking Standards Table

| <b>TABLE 27-601-2 PARKING STANDARDS TABLE</b> |  |
|---|--|
| sf = square feet                              | GFA = Gross Floor Area                         |
| <b><u>MINIMUM PARKING STANDARDS</u></b>       |  |
| <b>RESIDENCE OR ACCOMMODATION</b>             |  |
| <b><u>Use Type</u></b>                        | <b><u>Parking Requirements</u></b>             |
| Single-family and two-family dwellings        | 2 per dwelling unit                            |
| <b>MULTIFAMILY DWELLINGS</b>                  |  |
| One-bedroom dwelling units                    | 1 per dwelling unit                            |
| Two or more bedroom dwelling units            | 1 ½ per dwelling units                         |
| Mobile home parks and subdivisions            | 2 per dwelling unit or lot                     |
| <b>HOTELS</b>                                 |  |
| Hotel/motels or other accommodations          | 1 per guest room                               |
| <b>GROUP LIVING</b>                           |  |
| Group residential                             | 1 per 2 occupants at maximum building capacity |
| Assisted living/Retirement Housing            | 1/2 per dwelling unit                          |

**TABLE 27-601-2: PARKING STANDARDS TABLE**

sf = square feet

GFA = Gross Floor Area

**PARKING STANDARDS**

**Use Type**

**Minimum Parking**

**Maximum Parking**

**AMUSEMENT, SPORTS OR RECREATION ESTABLISHMENT**

|                            |                    |                  |
|----------------------------|--------------------|------------------|
| Amusement center (indoor)  | 1 per 1,000 sf GFA | 1 per 200 sf GFA |
| Amusement center (outdoor) | 5 spaces per acre  | 1 per 200 sf GFA |

**AUTOMOBILE SALES OR SERVICE**

|                                       |   |  |
|---------------------------------------|---|--|
| Automobile (vehicle) rentals          | 1 per 1,000 sf GFA                                  | 1 per 500 sf GFA   |
| Automobile and vehicle dealer         | 1 per 4,000 sf of interior or exterior display area | 1 per 2,000 sf of interior or exterior display area        |
| Auto quick lube                       | 1 per each service bay                              | 3 per each service bay                                     |
| Auto repair and service               | 1 per 1,000 sf GFA                                  | 1 per 500 sf GFA   |
| Automobile storage                    | 1 per 1,000 sf GFA                                  | 1 per 500 sf GFA   |
| Car wash                              | 1 per washing stall                                 | 1 per 375 sf GFA (including wash tunnels and detail areas) |
| Convenience store with gasoline sales | 1 per 500 sf GFA – off-street loading (C)           | 1 per 300 sf GFA   |

**BUSINESS AND PROFESSIONAL SERVICES**

|  |   |                  |
|--|---|------------------|
| Banks, credit union, or savings institution    | 1 per 400 sf GFA – off-street loading (B) | 1 per 200 sf GFA |
| Offices (business, corporate, or professional) | 1 per 600 sf GFA                          | 1 per 300 sf GFA |

**EDUCATION AND RELIGIOUS INSTITUTIONS**

|  |                    |                    |
|--|--------------------|--------------------|
| Day care, Nursery, or preschool  | 1 per 375 sf GFA   | 1.5 per 375 sf GFA |
| Elementary or middle schools   | 1 per classroom    | 4 per classroom    |
| High schools   | 1 per classroom    | 10 per classroom   |
| Colleges, universities, trade, business professional, or vocational school | 1 per 1,000 sf GFA | 1 per 150 sf GFA   |
| Religious institutions   | 1 per 400 sf GFA   | 1 per 150 sf GFA   |
| Public uses otherwise not listed   | 1 per 400 sf GFA   | 1 per 200 sf GFA   |

**FOOD SERVICES**

|                                    |   |                  |
|------------------------------------|---|------------------|
| Bar, night club or tavern          | 1 per 300 sf GFA – off-street loading (C) | 1 per 150 sf GFA |
| Restaurant                         | 1 per 300 sf GFA – off-street loading (A) | 1 per 100 sf GFA |
| Food services otherwise not listed | 1 per 500 sf GFA                          | 1 per 250 sf GFA |

**HEALTH AND HUMAN SERVICES**

|   |   |                  |
|---|---|------------------|
| Medical clinics or diagnostic laboratory                    | 1 per 400 sf GFA                            | 1 per 200 sf GFA |
| Nursing home or hospice facility                            | 1 per 4 beds                                | 1 per 2 beds     |
| Hospital  | 1 per 1,000 sf GFA – off-street loading (A) | 1 per 200 sf GFA |
| Cemetery, mausoleum, crematorium, funeral home, or mortuary | 1 per employee                              | 1 per 300 sf GFA |

**PERSONAL SERVICES**

|                           |                  |                  |
|---------------------------|------------------|------------------|
| All personal service uses | 1 per 400 sf GFA | 1 per 200 sf GFA |
|---------------------------|------------------|------------------|

**PET AND ANIMAL SERVICES**

|                                 |                    |                  |
|---------------------------------|--------------------|------------------|
| All pet and animal service uses | 1 per 1,000 sf GFA | 1 per 400 sf GFA |
|---------------------------------|--------------------|------------------|

**RETAIL SALES**

|                       |   |                  |
|-----------------------|---|------------------|
| All retail sales uses | 1 per 600 sf GFA – off-street loading (A) | 1 per 300 sf GFA |
|-----------------------|---|------------------|

**COMMERCIAL USES NOT OTHERWISE LISTED**

|                                      |                  |                  |
|--------------------------------------|------------------|------------------|
| Commercial uses not otherwise listed | 1 per 600 sf GFA | 1 per 300 sf GFA |
|--------------------------------------|------------------|------------------|

**MANUFACTURING**

|                        |   |                 |
|------------------------|---|-----------------|
| All manufacturing uses | 1 per employee – off-street loading (C) | 1 per 1,000 GFA |
|------------------------|---|-----------------|

**WAREHOUSE**

|                     |   |  |
|---------------------|---|--|
| Mini-Storage        | 1 per employee                          | 1 per 1,000 sf of site area            |
| Warehousing         | 1 per employee – off-street loading (C) | 1 per 1,000 sf GFA                     |
| Any outdoor storage | 1 per employee                          | 1 per 1,000 sf of outdoor storage area |

**INDUSTRIAL USES NOT OTHERWISE LISTED**

**A. Multifamily Developments.** The minimum number of parking spaces required for multifamily developments shall comply with Table 27-601-2.

(1) *Bicycle Racks.* One (1) bicycle rack per 20 dwelling units shall be provided.

(2) *Compact Spaces.* A maximum of 20% of the total spaces may be compact spaces at a rate of (1) compact space for one (1) automobile space. Compact spaces shall be identified as "Compact Only".

(3) *Motorcycle parking space.* Up to 10% of the required automobile parking spaces may be substituted with motorcycle parking at a rate of one (1) motorcycle space for one (1) automobile space.

(4) *Reduction.* Multifamily developments may reduce the minimum number of required parking listed in Table 27-601-2 by 15% when properties are located within a radius of 1,320 feet of a transit stop.

**B. Commercial Developments.**

1. There shall be a minimum and maximum number of parking spaces required for commercial uses. The parking standards for commercial developments shall comply with Table 27-601-2.

2. The following standards apply to commercial development:

(a) *Motorcycle parking.* One (1) motorcycle parking space may be substituted for every 25 parking spaces.

(b) *Bicycle parking.* One (1) bicycle parking rack shall be provided per 20 automobile parking spaces.

(c) *Compact spaces.* A maximum of 20% of the total spaces may be compact spaces. Compact spaces shall be identified as "Compact Only":

**C. Maximum parking calculation exceptions.**

For the purpose of calculating parking requirements, the following types of parking spaces shall not count against the maximum parking requirement:

1. Accessible parking

2. Spaces with electrical vehicle charging stations, up to a maximum of two per 50 parking spaces

- D. For mixed land uses, parking requirements will be tabulated separately for each land use within the development, using the list of specific standards or the tables above.
- E. Queuing space. Five (5) queuing spaces shall be required per drive-up window.

**27-601-3 Bicycle Parking Requirements** The following standards shall apply:

- A. Commercial Development. Commercial developments shall provide one (1) bicycle parking rack per 20 automobile parking spaces.
- B. Multifamily Development. Multifamily development shall provide one (1) bicycle rack per 20 dwelling units.
- C. Bicycle racks shall be secured to a hard surface.

**27-601-4 Loading facilities**

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- A. **Off-Street Loading Space Required.** Every industrial, commercial, retail, wholesale, office, and/or civic building erected or expanded shall provide space for loading/unloading of vehicles as identified in Section 27-601-2. The number of off-street loading spaces required by this division shall be considered the minimum, and the developer shall evaluate the needs of the development to determine if they are greater than the minimum specified by this division.
- B. **Number Of Off-Street Loading Spaces Required.** The following table illustrates the number of required loading spaces required by land use category according to the floor area. Where a use will not require the loading space identified by this table, the applicant may request that the Planning Commission allow the loading space to be marked for additional parking. Loading space may not be eliminated from a site or incorporated into a building.

## Off Street Loading Spaces Required

| Use/Gross Floor Area (sq. ft.) | Number of Spaces Required |         |         |
|--------------------------------|---------------------------|---------|---------|
|                                | 10'x20'                   | 12'x35' | 12'x50' |
| <b>Use Group A</b>             |                           |         |         |
| 15,000 – 50,000                |                           | 1       |         |
| 50,001 and over                |                           | 1       | 1       |
|                                |                           |         |         |
| <b>Use Group B</b>             |                           |         |         |
| 10,000 – 20,000                | 1                         | 1       |         |
| 20,001 and over                | 1                         | 2       |         |
|                                |                           |         |         |
| <b>Use Group C</b>             |                           |         |         |
| Up to 30,000                   |                           | 1       |         |
| 30,001 – 100,000               |                           | 1       | 1       |
| 100,000 and over               |                           | 2       | 1       |

### C. Loading Facility Design Criteria

1. Off-street loading spaces shall be oriented so that vehicles, regardless of size, can maneuver entirely within property lines. Property lines and street rights-of-way adjacent to maneuvering and loading areas to be protected by a 6' fence, 18" tall welded, pipe barrier or other approved device.
2. Site/development plan shall provide basic loading design elements including:
  - a. Certified and dimensioned turning radii for size and types of vehicles utilizing docks re: dock location, circulation on the site and ingress and egress from site.
  - b. Site entrance and egress shall comply with driveway standards as per Section 27-603 (Access Management).
  - c. Description of drainage to prevent standing water in dock areas.

- d. Area and security lighting for dock area shall comply with Sec. 27602-5 (Commercial and Outdoor Lighting).
  - e. Description, location and detail of property line, structure and rights-of-way barriers.
- D. Loading Zones.** Off-street loading requirements shall not be required within any Commercial Downtown zoning district. However, the Chief of Police must approve any loading or unloading activity in any Commercial Downtown zoned area.
- E. Violations.** Violations to this section will be subject to the enforcement procedures and penalties listed in these regulations.

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**27-601-5      Parking: Purpose and intent**

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This section is designed to provide adequate parking and maneuvering facilities for all land uses in the city. The standards and procedures of this section are intended to assure that each land use will have facilities that are functionally adequate for its purpose.

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**27-601-6      Off-street Parking Requirements**

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- A.** Permanent off-street parking in the amount specified in this section for any land use shall be provided when any new building is constructed or when any existing principal building is expanded.
- B.** In addition, permanent off-street parking shall be required when property is changed from one land use to another or when a building is changed from one (1) type of occupancy to another. Occupancy for this purpose is defined in the City's building code.

---

**27-601-7      Use of Public Right-of-Way Prohibited**

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- A.** No portion of any parking space or minimum required maneuvering area may make use of any part of a public street, right-of-way, alley or other public property.

- B.** No public street, right-of-way or public property may be used to gain direct access to a parking space except that an alley can be used for maneuvering space to reach a parking space.

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**27-601-8 Exemption**

Legally established land uses and structural uses, existing at the effective date of this ordinance, where minimum required parking is not provided, shall not be required to meet these minimum requirements until required in section 27-601-6.

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**27-601-9 Minimum Standards, Property Owner Responsibility**

It shall be the responsibility of the property owner to certify at the time of application for a building permit that the development plan provides sufficient spaces and facilities necessary to assure that no activity will take place on public rights-of-way or property not under the owner's control.

---

**27-601-10 Ownership or Control**

The land on which the off-street parking or loading facility is located shall be owned or controlled by the same entity which owns and controls the land on which the principal use is located, or by a joint use agreement as defined in subsections 27-611(b)(1) and (b)(2).

---

**27-601-11 Off-street Parking Standards**

- A. Remote Parking Permitted.** If the off-street parking space required by this section cannot be reasonably provided on the same lot on which the principal use is located, space may be provided elsewhere if approved by the Planning Commission, but in any case the parking must be within three hundred (300) feet of the facility it serves.
- B. Joint Parking Facilities.** The parking spaces for any number of separate land uses may be combined in a joint parking facility under the following conditions:
  - a. Shared parking. Separate facilities under separate ownership and control may use a common parking lot provided a legal and binding agreement such as a

Shared Parking Agreement is utilized which grants each of the separate facilities the right to use the common parking lot is filed with the circuit clerk. The agreement must grant each facility enough space in the common parking lot to meet the parking requirements of the city.

- b. Church and school parking lots. A facility located within three hundred (300) feet of the property line of a church or school may use the parking lot of the church or school to provide up to twenty-five (25) percent of its parking so long as the operating schedules of the facility and the church or school do not conflict. This also applies vice versa as:
  - i. A church or school located within three hundred (300) feet of the property line of another facility may use the parking lot of that facility for up to twenty-five (25) percent of its parking so long as the operating schedules of the church or school and the facility do not conflict.
  - ii. In either case, a document must be filed with the Director showing that the operating schedules of the facilities involved do not conflict. At such time that the schedules do conflict, the separate facilities will be required to meet the requirements of this chapter.
- c. Residential parking design. Single-family and duplex residential structures located on one (1) lot may use a paved driveway to fulfill the minimum parking requirements of this section. The space for each automobile shall be a minimum of nine (9.0) feet in width and nineteen (19.0) feet in length. The residential driveway shall conform to the driveway design requirements of Chapter 22, Article III.

---

**27-601-12      Parking Area Construction Standards**

**A. Paving.** All portions of access driveways or public rights-of-way connected to paved streets for which the grade has been

established must comply with Chapter 22, Article III (Driveway Approaches and Curbs).

**B. Design.** Off-street parking areas shall be designed to provide systematic and orderly circulation, traffic separation devices, and parking spaces in accordance with this subdivision and with sound traffic engineering practices.

**C. Separation From Public Right-Of-Way.** All off-street parking and public right-of-way shall be separated by a six-inch-high concrete header curb, bumper or landscape timbers and shall be designed so that vehicles do not overhang public sidewalks, public rights-of-way or adjacent property.

**D. Lighting.** Lighting illumination levels for off-street parking shall not create a hazard for traffic or be a nuisance to adjoining properties.

**E. Clearance.**

- a. An eight (8) foot high vertical clearance free of all obstructions is required for all portions of any off-street parking space, except when off-street parking spaces are provided in a parking structure, a residential garage or carport.
- b. No obstruction within or near the bounds of any required off-street parking space shall interfere with the normal use of the space.

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**27-601-13      Handicapped Parking**

**A.** The number of accessible spaces allocated will follow the guidelines set out in the City's building code and ICC/ANSI A117.1.

**B.** Accessible parking spaces and accessible routes shall be designed according to the City's building code and ICC/ANSI A117.1.

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**27-601-14      Minimum Parking Design Standards**

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## **A. Parking area design standards.**

1. Basic design standards. The basic parking space dimension shall be a width of nine (9) feet and a length of eighteen (18) feet. The following tables and diagrams establish the minimum design and dimension standards for parking areas.
2. Alternative design standards. While the tables provide design standards for angles of zero (0) degrees, forty-five (45) degrees, sixty (60) degrees, seventy-five (75) degrees and ninety (90) degrees, the building official shall be permitted to approve an alternative design using different angles, provided the property owner submits such a design with calculations for parking spaces and aisles based upon the standards contained herein.
3. Compact parking space dimensions. 8' width – 16' length. Compact spaces shall be identified as "Compact Only".
4. Motorcycle parking space dimensions. 4' width – 9' length.

## **B. Queuing space.** Queuing spaces required for certain land uses in this chapter shall conform to the following standards:

1. No queuing space may occupy any portion of a public right-of-way.
2. Queuing spaces shall be a minimum width of nine (9) feet and minimum length of eighteen (18) feet.
3. A passing aisle shall be provided with a minimum width of twelve (12) feet and located adjacent and parallel to the queuing spaces.
4. Queuing spaces may not be used to satisfy the off-street parking or loading requirements of this section.
5. Queuing spaces may be provided in the primary access aisle leading to a drive-in or drive-through facility.

### **C. Drive Aisle Widths.**

1. Drive aisle widths associated with off-street parking facilities must be at least twenty-four (24) feet wide if designed for two-way traffic and at least twelve (12) feet wide if designed for one-way traffic.
2. Drive aisles associated with off-street parking facilities, and maneuvering aisles that are located next to structures shall be separated from the structures by a walkway or open area at least four (4) feet wide. The walkway or open area shall be protected by a six-inch high concrete curb or a bumper guard at least two (2) feet high.
3. Parking spaces may be located immediately adjacent to buildings or structures without a four-foot walkway if the spaces are provided with a bumper guard. This can only be done when there is no public access to the building on the wall next to the parking area.
4. A drive-through window shall not overhang or extend more than one (1) foot into any parking or drive aisle.

### **27-601-15 Parking Layout and Design Standards**

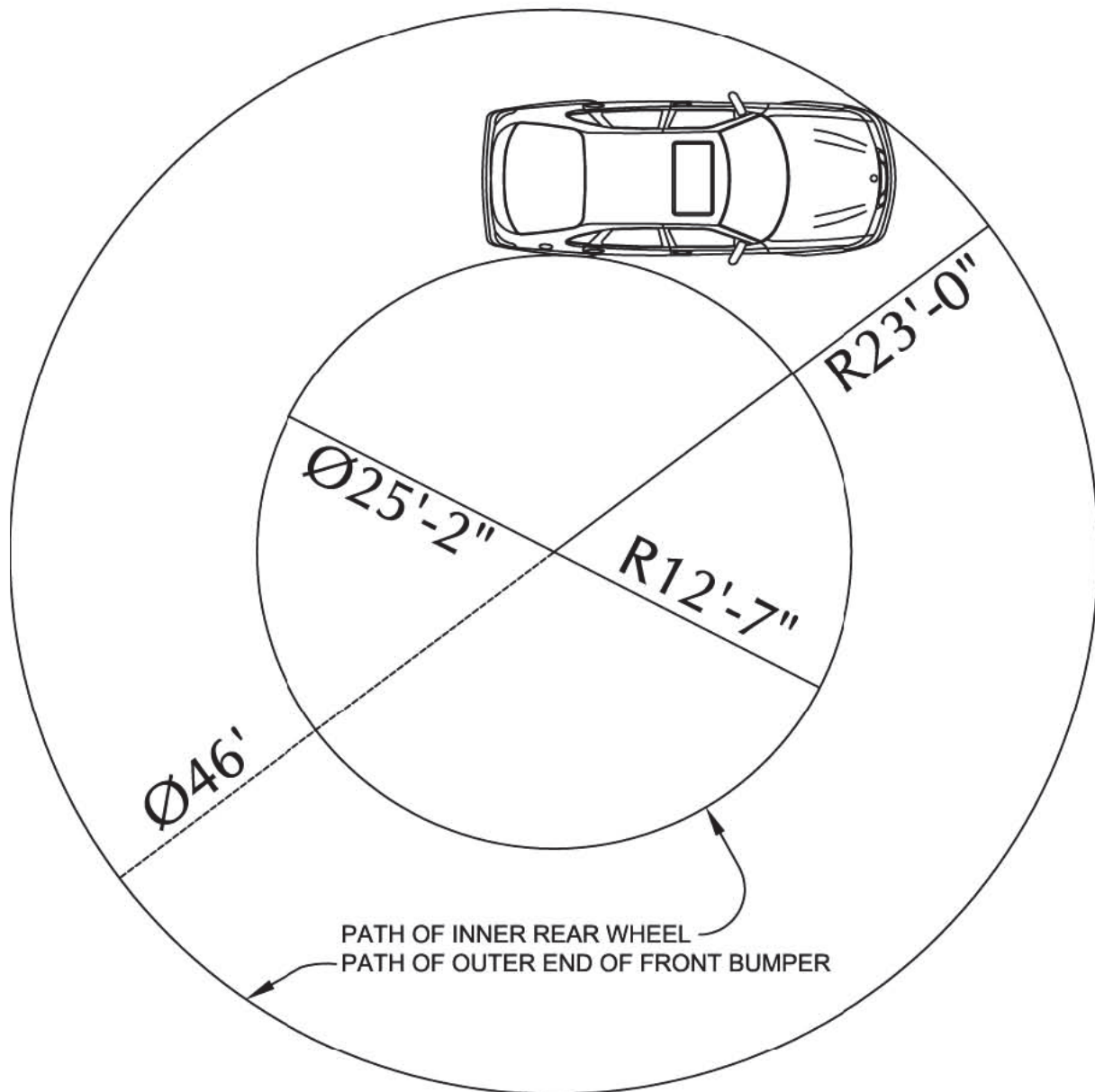
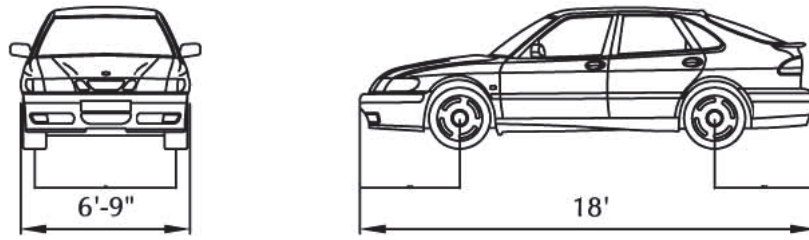
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- A.** The purpose of this section is to act as a guide in the design and layout of off-street parking facilities.
- B.** The tendency when designing parking lots is to crowd as many parking spaces as possible into the allotted space by reducing standards, such as narrowing parking stalls and aisles. The best design, however, should give full consideration to all design factors that improve the operation of the facility. These include internal movement, maneuvering of cars, convenience of patrons and security of vehicles.
- C.** The average automobile is eighteen (18) feet, zero (0) inches long and six (6) feet, nine (9) inches wide. Adding to these limits allowances for opening doors, the relative skill of drivers, the turning radius of the average automobile and a margin for safety, the following standards have been established. Parking areas built to these specifications will allow eighty (80) percent of all cars to park with relative ease in one (1) maneuver.
- D.** In the larger lots, the greatest economy of space can be accomplished by placing the stalls at right angles to the aisles. Acute-angle parking allows fewer stalls for a

given length of curb or aisle than right-angle parking, but is more easily accessible to drivers. In addition, acute-angle parking allows aisles that are narrower and permits the use of lots which are too narrow for right-angle parking. Acute-angle parking requires that the first stall be placed a minimum distance from the property line on sidewalk. This is a safety measure to protect and separate occupants of the sidewalk from vehicles backing out of the stall.

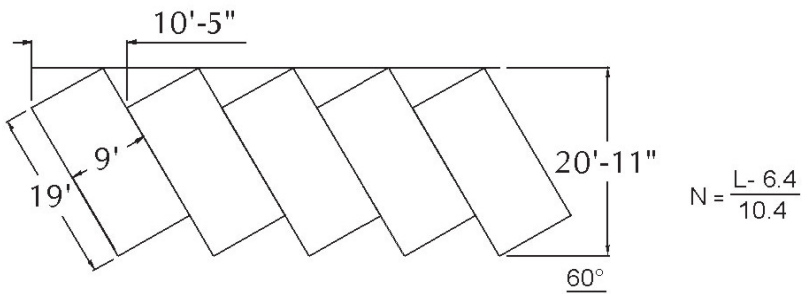
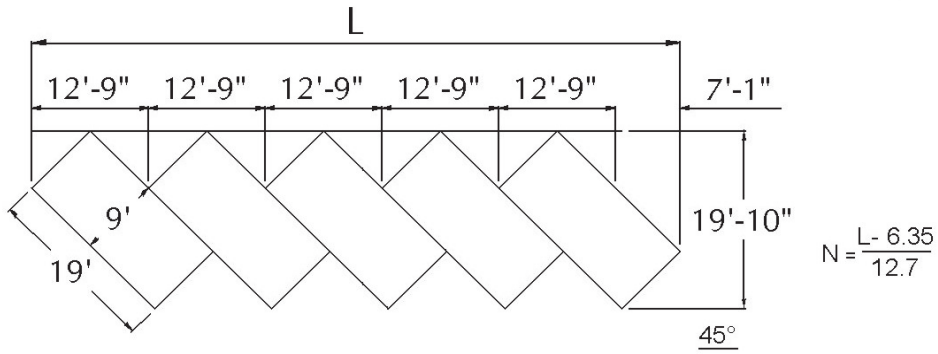
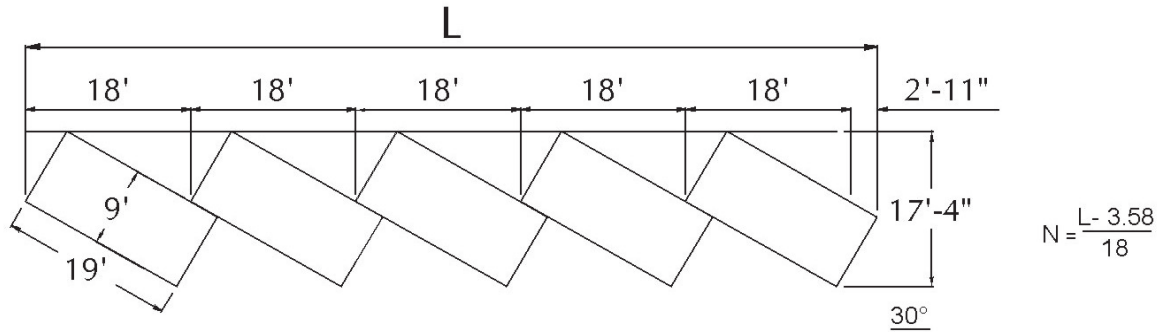
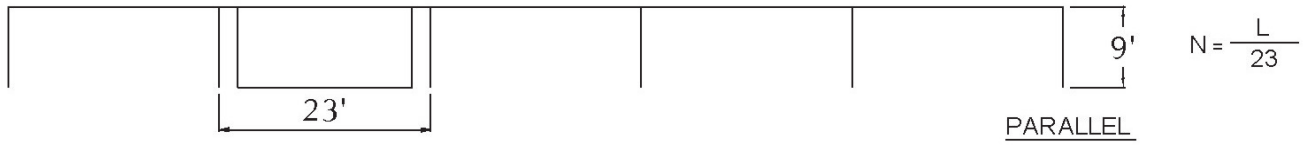
- E.** Barrier curbs are required when parking lots continue into an adjoining property line or sidewalk. Their placement depends upon the angle for which the parking is planned.
- F.** The movement of cars within parking lot facilities requires consideration of entrance and exit locations, aisle widths and the angle of parking. One-way, counterclockwise movement is desirable, where feasible, to improve internal traffic circulation and help to reduce congestion.
- G.** The number of entrances and exits should be held to a minimum to reduce conflicts with street and sidewalk traffic. It is highly desirable that exits and entrances be separated from each other with curbing or landscape islands.

# DIMENSIONS OF THE AVERAGE AUTOMOBILE AND TURNING CIRCLE



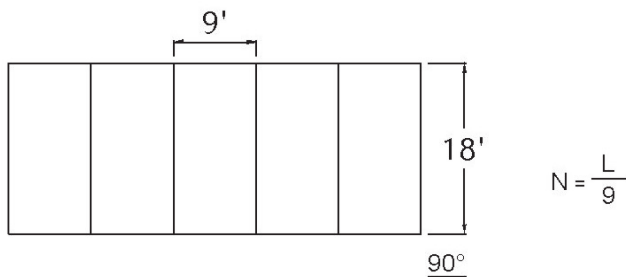
TURNING CIRCLE OF THE AVERAGE AUTOMOBILE.

# SPACE REQUIREMENTS FOR PARKING AT VARIOUS ANGLES

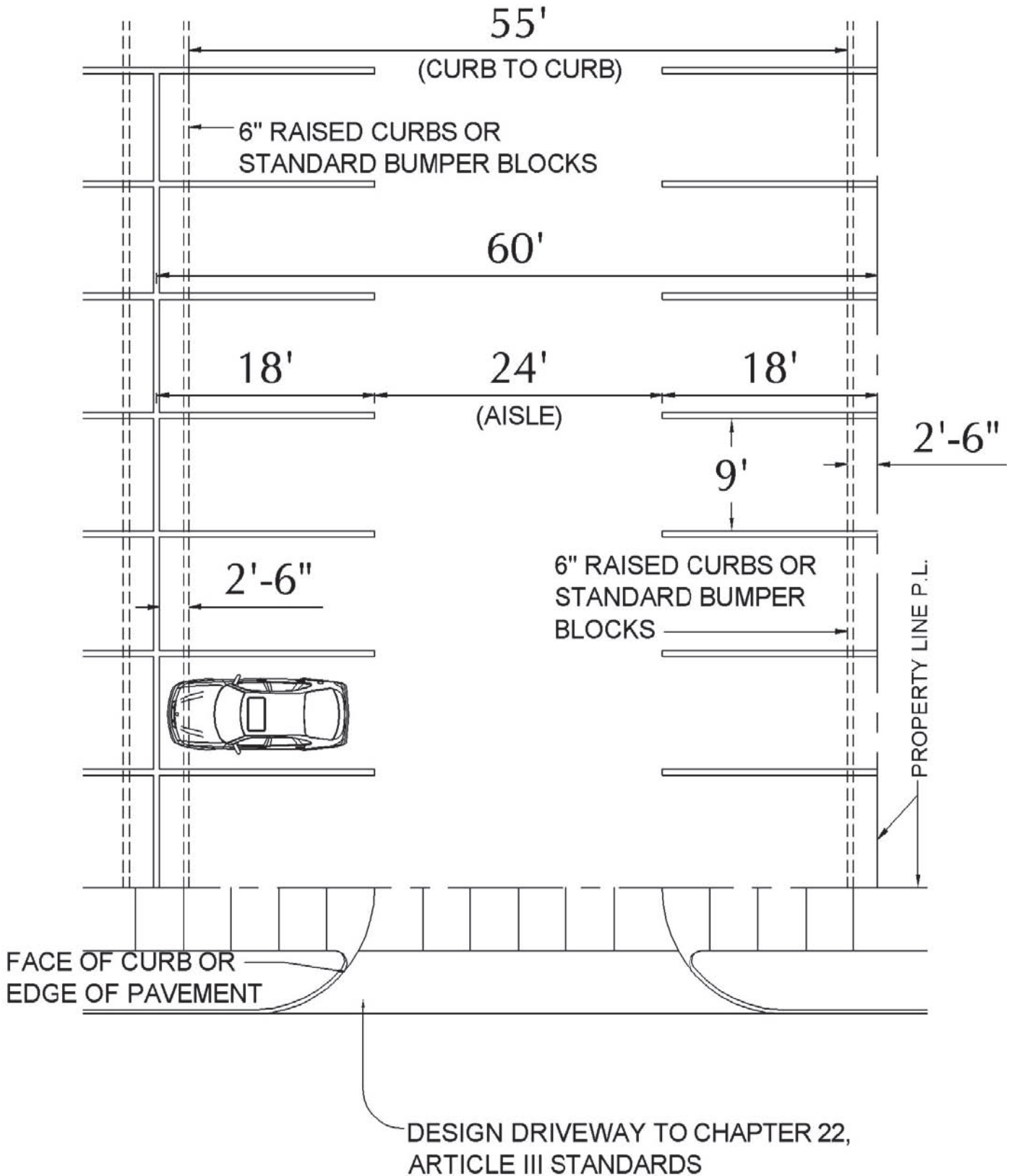


N= NUMBER OF PARKING SPACES

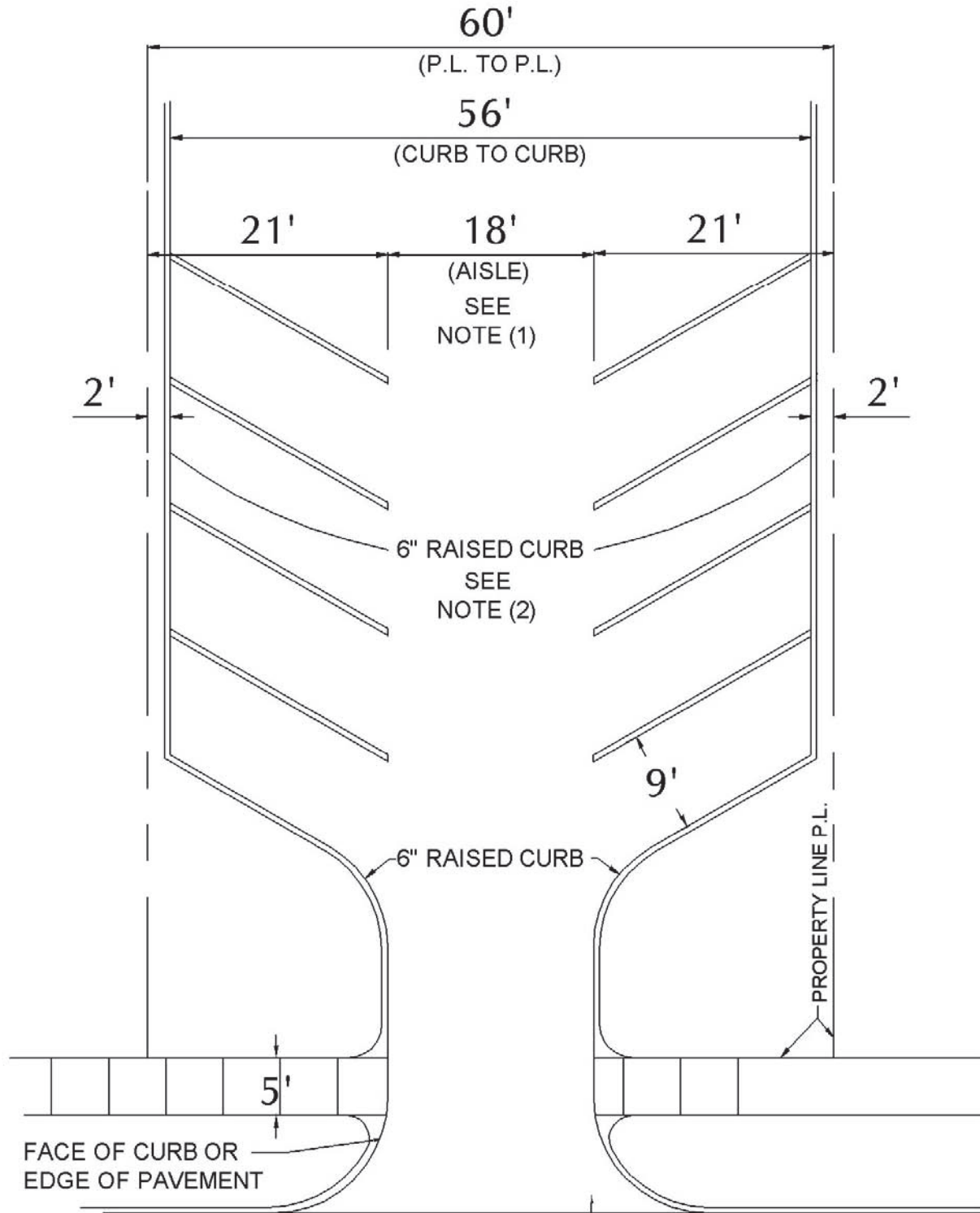
L= LENGTH AVAILABLE



# PARKING CONFIGURATION (90°)



# PARKING CONFIGURATION (60°)

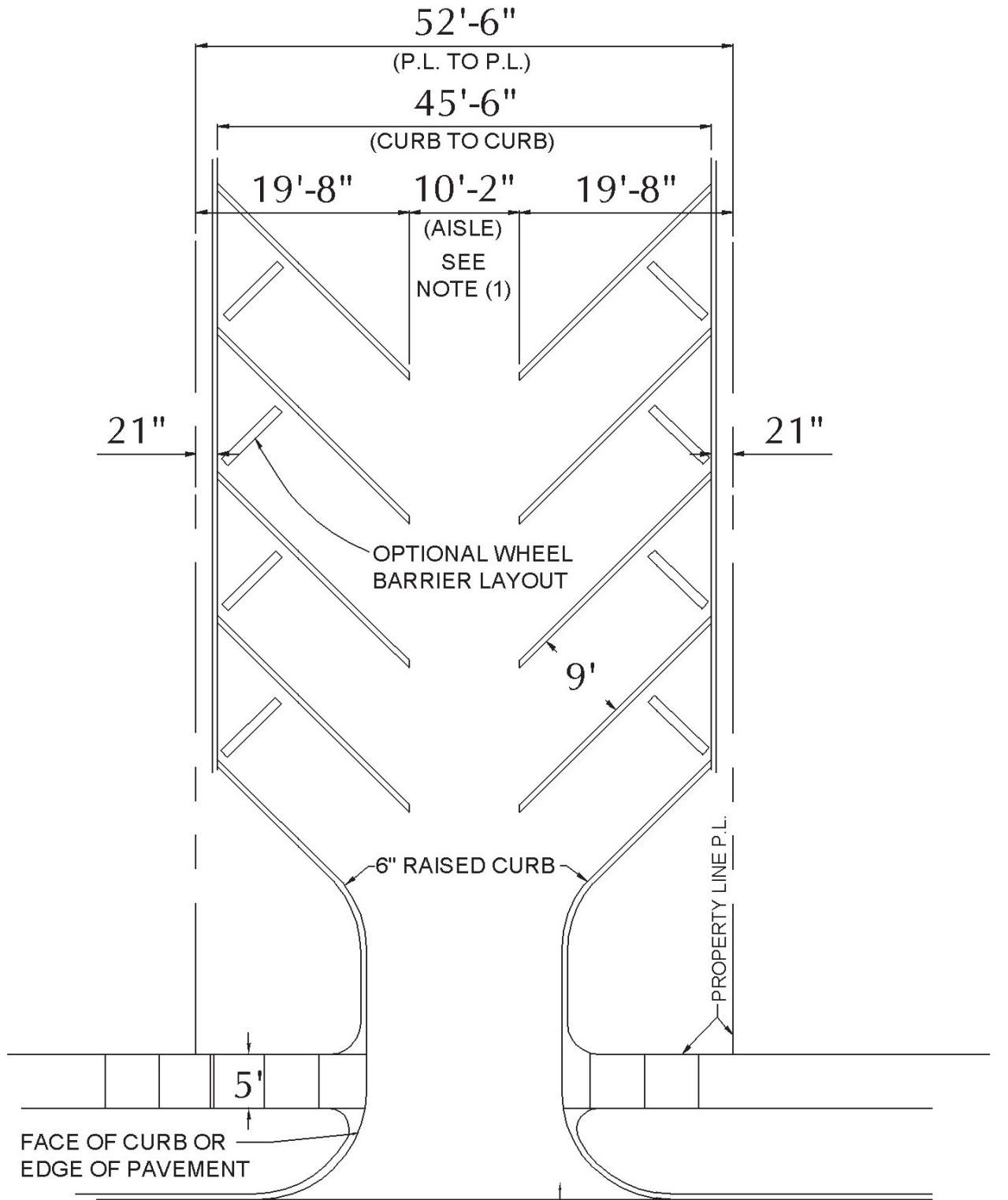


(1) FOR 2-WAY TRAFFIC, AISLE WIDTH MUST BE INCREASED TO 20'.

(2) STANDARD CONCTETE BUMPER BLOCKS MAY BE USED IN LIEU OF CURB.

DESIGN DRIVEWAY TO CHAPTER 22, ARTICLE III STANDARDS

# PARKING CONFIGURATION (45°)

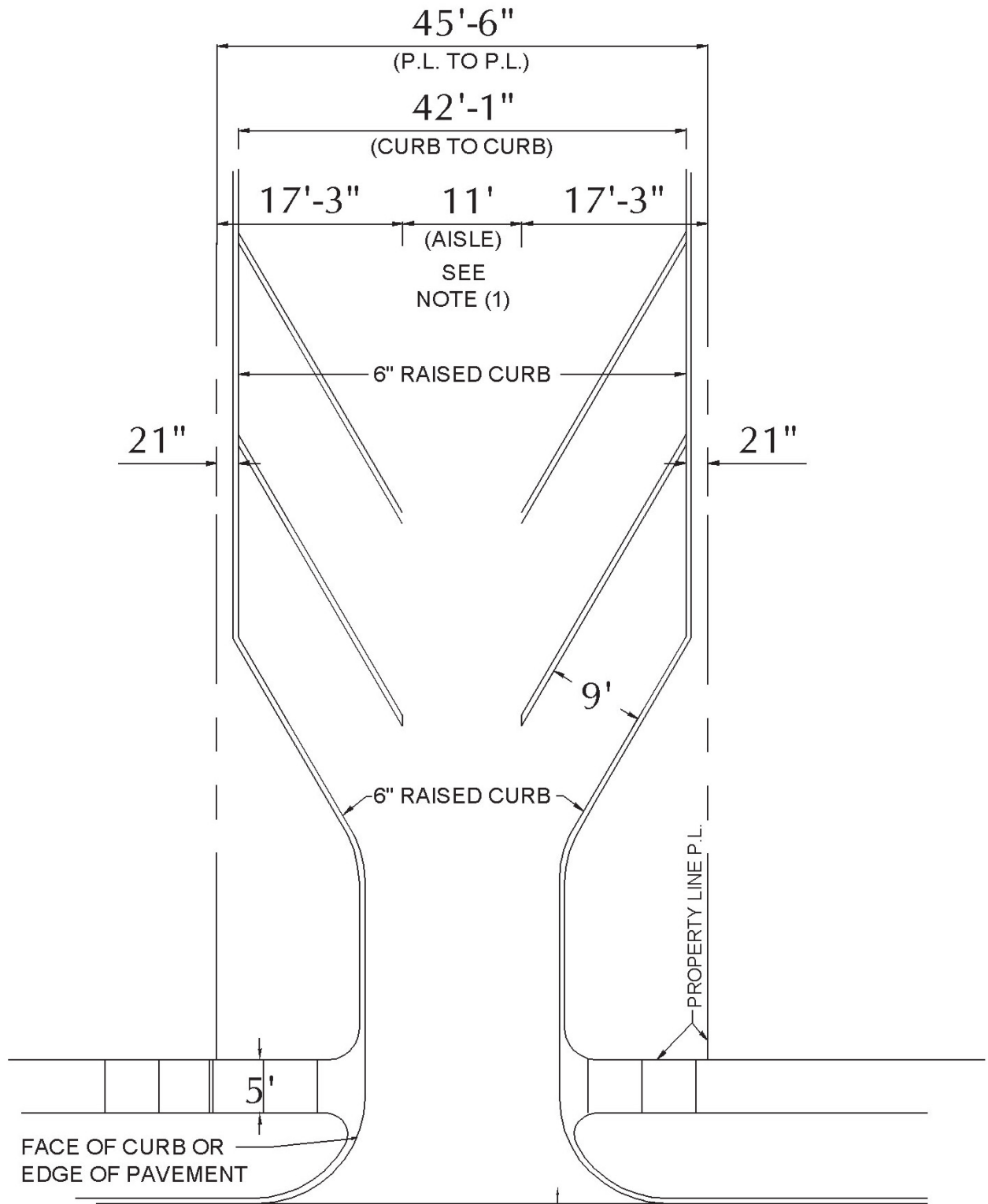


(1) AISLE WIDTH SHOWN IS MIN. FOR 1-WAY TRAFFIC. FOR LONG ROWS WIDTH SHOULD BE 5' WIDER. FOR 2-WAY TRAFFIC, AISLE WIDTH MUST BE INCREASED TO 20'

(2) STANDARD CONCRETE BUMPER BLOCKS MAY BE USED IN LIEU OF RAISED CURB.

DESIGN DRIVEWAY TO CHAPTER 22, ARTICLE III STANDARDS

# PARKING CONFIGURATION (30°)



(1) FOR 2-WAY TRAFFIC, AISLE WIDTH MUST BE INCREASED TO 20'.

(2) STANDARD CONCRETE BUMPER BLOCKS MAY BE USED IN LIEU OF RAISED CURB.

DESIGN DRIVEWAY TO CHAPTER 22, ARTICLE III STANDARDS

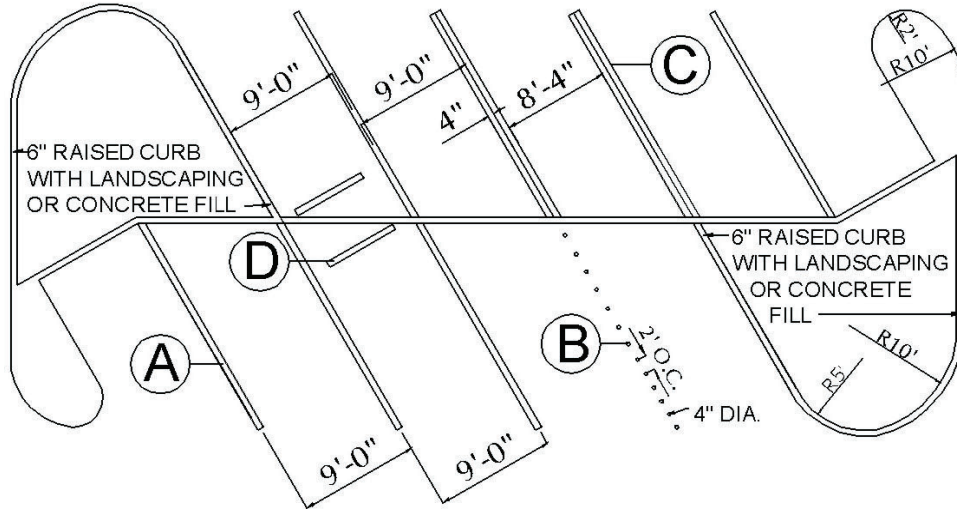
# METHODS FOR MARKING PARKING STALLS

**A** 4" PAINTED LINE

**B** 4" DIA. CERAMIC BUTTONS (BUTTONS 2' ON CENTER)

**C** 4" WIDE POINTED DOUBLE LINES

**D** 6" CONCRETE BARRIER SECURED W/ #5 RODS

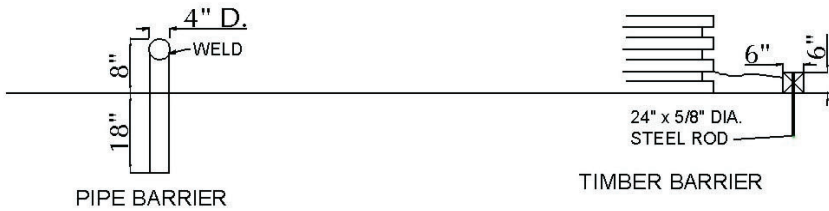
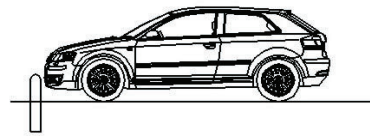
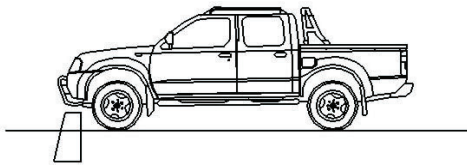


## TYPES OF BARRIERS



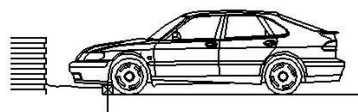
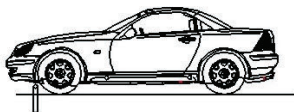
6" REINFORCED CONCRETE CURB

ROUND POST TYPE BARRIER (POSTS SHALL BE PLACED A MAX. OF 6' APART TO FORM BARRIER.)



PIPE BARRIER

TIMBER BARRIER



|               |                          |
|---------------|--------------------------|
| <b>27-602</b> | <b>Design Guidelines</b> |
|---------------|--------------------------|

|                 |                      |
|-----------------|----------------------|
| <b>27-602-1</b> | <b>Applicability</b> |
|-----------------|----------------------|

- A.** The Design Guidelines apply to all new multifamily, non-residential development in residential zones, transitional, commercial, and industrial development within the City of Fort Smith. In areas where the Downtown or Belle Grove design standards apply, those standards will control over these in the case of conflict.
- B.** The Design Guidelines apply to existing multifamily, non-residential development in residential zones, transitional, commercial, and industrial development within the City of Fort Smith when rehabilitation (renovation, restoration, modification, addition, or retrofit) is proposed to the exterior of a structure or site will: (1) increase the gross square footage of the structure by 50% or greater and (2) shall also include any cumulative building additions from the effective date of this ordinance that over a five year period amount to a 50% or greater increase in square footage.
- C.** Rehabilitation projects shall conform to the guidelines to the greatest extent possible.
- D.** All developments in compliance with these regulations shall not be renovated, remodeled, altered, or repaired so that the development will be in noncompliance with these regulations.

|                 |                       |
|-----------------|-----------------------|
| <b>27-602-2</b> | <b>Site Character</b> |
|-----------------|-----------------------|

- A. Intent.** To encourage on-site and off-site compatibility of development while considering the relationship between site design and the existing surrounding environment. Site character includes consideration of: physical and natural features of land; building placement; vehicular access; circulation and parking; pedestrian access; preservation and buffering of views; surrounding development; and community character and aesthetics.
  - 1. The design and style of the development should work with the site.
  - 2. Parking and internal traffic circulation should account for the interaction between pedestrians and vehicles.
  - 3. Building and street layout should define a uniform and cohesive development.
- B. Definitions.** Design related definitions can be found in Chapter 27-200.
- C. Grading and Drainage**

1. Where possible, new development should maintain the natural topography of the existing site. Extensive grading or unusual improvements which change the natural slope or drainage of the site are strongly discouraged.
2. Site drainage patterns shall be designed to prevent surface drainage from collecting on and/or flowing across pedestrian areas
3. The use of retaining walls is encouraged to reduce the steepness of manmade slopes and to provide pockets or stepped terraces for revegetation and landscaping
4. Detention areas should be self-contained within a lot or parcel that contains a building site.
5. Development must meet the City of Fort Smith drainage standards.

#### **D. Circulation**

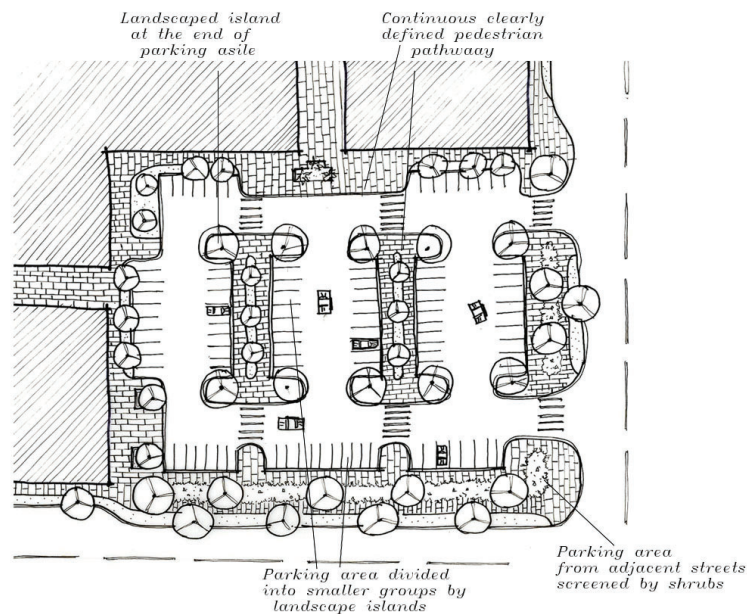
1. Development projects must be designed to minimize traffic and/or congestion on neighborhood streets. With the exception of Rogers Avenue and other extremely high volume routes as identified by the Engineering Department, traffic should be routed from the development onto the adjacent streets with the greatest traffic capacities.
2. The design and configuration of driveways should be determined based on the size of development and capacity of streets. For example, a large, traffic-generating development with a citywide or regional drawing radius should provide sufficient driveway space for ingress and egress with turn lanes as determined by the City onto arterial level or higher streets.
3. The number of external entrances should be consistent with existing or anticipated design of adjacent streets.
4. Access points and driveways should be planned and shared between commercial properties, with access easements noted on plats. All development must comply with the City of Fort Smith Access Management standards in Section 27-603.
5. Curb-cuts should be minimized and concentrated at mid-block.
6. A noticeable gateway or landmark appropriate to the scale and size of the development shall be created at primary entryways into the development. Building placement, landscaping, gates, entry monuments, specialty lighting, and other design elements can be used to create this design effect.
7. There shall be a hierarchy of internal circulation.

- a. Parking areas must have parking lanes and driving lanes.
  - b. There shall be limited access to driveways, which shall be provided from driving lanes wherever possible.
  - c. Circulation patterns within parking areas shall be defined by curbs and landscaped islands.
  - d. Where possible, groups of buildings should have dedicated service access lanes.
8. Internal vehicular and pedestrian circulation must connect in a manner obvious to users.
  9. To the maximum extent possible, there shall be pedestrian circulation from the perimeter of the site to the principal customer entrance to all buildings. Within the site, there shall be pedestrian connections provided to all pedestrian activities, including transit stops, street crossings, open space, building and store entry points, and adjacent pedestrian systems.
  10. Sidewalks in front of buildings must be designed to accommodate pedestrian activity both for that use and for movement between uses.
  11. Internal pedestrian walkways within parking lot or drive areas must be distinguished from other surfaces.
  12. Pedestrian and bicycle connections must be clearly defined. Where these connections are made in a combination of two or more of the following ways, side and rear setbacks may be incorporated into parking or landscape requirements:
    - a. Six inch vertical curb
    - b. Trellis
    - c. Special railing
    - d. Bollards
    - e. Special paving surface
    - f. Low seat wall or other architectural features
    - g. Pedestrian scale lighting
    - h. Pavement striping or painting

13. Site design should integrate and facilitate access to public transit and safety vehicles.

## E. Parking

1. Surface parking and drive through facilities should be located to the maximum extent possible behind buildings or in the interior of a block. Front facades and entranceways should not be oriented toward parking areas. Where parking is located behind buildings or within the interior of a block, side and rear setbacks may be used for parking spaces and landscaping.
2. Parking areas must be visually screened from adjacent streets by walls, shrubs, trees, or other design elements pursuant to Section 27-602-3. The required landscaping may constitute part of the screening.



***Parking Layout Sketch – Example Concept***

3. Parking lot curb cuts must be designed and minimized to reduce conflicts between pedestrians and automobiles
4. Parking lots should be divided into blocks of 40-50 spaces. Where blocks are not easily defined, groups of 20 spaces should be divided by a landscaped median island at least the size of one stall.

5. Accessible parking must be provided according to the City of Fort Smith requirements
6. Parking lots should include appropriately marked locations with racks for bicycle parking.
7. Dead-end parking (parking without a clear turn-around area) should be avoided and shall not be permitted on any non-infill or redevelopment projects.
8. Structured parking (e.g., parking decks or ramps) shall conform to the following:
  - a. Structured parking adjacent to a street shall provide an active front with pedestrian-oriented uses.
  - b. Structured parking shall integrate with adjacent buildings by using similar materials, alignments, and architectural finishes.

**F. Phased Development.** If a development is to be built in phases, each phase shall include an appropriate share of the proposed streets and circulation system, landscaping and outdoor spaces, screening, and other site and architectural amenities of the entire project. The extent of these improvements shall be determined for each phase of a specific project during the time of project development approval, but may not be based solely upon a proportional or equal share of the entire site. Requirements for a phased project may include off-site improvements

### **27-602-3 Landscaping and Screening**

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#### **A. Applicability.**

1. The Landscaping and Screening requirements of the Design Guidelines apply to all new multifamily, non-residential development in residential zones, transitional, commercial, and industrial development within the City of Fort Smith. In areas where the Downtown or Belle Grove design standards apply, those standards will control over these in the case of conflict.
2. The Design Guidelines apply to existing multifamily, transitional, commercial, and industrial development within the City of Fort Smith when rehabilitation (renovation, restoration, modification, addition, or retrofit) is proposed to the exterior of a structure or site will: (1) increase the gross square footage of the structure by 50% or greater and (2) shall also include any cumulative building additions from the effective date of this ordinance that over a five year period amount to a 50% or greater increase in square footage.

3. Rehabilitation projects shall conform to the guidelines to the greatest extent possible.
4. Industrial, storage, and distribution buildings when constructed along major arterial or boulevard streets as classified by the master street plan, or adjacent to residential zoning districts or single family development, and/or those buildings at the perimeter of an industrial subdivision shall provide perimeter landscaping only.
5. Parking lots used solely for the display of vehicles at an approved auto and vehicle dealer are required to provide perimeter landscaping only.
6. Development or properties in compliance with these regulations shall not be renovated, remodeled, altered, or repaired so that the site will be in noncompliance with these regulations.
7. Landscaping and Screening requirements shall not apply to a new structure on an existing development when: (1) the new structure does not increase the gross square footage of the existing structures by 15% and (2) shall not include any new structures that cumulatively amount to a 15% or greater increase in square footage of the existing development over a five year period.

**B. Perimeter Landscaping** Perimeter landscaping requirements along public rights-of-way are as follows:

1. A ten-foot wide landscaped area is required and shall be located on the property parallel and adjacent to the public street right-of-way line.
2. The minimum requirement for a planting strip will be one (1) tree and ten (10) shrubs for every fifty (50) linear feet of right-of-way frontage.
3. If public utilities are adjacent to the right-of-way line and prohibit trees from being installed within the ten-foot wide area, the following planting methods may be utilized:
  - a. Ten-foot landscape buffer may commence adjacent to the utility easement; or
  - b. The required minimum number of trees may be installed interior to the site provided they are visible from the right-of-way.
  - c. All required shrubbery shall be located within the ten-foot-wide area adjacent to the right-of-way or utility easement as noted in (a) above.

4. To insure that landscape materials do not constitute a sight hazard, a clear sight visibility triangle shall be observed at all street intersections or intersections of driveways with streets. Within the designated sight visibility triangle, no landscape material exceeding twenty-four (24) inches in height shall be permitted; .provided, trees may be permitted as long as only the tree trunk is visible between the ground and eight (8) feet above the ground and the tree does not otherwise present a traffic visibility hazard. The dimensions of the sight visibility triangle are as indicated in the diagram for driveways for street intersections in Section 27-503-3.

### **C. Parking Lot Screening.**

Parking lot screening shall be placed in the ten-foot landscaped area reserved for the perimeter landscaping. The parking lot screening can satisfy the perimeter landscaping requirements, when the parking lot screening is installed in compliance with one of the three (3) options below and where trees are planted at the required spacing of one (1) tree for every fifty (50) linear feet.

When required by Section 27-602-2(E), parking lots, maneuvering aisles, and internal access roads (except driveways) shall be visually screened by one (1) or a combination of two (2) or more of the following;

1. Approved landscaping materials shall be spaced to form a solid continuous visual screen. Where shrubs are used they shall be evergreen in nature, be at least 24 inches tall at the time of planting, and be spaced closely enough together so as to create a seamless row of screening/buffering and reach the required height within twenty-four (24) months after the initial installation.
2. A solid masonry or vinyl fence or wall that is compatible with the principal structure or development. Where a masonry or vinyl fence or wall is utilized for the parking lot screening, the perimeter landscaping required by section 27-602-3 (c) must be installed on the right-of-way side of the fence but not in the right of way. Where fences or walls are used they shall be no more than 4 feet in height, as measured from the surface of the parking lot, except for those that are constructed as part of a comprehensive security fence.
3. Earth berms shall be gently rolling in nature so as to appear natural and have a maximum slope ratio of 3:1 (horizontal run to vertical rise) and a recommended slope of 4:1. Where a berm does not reach the minimum required screening height, additional screening measures shall be installed to complement the berm. Berms and approved landscaping materials shall be adequately spaced to form a solid continuous visual screen and reach the required height within twenty-four (24) months after the initial installation.

All parking lot screening shall be a minimum of three (3) feet above the finish elevation of the parking lot. All planted materials shall reach the required height within twenty-four (24) months after the initial installation. Screening shall be installed in a manner so that it does not impair the sight lines of driveways or intersections.

**D. Height of Screening.** The height of a screening buffer, except for parking lot screening required by section 27-602-3(C), shall comply with the following:

1. Visual screening walls, fences, or berms and fences in combination shall be four (4) to six (6) feet high measured from the natural grade, in order to accomplish the desired screening effect.
2. Vegetation shall be four (4) to six (6) feet high measured from the natural grade, in order to accomplish the desired screening effect. The required height shall be achieved with vegetation capable of growing up to four (4) to six (6) feet in height within twelve (12) months after the initial installation.

**E. Interior Landscaping For Vehicular Use Areas.**

1. Requirement. For any open vehicular use area, excluding loading and unloading zones, containing more than six thousand (6,000) square feet of area, or twenty (20) or more vehicular parking spaces, the owner shall provide interior landscaping in addition to the previously required landscaping along the public right-of-way. Interior landscaping may be peninsular or island types. Applicant shall submit square footage of the paved surface area.
2. Tree Island. One (1) island containing a tree shall be installed for every 20 parking spaces. The width of a tree island shall be a minimum of 8 feet; the area shall be a minimum of 150 square feet.
3. Setbacks. In all required interior landscape areas, trees are required to be set back a distance of four (4) feet from the edge of pavement.
4. Vehicle overhang. Parked vehicles may overhang the interior landscaped area no more than two and one-half (2 1/2) feet, provided there are concrete or other wheel stops are installed to insure no greater overhand of the landscaped area.

**F. Landscape Materials.**

1. Materials. Required landscape areas shall be planted using tree, shrub, grass or ground cover plants identified in subsections (e), (f), (g) and (h).

Any owner desiring to plant unlisted plants may make a written application to the administrative officials of the city. Any decision of the administrative officials is subject to appeal to the Board of Zoning Adjustment according to the provisions of section 27-337 of these regulations.

2. Plants. Artificial plants are prohibited. All plant materials shall be living plants.
3. Quality. Plant materials must conform to the standards of the American Association of Nurserymen and shall have passed any inspections required by state regulations.
4. Deciduous trees. All planted deciduous trees shall have a minimum thickness of two (2) inches at the aboveground trunk at time of planting.
5. Evergreen trees. Evergreen trees shall be a minimum of five (5) feet tall at the time of planting.
6. Grass or ground cover. Grass may be sodded or seeded. In drainage swales or other areas subject to erosion, solid sod, erosion reducing net, or suitable mulch must be used and nurse-grass seed shall be sown for immediate protection until complete coverage is achieved.
  - a. Grass sod shall be clean and free of weeds and noxious pests or diseases.
  - b. In areas where ground cover rather than grass is used, the ground cover shall be planted to present a finished appearance and will grow to seventy-five (75) percent of complete coverage after one (1) complete growing season.

**G. Maintenance.** The developer and/or owner shall be responsible for the perpetual maintenance and preservation of the landscaping.

1. All landscaped areas must be kept:
  - a. in a proper, neat and orderly appearance,
  - b. free from refuse and debris,
  - c. with dead plant material replaced within one (1) year of the death of the plant material or by the next planting period, whichever comes first,
  - d. with other defective landscape materials replaced or repaired within three (3) months of defect, and

- e. irrigated with an automatic irrigation system or the applicant shall supply the City with a maintenance plan specifying the method of keeping the plants alive with proper watering.

**H. Allowed Tree Species.**

- 1. Primary list. The following trees have been found to be best suited to this area and yet require the least amount of maintenance. This list, along with the secondary list, represent trees which may be planted in the required landscaping area. Additional selective trees may be substituted when proven to be hearty to this region:

| Common Name              | Scientific Name      |
|--------------------------|----------------------|
| Alternate Leaved Dogwood | Cornus alternifolia  |
| American beech           | Fagus grandifolia    |
| American Holly           | Ilex opaca           |
| American Hornbeam        | Ostrya virginiana    |
| American Yellowwood      | Cladrastis kentukea  |
| Bald cypress             | Taxodium distichum   |
| Bitternut hickory        | Carya cordiformis    |
| Blackgum                 | Nyssa sylvatica      |
| Blackhaw Viburnum        | Viburnum prunifolium |
| Black oak                | Quercus velutina     |
| Black locust             | Robinia pseudoacacia |
| Black tupelo             | Nyssa sylvatica      |
| Black walnut             | Juglans nigra        |
| Bur oak                  | Quercus macrocarpa   |
| Carolina buckthorn       | Rhamnus caroliniana  |
| Carolina silverbell      | Halesia carolina     |

|                                |                                |
|--------------------------------|--------------------------------|
| Chinese elm                    | <i>Ulmus parvifolia</i>        |
| Chinquapin oak                 | <i>Quercus muehlenbergii</i>   |
| Columnar sweetgum              | <i>Liquidambar styraciflua</i> |
| Common witch hazel             | <i>Hamamelis virginiana</i>    |
| Cucumber magnolia              | <i>Magnolia acuminata</i>      |
| Eastern redbud                 | <i>Cercis canadensis</i>       |
| Fastigate european<br>hornbeam | <i>Carpinus betulus</i>        |
| Flowering dogwood              | <i>Cornus florida</i>          |
| Ginkgo (male)                  | <i>Ginkgo biloba</i>           |
| Hackberry                      | <i>Celtis occidentalis</i>     |
| Hazelnut                       | <i>Corylus americana</i>       |
| Hawthorn                       | <i>Crataegus sp.</i>           |
| Honey locust                   | <i>Gleditsia triacanthos</i>   |
| Hornbeam or musclewood         | <i>Carpinus caroliniana</i>    |
| Kentucky coffee tree           | <i>Gymnocladus dioica</i>      |
| Loblolly pine                  | <i>Pinus taeda</i>             |
| Mockernut hickory              | <i>Carya tomentosa</i>         |
| New harmony elm                | <i>Ulmus americana</i>         |
| Northern catalpa               | <i>Catalpa speciosa</i>        |
| Northern red oak               | <i>Quercus rubra</i>           |
| Ohio buckeye                   | <i>Aesculus glabra</i>         |
| Osage orange                   | <i>Maclura pomifera</i>        |
| Ozark witch hazel              | <i>Hamamelis vernalis</i>      |

|                    |                                |
|--------------------|--------------------------------|
| Paw paw            | <i>Asimina triloba</i>         |
| Pin oak            | <i>Quercus palustris</i>       |
| Pecan              | <i>Carya illinoensis</i>       |
| Persimmon          | <i>Diospyros virginiana</i>    |
| Possum Haw         | <i>Ilex decidua</i>            |
| Red buckeye        | <i>Aesculus pavia</i>          |
| Red cedar          | <i>Juniperus virginiana</i>    |
| Rusty blackhaw     | <i>Viburnum rufidulum</i>      |
| Sassafras          | <i>Sassafras albidum</i>       |
| Serviceberry       | <i>Amelanchier arborea</i>     |
| Shagbark hickory   | <i>Carya ovata</i>             |
| Shingle oak        | <i>Quercus imbricaria</i>      |
| Shortleaf pine     | <i>Pinus echinata</i>          |
| Shumard oak        | <i>Quercus shumardii</i>       |
| Southern red oak   | <i>Quercus falcata</i>         |
| Smoke tree         | <i>Cotinus obovatus</i>        |
| Snowbell           | <i>Styrax americanus</i>       |
| Sugar hackberry    | <i>Celtis laevigata</i>        |
| Sweet bay magnolia | <i>Magnolia virginiana</i>     |
| Swamp white oak    | <i>Quercus bicolor</i>         |
| Tulip tree         | <i>Liriodendron tulipifera</i> |
| White fringe tree  | <i>Chionanthus virginicus</i>  |
| White oak          | <i>Quercus alba</i>            |

|                    |                    |
|--------------------|--------------------|
| Wingleaf soapberry | Sapindus saponaria |
| Willow oak         | Quercus phellos    |
| Yaupon holly       | Ilex vomitoria     |

2. Secondary list. The following trees have been found to be the next best suited to this area but require increased maintenance:

| Common Name        | Scientific Name         |
|--------------------|-------------------------|
| American holly     | Ilex opaca              |
| Crab apple         | Malus spp.              |
| Dogwood            | Cornus florida          |
| Fruitless sweetgum | Liquidambar styraciflua |
| Hawthorn           | Crataegus opaca         |
| Redbud             | Cercis canadensis       |
| River birch        | Betula nigra            |
| Southern magnolia  | Magnolia grandiflora    |
| Swamp red maple    | Acer rubrum             |
| Water oak          | Quercus nigra           |
| Weeping willow     | Salix babylonica        |

### I. Shrub Species.

1. Primary list. The following shrubs have been found to be best suited to this area and yet require the least amount of maintenance. This list, along with the secondary list, are those shrubs which may be planted in the required landscaping area. Additional selective shrubs may be substituted when proven to be hearty to this region. Minimum plant size for either list is 3 gallons:

| Primary List                |                                  |           |
|-----------------------------|----------------------------------|-----------|
| Common Name                 | Scientific Name                  | Type      |
| Abelia                      | <i>Kaleidoscope</i>              | evergreen |
| American beautyberry        | <i>Callicarpa americana</i>      | deciduous |
| American Elderberry         | <i>Sambucus canadensis</i>       | deciduous |
| Arrowwood                   | <i>Viburnum dentatum</i>         | deciduous |
| Boxwood                     | <i>Buxus</i> spp.                | evergreen |
| Buttonbush                  | <i>Cephalanthus occidentalis</i> | deciduous |
| Chinese Fringeflower        | <i>Zhizou loropetalum</i>        | evergreen |
| Dwarf Yaupon Holly          | <i>Ilex vomitoria "Nana"</i>     | evergreen |
| Evergreen Hollies           | <i>Ilex</i> species              | evergreen |
| Glossy Abelia               | <i>Abelia grandiflora</i>        | evergreen |
| Golden Current              | <i>Ribes aureum</i>              | deciduous |
| Japanese Camellia           | <i>Camellia japonica</i>         | evergreen |
| Nandina                     | <i>Nandina domestica</i>         | evergreen |
| Ninebark                    | <i>Physocarpus opulifolius</i>   | deciduous |
| Red chokeberry              | <i>Aronia arbutifolia</i>        | deciduous |
| Smooth Witherod             | <i>Viburnum nudum</i>            | deciduous |
| Spicebush                   | <i>Lindera benzoin</i>           | deciduous |
| St. John's Wort             | <i>Hypericum prolificum</i>      | deciduous |
| Virginia Sweetspire         | <i>Itea virginica</i>            | evergreen |
| Wild Hydrangea              | <i>Hydrangea arborescens</i>     | deciduous |
| Wintergreen Barberry        | <i>Berberis julinae</i>          |           |
| White Catrawba rhododendron | <i>Rhododendron catawbiense</i>  | evergreen |

**J. Grasses.** The following grasses may be used:

1. Lawn Covers:

Bermuda grass

Bermuda grass hybrids

Big Bluestem

Centipede

Emerald zoysia

Inland Sea-Oats

Little Bluestem

Mayer Z-52 Zoysia  
 Pink Muhly Grass  
 Prairie Dropseed  
 Side Oats Grama  
 Split Beard Bluestem  
 St. Augustine  
 Switchgrass

**H.Ground Covers**

1. Primary list. The following ground covers have been found to be best suited to this area and require the least amount of maintenance. This list, along with the secondary list, are those ground covers which may be planted in the required landscaping area. Additional selective ground covers may be substituted when proven to be hearty to this region.

| <u>Common Name</u> | <u>Scientific Name</u>       |
|--------------------|------------------------------|
| Dwarf nandina      | N. domestica "harbour dwarf" |
| Junipers           | Juniperus species            |
| Liriope            | Liriope muscari              |
| Memorial rose      | Rosa wichuraiana             |
| Mondo grass        | Ophiopogon japonicus         |
| Periwinkle         | Vinca minor                  |
| Spreading euonymus | E. fortunei "radicans"       |

2. Secondary list. The following ground covers have been found to be the next best suited to this area but require increased maintenance:

| <u>Common Name</u> | <u>Scientific Name</u> |
|--------------------|------------------------|
| Carolina Jessamine | Gelsemium sempervirens |
| Dwarf bamboo       | Arundinaria pygmaea    |
| English ivy        | Hedera helix           |

**L. Xeriscape Option**

1. As a low maintenance option, the City encourages the use of landscaping which promotes water conservation and is drought resistant. "Xeriscape" is a planting practice that relies on minimal irrigation. Conserving resources such as fertilizer, fuels, water, labor, time and money are important elements of this. By encouraging the reestablishment of native plant communities, xeriscape uses plants adapted to specific climate conditions and locations as alternatives to or reductions of traditional turf grass areas.
2. Xeriscape has seven (7) basic principles to follow in the use of trees, shrubs, perennials and turf grasses which can be adapted to prolonged periods of drought and/or reduced watering regimens. The following steps are key to a successful xeriscape program:
  - a. **Planning & Design.** Develop a plan by situating and locating all the existing elements of a yard/greenspace area. Consider the conditions of view, slope, wind and light to develop a new landscape plan. Group plants with similar water and shading needs together.
  - b. **Soil Analysis.** Determine the soil type and identify any problem spots which may need soil improvements. Add organic matter such as peat moss or manure to enrich soils.
  - c. **Appropriate Plant Selection.** Plants should be appropriately selected for the area (region) they are to be used in and for their ability to withstand drought conditions and promote water conservation.
  - d. **Practical Turf Grass Areas.** Reduce the amount of landscape/greenspace area devoted to a grass lawn to 50 % or less. This will reduce the amount of maintenance required to irrigate and mow the area.
  - e. **Efficient Irrigation.** Irrigation should be grouped according to the type and condition of the plants rather than a fixed schedule. Drip watering can be used for many plants and conserves water. Limit sprinklers to grass areas only.
  - f. **Use Mulches.** Organic mulches minimize weed growth, reduce evaporation, slow erosion and help prevent temperature fluctuations.
  - g. **Appropriate Maintenance.** Proper pruning, weeding, fertilization and proper attention to the irrigation system will insure the quality of the xeriscape

3. For those residents or businesses who want to pursue xeriscape landscaping the following guidelines are suggested:
  - a. Install rain sensor “smart devices” on irrigation systems with automatic irrigation controls to conserve water when rainfall has or is occurring.
  - b. Use at least 50% native vegetation which is indigenous to Arkansas in the xeriscape design.
  - c. Adhere to the following guidelines for the percentage of xeriscaped area to turf grass lawn areas:
    1. Single family and duplex residential - A maximum of 80% turf grass lawn and minimum of 20% xeriscape for the pervious area.
    2. Multi-family residential - A maximum of 60% turf grass lawn and minimum of 40% xeriscape for the pervious area.
    3. Commercial, office, industrial and other developments - A maximum of 50% turf grass lawn and minimum of 50% xeriscape for the pervious area.
4. Homebuilders or developers subdividing lots or constructing new single family residential homes are encouraged to offer a xeriscape option in any series of landscaping options offered to prospective home buyers.
5. Use water conservation efficient irrigation systems. Trees, shrubs, flowers and groundcover should be irrigated with low volume drip emitters, micro-sprayers or soaker hoses. The sprinkler irrigation systems should be reserved to the turf grass lawn areas.
6. Use organic mulches such as wood chips, bark or pine straw to minimize evaporation, reduce weed growth, slow erosion and help prevent soil temperature fluctuations.
7. Group similar landscaping together according to their watering requirements to minimize overall water usage and reduce the amount of maintenance required.
8. The following trees and plants are recommended:

|                                |  |  |
|--------------------------------|--|--|
| <b>Drought Tolerant Shrubs</b> |  |  |
|--------------------------------|--|--|

| <b>Common Name</b>      | <b>Scientific Name</b>          | <b>Native</b> | <b>Type</b>       |
|-------------------------|---------------------------------|---------------|-------------------|
| glossy abelia           | <i>Abelia x grandiflora</i>     | no            | Evergreen         |
| barberry                | <i>Berberis</i> spp.            | no            | Species Dependent |
| butterfly bush          | <i>Buddleia davidii</i>         | no            | Species Dependent |
| boxwood                 | <i>Buxus</i> spp.               | no            | Evergreen         |
| beautyberry             | <i>Callicarpa</i> spp.          | yes           | Deciduous         |
| French hybrid ceanothus | <i>Ceanothus x dellianus</i>    | yes           | Deciduous         |
| flowering quince        | <i>Chaenomeles speciosa</i>     | no            | Deciduous         |
| smoketree               | <i>Cotinus coggygia</i>         | no            | Deciduous         |
| yew                     | <i>Taxus</i> spp.               | no            | Evergreen         |
| fuzzy deutzia           | <i>Deutzia</i> spp.             | no            | Deciduous         |
| Euonymus                | <i>Euonymus</i> spp.            | no            | Species Dependent |
| forsythia               | <i>Forsythia</i> spp.           | no            | Deciduous         |
| fothergilla             | <i>Fothergilla gardenii</i>     | yes           | Deciduous         |
| witch hazel             | <i>Hamamelis virginiana</i>     | yes           | Deciduous         |
| oakleaf hydrangea       | <i>Hydrangea quercifolia</i>    | yes           | Deciduous         |
| American holly          | <i>Ilex attenuata</i>           | yes           | Evergreen         |
| Nellie Stevens holly    | <i>Ilex 'Nellie R. Stevens'</i> | no            | Evergreen         |
| Burford holly           | <i>Ilex cornuta</i>             | no            | Evergreen         |
| possumhaw holly         | <i>Ilex decidua</i>             | yes           | Deciduous         |
| inkberry holly          | <i>Ilex glabra</i>              | yes           | Evergreen         |
| yaupon holly            | <i>Ilex vomitoria</i>           | yes           | Evergreen         |
| Virginia sweetspire     | <i>Itea virginica</i>           | yes           | Deciduous         |
| juniper                 | <i>Juniper</i> spp.             | some are      | Evergreen         |
| crapemyrtle             | <i>Lagerstroemia indica</i>     | no            | Deciduous         |
| loropetalum             | <i>Loropetalum chinensis</i>    | no            | Evergreen         |
| Oregon grape holly      | <i>Mahonia aquifolium</i>       | yes           | Evergreen         |
| leatherleaf mahonia     | <i>Mahonia bealei</i>           | no            | Evergreen         |
| southern waxmyrtle      | <i>Myrica cerifera</i>          | yes           | Evergreen         |
| northern bayberry       | <i>Myrica pennsylvanica</i>     | yes           | Evergreen         |
| nandina                 | <i>Nandina domestica</i>        | no            | Evergreen         |
| Russian sage            | <i>Perovskia atriplicifolia</i> | no            | Deciduous         |
| mock-orange             | <i>Philadelphus</i> spp.        | yes           | Deciduous         |
| ninebark                | <i>Physocarpus opulifolius</i>  | yes           | Deciduous         |
| scarlet firethorne      | <i>Pyracantha coccinea</i>      | no            | Evergreen         |
| alder buckthorn         | <i>Rhamnus fragula</i>          | no            | Evergreen         |
| Chinese sumac           | <i>Rhus chinensis</i>           | no            | Deciduous         |
| staghorn sumac          | <i>Rhus typhina</i>             | yes           | Deciduous         |
| rosemary                | <i>Rosmarinus officinalis</i>   | no            | Evergreen         |
| spirea                  | <i>Spirea</i> spp.              | some are      | Deciduous         |
| tamarisk                | <i>Tamarix</i> spp.             | no            | Deciduous         |
| cranberry viburnum      | <i>Viburnum opulus</i>          | yes           | Deciduous         |
| snowball viburnum       | <i>Viburnum plicatum</i>        | no            | Deciduous         |
| blackhaw                | <i>Viburnum prunifolium</i>     | yes           | Deciduous         |
| southern blackhaw       | <i>Viburnum rufidulum</i>       | yes           | Deciduous         |
| Adam's needle yucca     | <i>Yucca filamentosa</i>        | yes           | Evergreen         |

| <b>Drought Tolerant Perennials</b> |                                   |               |
|------------------------------------|-----------------------------------|---------------|
| <u>Common Name</u>                 | <u>Scientific Name</u>            | <u>Native</u> |
| yarrow                             | <i>Achillea</i> spp.              | no            |
| Arkansas bluestar                  | <i>Amsonia hubrectii</i>          | <b>yes</b>    |
| wormwood                           | <i>Artemisia 'Powis Castle'</i>   | no            |
| butterfly weed                     | <i>Asclepia tuberosa</i>          | <b>yes</b>    |
| tickseed                           | <i>Coreopsis grandiflora</i>      | <b>yes</b>    |
| purple coneflower                  | <i>Echinacea purpurea</i>         | <b>yes</b>    |
| indian blanket flower              | <i>Gaillardia pulchella</i>       | <b>yes</b>    |
| pink wand flower                   | <i>Gaura lindheimeri</i>          | <b>yes</b>    |
| baby's breath                      | <i>Gypsophilia muralis</i>        | no            |
| daylily                            | <i>Hemorocallis</i> spp.          | no            |
| rock candytuft                     | <i>Iberis sempervirens</i>        | no            |
| lavender                           | <i>Lavandula</i> spp.             | no            |
| gayfeather                         | <i>Liatris spicata</i>            | <b>yes</b>    |
| black-eyed susan                   | <i>Rudbeckia</i> spp.             | <b>yes</b>    |
| blue salvia                        | <i>Salvia farinacea</i>           | <b>yes</b>    |
| lavender cotton                    | <i>Santolina chamaecyparissus</i> | no            |
| sedum                              | <i>Sedum</i> spp.                 | some are      |
| lamb's ear                         | <i>Stachys byzantina</i>          | no            |

| <b>Drought Tolerant Ground Covers</b> |                                    |               |
|---------------------------------------|------------------------------------|---------------|
| <u>Common Name</u>                    | <u>Scientific Name</u>             | <u>Native</u> |
| wild ginger                           | <i>Asarum canadense</i>            | <b>yes</b>    |
| ice plant                             | <i>Carpobrotus edulis</i>          | no            |
| cranberry cotoneaster                 | <i>Cotoneaster</i>                 | no            |
| hardy yellow iceplant                 | <i>Delosperma nubigenum</i>        | no            |
| winter creeper                        | <i>Euonymus fortunei</i>           | no            |
| white wood aster                      | <i>Eurybei divericta</i>           | <b>yes</b>    |
| Carolina jessamine                    | <i>Gelsemium sempervirens</i>      | <b>yes</b>    |
| cranesbill                            | <i>Geranium sanguineum</i>         | no            |
| St. Johnswort                         | <i>Hypericum calycinum</i>         | no            |
| winter jasmine                        | <i>Jasminum nudiflorum</i>         | no            |
| hens and chicks                       | <i>Jovibarba hirta</i>             | no            |
| liriope                               | <i>Liriope muscari</i>             | no            |
| mondo grass                           | <i>Ophiopogon japonicus</i>        | no            |
| Virginia creeper                      | <i>Parthenocissus quinquefolia</i> | <b>yes</b>    |
| solomon's seal                        | <i>Polygonatum biflorum</i>        | <b>yes</b>    |
| sweetbox                              | <i>Sarcococca hookeriana</i>       | no            |
| hens and chicks                       | <i>Sempervivum</i> spp.            | no            |
| woolly thyme                          | <i>Thymus pseudolanuginosus</i>    | no            |
| purple heart                          | <i>Tradescantia pallida</i>        | no            |
| purple verbena                        | <i>Verbena 'Homestead Purple'</i>  |               |
| Turkish speedwell                     | <i>Veronica liwanensis</i>         | no            |

| <b>Drought Tolerant Ornamental Grasses</b> |                                |               |
|--|--------------------------------|---------------|
| <u>Common Name</u>                         | <u>Scientific Name</u>         | <u>Native</u> |
| big blue stem                              | <i>Andropogon gerardii</i>     | yes           |
| weeping love grass                         | <i>Eragrostis curvula</i>      | yes           |
| purple love grass                          | <i>Eragrostis spectabilis</i>  | yes           |
| maiden grass                               | <i>Miscanthus sinensis</i>     | no            |
| pink muhly grass                           | <i>Muhlenbergia capillaris</i> | yes           |
| switchgrass                                | <i>Panicum spp.</i>            | yes           |
| little blue stem                           | <i>Schizachyrium scoparium</i> | yes           |
| indian grass                               | <i>Sorghastrum nutans</i>      | yes           |
| Eastern gamma grass                        | <i>Tripsacum dactyloides</i>   | yes           |

| <b>Drought Tolerant Turf Grasses</b> |                        |               |
|--------------------------------------|------------------------|---------------|
| <u>Common Name</u>                   | <u>Scientific Name</u> | <u>Native</u> |
| Bermuda Grass                        |                        | no            |
| Zoysia Grass                         |                        | no            |

**Recommended Tree Planting List**

**Small Trees (25ft or less)**

Blackjack Oak - *Quercus marilandica*  
 Camellia - *Camellia japonica*  
 Ornamental Crabapple - *Malus* hybrids  
 Crapemyrtle - *Lagerstromia indica*  
 Deciduous Magnolia - *Magnolia soulangia*, *M. stellata*, *M. liliiflora*  
 Desert Willow - *Chilopsis linearis*  
 Dogwood - *Cornus florida* or *Cornus kousa*  
 Foster Holly - *Ilex x attenuata*  
 Heptacodium - *Heptacodium miconioides*  
 Japanese Flowering Cherry - *Prunus serrulata*  
 Japanese Flowering Cherry - *Prunus yedoensis*  
 Japanese Maple - *Acer palmatum*  
 Little Gem Magnolia - *Magnolia grandiflora* 'Little Gem'  
 Redbud - *Cercis canadensis*  
 Service Berry - *Amelanchier canadensis*  
 Thornless Cockspur Hawthorne - *Crataegus crusgalli* var. *inermis*  
 Trident Maple - *Acer buergerianum*  
 Vitex Chaste Tree - *Vitex incisa*  
 White Fringetree - *Chionanthus virginicus*  
 Yaupon Holly - *Ilex x vomitoria*

**Medium Trees (60ft or less)**

American Holly - *Ilex opaca*  
 Black Gum - *Nyssa sylvatica*  
 Cherry Laurel - *Prunus caroliniana*  
 Chinese Pistache - *Pistachia chinensis*  
 Golden Catalpa - *Catalpa bignonioides*  
 Golden Raintree - *Koelreuteria paniculata*  
 Honeylocust (thornless) - *Gleditsia triancanthos*  
 Japanese Pagoda Tree - *Sophora japonica*  
 Lacebark Elm - *Ulmus parvifolia*  
 Linden - *Tilia americana*  
 Loblolly Pine - *Pinus taeda*  
 Native Pecan - *Carya illinoensis*  
 Nuttall Oak - *Quercus nuttallii*  
 Persian Parrotia - *Parrotia persica*  
 Red Maple - *Acer rubrum*  
 River Birch - *Betula nigra*  
 Sawtooth Oak - *Quercus acutissima*  
 Shumard Oak - *Quercus shumardii*  
 Sweet Bay Magnolia - *Magnolia virginiana*

### **Large Trees (greater than 60ft)**

Elm (dutch elm disease resistant varieties)  
American Sycamore - *Platanus occidentalis*  
Baldcypress - *Taxodium distichum*  
Bur Oak - *Quercus macrocarpa*  
Cherrybark Oak - *Quercus falcata* var. *Pagodaefolia*  
Dawn Redwood - *Metasequoia glyptostroboides*  
Ginkgo (male varieties) - *Ginkgo biloba*  
Kentucky Coffeetree - *Gymnocladus dioicus*  
Live Oak - *Quercus virginiana*  
London Plane Tree - *Platanus hybrida occidentalis x orientalis*  
Northern Red Oak - *Quercus rubrum*  
Pin Oak - *Quercus palustris*  
Southern Magnolia - *Magnolia grandiflora*  
Southern Red Oak - *Quercus falcata*  
Sugar Maple - *Acer saccharum*  
Swamp Chestnut Oak - *Quercus michauxii*  
Sweetgum (fruitless varieties) - *Liquidambar styraciflua*  
Tulip Tree (Yellow Poplar) - *Liriodendron tulipifera*  
Water Oak - *Quercus nigra*  
White Oak - *Quercus alba*  
Willow Oak - *Quercus phellos*

### **27-602-4 Architectural Design of Structures**

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**A. Purposes.** Design requirements for new construction and additions to existing commercial and office buildings shall be required in order to:

1. Protect and enhance the City of Fort Smith
2. Provide good civic design and arrangement.
3. Preserve property values of surrounding property.

**B. Applicability.**

1. The Design Guidelines apply to all new multifamily, non-residential development in residential zones, transitional, commercial, and industrial development within the City of Fort Smith. In areas where the Downtown or Belle Grove design standards apply, those standards will control over these in the case of conflict.

2. The Design Guidelines apply to existing multifamily, commercial and industrial development within the City of Fort Smith when rehabilitation (renovation, restoration, modification, addition, or retrofit) is proposed to the exterior of a structure or site will: (1) increase the gross square footage of the structure by 50% or greater and (2) shall also include any cumulative building additions from the effective date of this ordinance that over a five year period amount to a 50% or greater increase in square footage.
3. Rehabilitation projects shall conform to the guidelines to the greatest extent possible.
4. Buildings in compliance with these regulations shall not be renovated, remodeled, altered, or repaired so that the building will be in noncompliance with these regulations.

### **C. Transitional and Commercial Building Design Standards.**

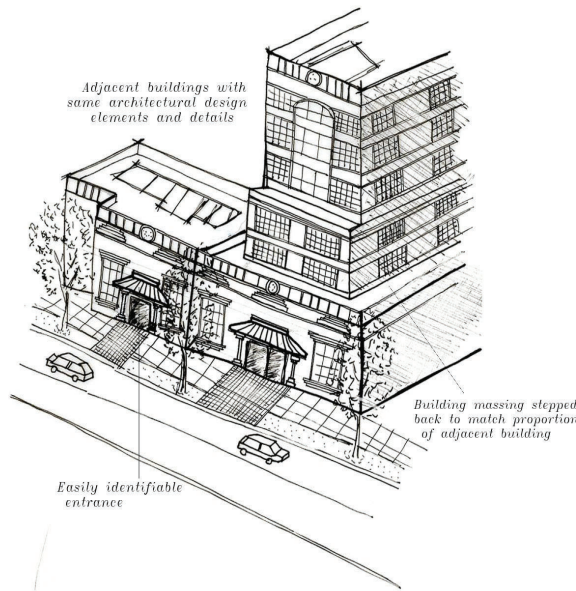
1. Any development that contains more than one building shall incorporate a recurring, unifying and identifiable theme for the entire development.
2. The predominant (fifty-one (51) percent of the gross wall area or greater) exterior building facade of all commercial buildings must be of high quality materials such as brick, wood, native stone, tinted glass, stucco, exterior insulated finished systems (EIFS), cementitious siding (e.g., Hardie Board), tinted/textured concrete masonry units, or other siding materials as approved by the Director. Smooth-faced concrete block, plain or untextured tilt-up panels and prefabricated steel panels are prohibited as the predominant facade. Applicants with commercial development adjacent to residential development may incorporate residential materials on the side of the development that faces the residential development.
3. All facades of a building that are visible from the finished grades of adjoining properties or public streets shall have design characteristics similar to the building's front facade. This shall be implemented by requiring the same treatment as discussed in C.2 above.
4. All mechanical equipment, heating/cooling systems, trash receptacles and utility boxes shall be completely screened from adjoining properties and street right-of-way.
  - a. For ground-mounted equipment, the screening shall consist of a wall, fence, or approved landscaping or the equipment must be enclosed within a building.

- b. For roof-mounted equipment, the screening shall be architecturally incorporated into the roof design and shall consist of materials that are visually compatible with the supporting building.
  - c. Exhaust fans, utility boxes, and ductwork located on building facades not visible from a street right-of-way or property zoned or developed residential may match the permanent color of the surface from which they project.
5. Barbed wire, sheet metal, wood slat, split log, tarps or other nonconventional fencing material are prohibited.

#### 6. Transitional and Commercial Building Elements

- a. The main entrance of a building should face a pedestrian plaza or space with a direct pedestrian connection to the street.
- b. Buildings should be located in such a manner as to minimize conflicts between pedestrians and automobiles
- c. Buildings should be oriented primarily to the street, with street-oriented retail or service spaces.
- d. Retail shops at street level should have direct access to and from the sidewalk.
- e. Entrances should be easily identifiable as primary points of access to buildings.
- f. Corner buildings at gateways or prominent intersections should be designed to emphasize the gateway or intersection location. This may include major architectural expression in the façade, roof form and/or massing, such as:
  - 1. larger bulk
  - 2. tower forms
  - 3. peaked roofs
  - 4. over-sized windows
  - 5. sloped parapets and appurtenances

- g. **Building Projections.** All building projections, including, but not limited to, chimneys, flues, vents, gutters and down spouts, shall match the permanent color of the surface from which they project or match the building's trim color.
7. Auto impoundment or holding yards shall be screened with a minimum six (6) to eight (8) foot opaque fence constructed of wood or masonry.
  8. A permanent opaque six-foot screening fence, wall or landscape buffer shall be provided along any side or rear property line adjacent to property zoned or developed for residential purposes including alleys.



***Building Element Sketch - Examples***

9. Linear or strip development is discouraged, including linear open air centers.
10. Pad sites shall be clustered together to define street edges and entry points or to enclose and create interesting places between buildings, such as public outdoor seating, landscaped areas, or other focal points.
11. Buildings, walls, trees, topography, and other site features shall be oriented and arranged to define circulation areas and lend a human scale to the development.
12. Shared parking agreements between adjacent or closely related developments are strongly encouraged.

**D. Multifamily Building Standards.** The following standards shall apply to multifamily (3 or more units) development, including row house developments:

1. New building design should respect the context of adjacent residential neighborhoods, including the height, scale, mass, form and character of surrounding developments.
2. The predominant (fifty-one (51) percent of the gross wall area or greater) exterior building facade of all multifamily buildings must be of high quality materials such as brick, wood, native stone, tinted glass, stucco, exterior insulated finished systems (EIFS), cementitious siding (e.g., Hardie Board), tinted/textured concrete masonry units, or other siding materials as approved by the Director. Smooth-faced concrete block, plain or untextured tilt-up panels and prefabricated steel panels are prohibited as the predominant facade.
3. Building Orientation. Multi-family residential structures adjacent to a public street should be sited parallel with the street to provide a traditional residential orientation, and should maintain consistent setbacks between the street and residential structures.
  - a. Along interior property lines, multifamily structures should be oriented in a more perpendicular direction to adjacent lower-density residential uses or zoning districts, or adjacent commercial or industrial uses or zoning districts. When parallel orientation is necessary, building setback from the adjacent use or district boundary shall be increased by at least 50%.
  - b. Primary structures shall be located and designed that residents can easily observe and gain entry to the common open spaces, circulation paths and access points into the development.
  - c. Buildings must not have a solid, blank façade facing the street.
4. Mass and Form.
  - a. Building design should incorporate visually heavier and more massive elements at the building base, and lighter elements above the base.
  - b. All buildings shall be designed to provide complex massing configurations with a variety of different wall planes and roof planes.
  - c. The façades of single family attached row homes shall be articulated to differentiate individual units.

## 5. Architectural Detail.

- a. Individual buildings should have a definitive, consistent style. Various architectural styles should not be mixed in the same building.
- b. All sides of a multifamily building shall display a similar level of quality and architectural interest.
- c. All building entries adjacent to a collector, local residential street, or private drive with on-street parking shall be designed at a pedestrian scale.
- d. Fronts of buildings should be articulated through the use of bays, insets, balconies, porches, or stoops related to entrances and windows.
- e. All multifamily building elevations shall contain windows, except when necessary to assure privacy for adjacent property owners.
- f. Windows should be located to maximize the possibility of occupant surveillance of entryways, recreation areas, and laundry areas.
- g. Wall Planes. No façade shall exceed sixty-five (65) horizontal feet. Each façade greater than sixty-five (65) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the façade and extending at least twenty (20) percent of the length of the façade.
- h. Balconies, Porches and Stairways. Multi-family residential structures shall provide at least seventy-five (75) percent of the total dwelling units with a minimum of one private outdoor yard, patio or balcony that consists of a minimum of six (6) feet along one dimension with a total minimum of thirty-six (36) square feet. The use of exterior staircases is strongly discouraged.
- i. Roof Design. Multi-family residential structures shall be designed to avoid any continuous roofline longer than sixty-five (65) feet. Rooflines longer than sixty-five (65) feet shall include at least one vertical elevation change of at least three (3) feet.
- j. Building Projections. All building projections, including, but not limited to, chimneys, flues, vents, gutters and down spouts, shall match the permanent color of the surface from which they project or match the building's trim color.

k. Entrances.

1. Pedestrian entry to the site from the fronting street shall be emphasized through landscaping, lighting special paving, gateways, arbors, and/or other similar features.
  2. Long, linear, and/or hidden stairways or corridors shall be avoided.
  3. Covered entrances (i.e, awnings or canopies) shall be provided as protection from bad weather and as a transition from indoor to outdoor.
6. All trash receptacles shall be completely screened with a permanent opaque screen fence. Individual trash receptacles provided by the Fort Smith Sanitation Department shall not be required to be screened.
  7. Outdoor lighting shall comply with Section 27-602-5.
  8. A permanent opaque six-foot screening fence, wall or landscape buffer shall be provided along any side or rear property line adjacent to property developed or zoned single family including alleys.

**E. Industrial Building Standards** The following standards shall apply to industrial, storage and distribution buildings when constructed along major arterial or boulevard streets as classified by the master street plan, or adjacent to residential districts, and/or those buildings at the perimeter of an industrial subdivision.

1. Each primary entrance for employees or visitors that faces a public street should be emphasized through the use of differing colors or materials, arches, arcades or other architectural treatments.
2. All front facades of primary structures, all facades that face a public right-of-way, and all sidewall facades within forty (40) feet of the front façade, shall be made of masonry (brick, stone and/or stucco), tilt-up concrete panels (textured or untextured), wood, native stone, tinted glass, exterior insulated finished systems (EIFS), cementitious siding (e.g., Hardie Board), or other siding materials as approved by the Director.
3. Facades of the primary structure should incorporate architectural relief through the use of at least two of the following tools: reveals, visible joint patterns, projected sills, belt courses, repeating brick header and stretcher courses, or differing colors and textures.
4. All primary structures with roofs with a pitch of less than 2:12 shall be screened by a parapet wall or fascia.

5. All trash receptacles shall be screened with a permanent opaque screening fence.

6. Outdoor lighting shall comply with Section 27-602-5.

7. Screening Requirements.

a. Industrial-1 (I-1):

1. Areas used for outdoor storage or display shall be maintained so that excessive dust, fumes or odors will not be produced by continued use.

2. Buffering, landscape, and fence screening shall be required when abutting residentially zoned or developed properties. The minimum buffering requirements shall consist of a six-foot high screen fence, landscaping (trees, shrubs, and groundcover,) or a berm. All buffer areas shall be a minimum of ten (10) feet in width. The Planning and Zoning Department shall approve location, size, plant species, and number. The buffering shall be in addition to minimum open space requirements.

3. Auto impoundment or holding yards shall be screened with a minimum six (6) to eight (8) foot opaque fence constructed of wood or masonry

b. Industrial-2 (I-2):

1. Outdoor storage of equipment materials or merchandise not actively offered for sale shall be surrounded by a sight-proof screen which restricts their view from the public.

2. Areas used for outdoor storage or display shall be maintained so that excessive dust, fumes or odors will not be produced by continued use.

3. Buffering, landscape, and fence screening shall be required when abutting residentially zoned or developed properties. The minimum buffering requirements shall consist of a six-foot high screen fence, landscaping (trees, shrubs, and groundcover,) or a berm. All buffer areas shall be a minimum of ten (10) feet in width. The Planning and Zoning Department shall approve location, size, plant species, and number. The

buffering shall be in addition to minimum open space requirements.

4. Auto impoundment or holding yards shall be screened with a minimum six (6) to eight (8) foot opaque fence constructed of wood or masonry.

c. Industrial-3 (I-3):

All permitted uses shall conform to the following specific regulations as well as the bulk and area regulations of this zone.

1. All such uses shall be completely enclosed by an eight-foot high opaque screen. Alternate fencing materials may be substituted for an opaque fence on the rear and side of the site when the use abuts an I-3 zone and the portion may not be seen from a public street or road. The determination shall be made by the building official.

2. Fences adjacent to street rights-of-way shall be erected under the following guidelines:

a. Entrances to fenced areas which are adjacent to arterial or collector streets, where an entrance is provided from such street, must be setback sixty (60) feet from such right-of-way.

b. Fences adjacent to local, collector or arterial streets where no entrance is provided from such street may be located on the property line adjacent to such right-of-way.

c. No fence or screening device shall be erected so as to obstruct the vision of motorists at alley, street or driveway intersections.

d. The storage or display of goods or merchandise outside the confines of the fenced area is expressly prohibited.

e. No junk, parts, disabled autos or salvage material of any kind shall be stored outside or above the fence.

3. The burning of wrecked or discarded automobiles or any parts thereof is prohibited.
4. All signage shall meet Section 27-704, however, in no case shall any provisions of this chapter be interpreted to permit the use of discarded, disabled, or wrecked automobiles, trucks, equipment, appliances, or parts to be used for advertising or identification purposes.
5. Whenever an owner or representative of a nonconforming use under this section applies for and is granted I-3, heavy industrial zoning, he shall have a period not to exceed six (6) months to bring the use into complete conformity with the provisions of this section.
6. All areas unoccupied by buildings, parking lots or used as traffic ways shall be maintained in a safe and orderly condition.
7. Areas used for outdoor storage or display shall be maintained so that excessive dust, fumes or odors will not be produced by continued use.
8. Buffering, landscape, and fence screening shall be required when abutting residentially zoned or developed properties. The minimum buffering requirements shall consist of a six-foot high screen fence, landscaping (trees, shrubs, and groundcover,) or a berm. All buffer areas shall be a minimum of ten (10) feet in width. The Planning and Zoning Department shall approve location, size, plant species, and number. The buffering shall be in addition to minimum open space requirements.
9. Auto impoundment or holding yards shall be screened with a minimum six (6) to eight (8) foot opaque fence constructed of wood or masonry.

**27-602-5 Commercial and Outdoor Lighting**

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- A. Purpose.** The City of Fort Smith finds that the regulation of outdoor lighting is necessary to prevent misdirected or excessive artificial light caused by inappropriate or misaligned light fixtures that produce glare, light trespass (nuisance light) and/or unnecessary skyglow; and also that such regulation is necessary to discourage the waste of electricity and to improve or maintain nighttime public safety, utility, and security.
- B. Requirements.** All outdoor lighting fixtures installed and thereafter maintained, other than those serving one and two family dwellings, shall comply with the following requirements:
1. Where used for security purposes or to illuminate walkways, roadways, and parking lots, only shielded light fixtures shall be used.
  2. Where used for commercial and industrial purposes, such as in merchandise display areas, work areas, platforms, signs, architectural, landscape, or sports/recreation facilities, all light fixtures shall be equipped with automatic timing devices and comply with the following:
    - a. Light fixtures used to illuminate flags, statues, or any other object mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light that will not extend past the illuminated object.
    - b. Other upward directed architectural, landscape or decorative direct light emissions shall have at least 90% of their total distribution pattern within the profile of the illuminated structure.
    - c. Recreational and sports facility lighting shall be shielded whenever possible. Such lighting shall have directional and glare control devices, when necessary to comply with the following section.
    - d. Externally illuminated signs including commercial billboard, building identification or other similar illuminated signs shall comply with the following:
      1. Top mounted light fixtures that are shielded;
      2. When top mounted fixtures are not feasible, illumination from other positioned light fixtures shall be restricted to the sign area. Visors or other directional control devices shall be used to keep spill light to an absolute minimum.
    - e. All other outdoor lighting shall use shielded light fixtures.
  3. All floodlight type fixtures, once properly installed, shall be permanently affixed in the approved position.

**C. Light Trespass.** All light fixtures, except street lighting and those used on one or two family dwellings, shall be designed, installed, and maintained to prevent light trespass, as specified below:

1. At a height of five feet above the property line of the subject property, illuminations from light fixtures shall not exceed 0.1 foot candles in a vertical plane on residentially zoned property.
2. Outdoor light fixtures properly installed and thereafter maintained shall be directed so that there will not be any objectionable direct glare source visible from any property. Light fixtures near adjacent property may require special shielding devices to prevent light trespass.

**D. Illuminance and Luminance Requirements.** Illuminance and luminance requirements shall be as set forth in the current edition of the Illuminating Engineering Society of North America (IESNA) Lighting Handbook.

**E. Outdoor Lighting Energy Conservation.**

1. All outdoor lighting not necessary for security purposes shall be reduced, activated by motion sensor devices, or turned-off during non-operating hours. Illuminated signs are excluded from this requirement.
2. All lighting shall be designed to prevent misdirected or excessive artificial light and to maximize energy efficiency.

|               |                          |
|---------------|--------------------------|
| <b>27-603</b> | <b>Access Management</b> |
|---------------|--------------------------|

**27-603-1**      **Generally**

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- A. The Fort Smith Engineering Department shall administer the Access Management standards and regulations.
- B. The preliminary subdivision plat or development plan must identify the location of proposed driveways in conformance with these regulations. No additional driveways may be identified as part of the final plat process. Compliance with these provisions for infill or redevelopment will be determined on a case-by-case basis.

**27-603-2**      **Driveway Separation Standards**

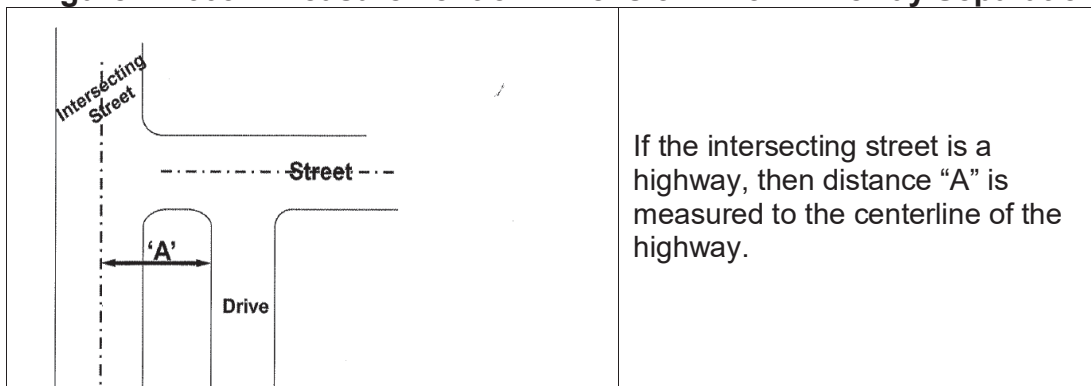
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- A. Driveway access must conform to the specifications outlined in Table 27-603-1A (Minimum Separation Between Driveways and Street Intersections) and Table 27-603.1B (Minimum Separation Between Adjacent Driveways). For purposes of

measuring driveway separation, the separation standards apply to driveways on lots adjacent to the subject lot as well as to those on the subject lot itself.

- B. Offset driveways must be spaced at a sufficient distance from other driveways to allow for safe and efficient traffic flow.
- C. The preliminary subdivision plat and development plans must include information regarding existing driveways for adjacent and opposite sides of street properties.
- D. Where necessary for the safe and efficient movement of traffic, driveway access points must be limited to restricted turning movements (e.g. right turns only).
- E. A minimum separation between driveways and street intersections must be measured as indicated in Figure 27-603-1, Dimension 'A' for Driveway Separation and as noted in Table 27-603-1A (Minimum Separation Between Driveways and Street Intersections) or Table 27-603-1B (Minimum Separation Between Adjacent Driveways).

**Figure 27-603-1 Measurement of Dimension A for Driveway Separation**



If the intersecting street is a highway, then distance "A" is measured to the centerline of the highway.

- F. Driveways must be located as far as possible from intersections.
- G. Shared driveways are permitted and encouraged.
- H. Existing driveway access points must be redesigned where needed to safely control traffic flow, unless the redesign would deny the landowner reasonable access.
- I. Common driveways may be constructed for the joint use of adjoining properties. Documentation of the existence of common rights to driveway access (cross access agreements) is required and must be submitted either with the plat or the rezoning request.

- J. Directional driveways that restrict the movement of traffic to right-turn-only or left-turn-only are required where needed to provide traffic safety.
- K. No driveways will be permitted in areas designated as “Limits of No Access” by either the Arkansas Highway and Transportation Department or by plat.
- L. Access separation between a driveway and an intersection shall be measured from the nearest edge of the driveway to the intersecting street centerline, except for freeways.
- M. Spacing from freeways is measured from the centerline of the nearest freeway ramp or frontage road right-of-way line (see minimum separation (dimension ‘A’ standards in Table 27-603-1A, Minimum Separation Between Driveways & Intersections).
- N. Separation between driveways is from the inside edge to inside edge of the driveway (see Table 27-603.-1B, Minimum Separation Between Adjacent Driveways).

**Table 27-603-1A Minimum Separation between Driveways and Street Intersection (Dimension A in feet)**

| Intersecting Street    | Street on which driveway is to be located (See dimension ‘A’) |           |                |                |            |                 |                       |
|------------------------|---|-----------|----------------|----------------|------------|-----------------|-----------------------|
|                        | Freeway frontage road   | Boulevard | Major Arterial | Minor Arterial | Industrial | Major Collector | Residential Collector |
| Freeway frontage road* | N/A   | 200       | 200            | 200            | 200        | 200             | 230                   |
| Boulevard              | 250   | 250       | 170            | 170            | 170        | 150             | 150                   |
| Major Arterial         | 250   | 250       | 170            | 170            | 170        | 150             | 150                   |
| Minor Arterial         | 250   | 250       | 170            | 170            | 170        | 140             | 140                   |
| Industrial             | 235   | 235       | 155            | 135            | 135        | 115             | 135                   |
| Major Collector        | 235   | 185       | 135            | 125            | 125        | 95              | 95                    |
| Residential Collector  | 230   | 185       | 130            | 120            | 120        | 95              | 95                    |

\* Measured from the frontage road right-of-way

**Table 27-603-1B Minimum Separation between Adjacent Driveways (in feet)**

| Residential Street | Freeway frontage road | Boulevard | Major Arterial | Minor Arterial | Industrial | Major Collector | Residential Collector |
|--------------------|-----------------------|-----------|----------------|----------------|------------|-----------------|-----------------------|
| 100**              | 200                   | 300       | 200            | 150            | 100        | 125             | 100**                 |

\*\* Excludes permitted uses in residential zoning districts  
 Adjacent driveway separation is measured from driveway inside edge to inside edge.

**27-603-3 Intersection Design**

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**A. Generally.** All driveways and access facilities shall be designed to meet the grade, alignment, pavement, and channelization standards and other specifications prescribed by adopted City standards.

**B. Two-Way Driveways**

1. The intersection of a two way driveway shall intersect any arterial in a 90° angle.
2. The corner radius of a 90° driveway shall be at least 10 feet. However, residential driveways on residential or collector streets shall have a minimum radius of 5 feet.
3. A minimum sight distance for vehicles egressing a driveway to an arterial shall be based on the 85<sup>th</sup> percentile speed of the roadway and the distance shown in Table 27-603-3-A. The sight distance shall be measured as follows:
  - a. from a point on the driveway at least 15 feet from the edge of the arterial street pavement, and
  - b. from a height of eye of three and one-half (3.5) feet on the driveway to a height of object of four and one-half (4.5) feet on the arterial street.

**Table 27-603-3-A**

| Speed | Intersection Sight Distance |                           |
|-------|-----------------------------|---------------------------|
|       | x Distance Desirable (feet) | x Distance Minimum (feet) |
| 15    | 145                         | 80                        |
| 20    | 195                         | 115                       |
| 25    | 240                         | 155                       |
| 30    | 290                         | 200                       |
| 35    | 335                         | 250                       |
| 40    | 385                         | 305                       |
| 45    | 430                         | 360                       |
| 55    | 530                         | 495                       |
| 60    | 575                         | 570                       |
| 65    | 625                         | 645                       |

### **C. One-Way Driveways**

1. One-way egress driveways shall conform to the sight distance requirements in subsection (b)(3), above.
2. One-way egress driveways of less than 90° egress may be required by the City Engineer where it is determined that is in the interest of the health, safety, and general welfare of the public.

## **27-603-4 Access for Mixed Use Districts**

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### **A. Residential Access**

1. Access to residential lots in a Mixed Use District may be made from rear-access private driveways as provided below. If access is from a private driveway, the driveway shall not exceed sixteen (16) feet in width at any point between the sidewalk line and the rear of the Principal Building. A walkway with a minimum width of three (3) feet shall extend from the sidewalk to the front entry.
2. Rear-access private driveways shall be paved and maintained by a homeowners association.
3. Where rear-access private drives are used for residential access, the applicant may request an adjustment to the front yard setback of up to 20% decrease in size.

### **B. Non-Residential Access**

Access to non-residential lots in a Mixed Use District may be from a rear-access private drive or common parking areas.