



# PLAN BENTONVILLE

Bentonville, Arkansas  
Community Code

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DRAFT: 07/10/2025



A NOTE REGARDING THIS FIRST DRAFT DOCUMENT

This draft includes placeholders for Sections and Articles that are currently in progress. These will be included for future review and feedback.

References to other sections and rules are indicated by [blue text](#). Please use an electronic version to access these references. In order to simplify section numbering, these references do not specify the full path. The electronic version is linked to the intended reference.

References to external documents are indicated by [underlined blue text](#). These links are not active currently.

Instructional directions are housed in a separate User’s Guide. This document is regulatory, not descriptive. While it is written to be generally clear, concepts and connections between different Articles may not be obvious without consulting the User’s Guide. The User’s Guide is in progress. Please consult [PlanBentonville.com](#) for additional information.

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City of Bentonville, Arkansas

## ARTICLE 1 GENERAL PROVISIONS

### SEC. 101. TITLE

- (a) The title of this ordinance is the "Bentonville Community Code (BCC) of the City of Bentonville, Arkansas."
- (b) This ordinance is also referred to as "BCC" and "this Code" throughout.
- (c) This Code consists of the text provided in this Chapter and the zoning districts referenced in City of Bentonville Official Zoning Map, available through the Planning Department or on the City's [website](#).

### SEC. 102. AUTHORITY

The City of Bentonville adopts these regulations under the authority granted by the General Assembly of the State of Arkansas, as outlined in Arkansas Code Annotated (A.C.A.) §14-56-402 through §14-56-425, as amended.

### SEC. 103. APPLICABILITY

- (a) City of Bentonville. This ordinance applies to all land and structures within the city limits of Bentonville, Arkansas, including any areas annexed into the city after its adoption.

### SEC. 104. INTERPRETATIONS

#### (a) Interpreting Regulations

- (1) Terms are interpreted as follows:
  - a. Definitions in [Article 8 Terminology](#) apply in place of any other definition of the same term.
  - b. Terms not defined in [Article 8 Terminology](#) are defined by the latest edition of the Merriam-Webster Dictionary.
  - c. This Code follows Plain Language Guidelines, as published by the United States General Services Administration.
  - d. The term "rule" or "rules" refers to both "regulations" and "standards" collectively.
  - e. The term "follow" or "following" indicates that all rules listed or referred to apply.
- (2) Numbers, tables, diagrams, and illustrations are interpretation as follows:
  - a. Numerical standards control over graphic representations.
  - b. Where a fractional number occurs, numbers of 0.5 or greater are rounded up to the next whole number, and numbers less than 0.5 are rounded down.
  - c. A blank cell in a table means that the use or condition is not allowed.
  - d. Diagrams and illustrations in this Code are regulatory unless labeled as advisory.
- (3) References to the Director mean:
  - a. The Planning Director; or
  - b. A designee of the Planning Director.

**(b) Interpreting District Boundaries**

- (1) Where zoning district boundary location on the Official Zoning Map is uncertain or unclear, the following rules apply:
  - a. Zoning district boundaries are assigned to entire parcels of land.
  - b. District assignments are determined by parcel ID as maintained in the City of Bentonville Geographic Information System (GIS) and apply to the entire parcel as established through a professional boundary survey. Inquiries regarding parcel assignments may be directed to the Planning Department.
  - c. Any land annexed into the City of Bentonville without an assigned zoning district at the time of annexation, or otherwise not assigned a zoning district, is deemed to be assigned to the T2.1 District.
  - d. District boundaries that do not follow parcel lines are interpreted as follows:
    1. Boundaries following streets, alleys, railroads, streams, rivers, or lakes are interpreted as following the centerlines of those features.
    2. Boundaries following City limit lines are interpreted as following the official City limit lines.
    3. Distances not specifically indicated on the Official Zoning Map are determined by using the map scale.
    4. Where a boundary cannot be determined by any of the above methods, the Planning Commission is authorized to determine the location of the boundary.

**SEC. 105. PURPOSE AND INTENT**

- (a) The purpose of this Article is to implement Bentonville's Community Plan by establishing the legal foundation, authority, and structure of this Bentonville Community Code.
- (b) The intent of this Article is to support development that reflects the City's vision across multiple geographic and physical scales:
  - (1) Purpose at the general scale:
    - a. To promote public health, safety, and general welfare.
    - b. To protect the character of established neighborhoods, historic districts, and sensitive natural areas.
    - c. To fulfill the vision established in the Future Land Use Plan, which directs the desired future character and intensity of each part of the city.
  - (2) Purpose at the city scale:
    - a. Centers and neighborhoods should be compact, mixed-use, and designed for pedestrians and cyclists as well as automobiles.
    - b. Mixed-use neighborhoods and centers are preferred; districts focused on single uses should be exceptions.
    - c. Neighborhoods should provide diverse housing options at various price points to accommodate different ages and income levels.
    - d. Daily activities should be within walking or biking distance of homes whenever feasible, providing a variety of transportation options.
    - e. Water, sewer, and electrical systems must be installed using quality materials and workmanship to ensure reliable, safe service and protect public health. These systems must provide safe drinking water, effective collection and treatment of wastewater, and a dependable electrical

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supply while minimizing long-term maintenance costs.

- f. Streets should be interconnected to distribute car traffic and shorten travel distances for pedestrians and cyclists.
- g. Streets should accommodate pedestrians, cyclists, vehicles, trees, and utilities adequately and safely.
- h. Parks and civic spaces of various sizes and functions should be distributed throughout the city and located within walking or biking distance of most homes.

(3) At the block and building scale:

- a. Buildings and landscaping should frame street edges to enhance pedestrian comfort and encourage slower driving speeds.
- b. Site and building design should prioritize pedestrian and cyclist safety while adequately accommodating vehicle access.
- c. Site and building designs should follow Crime Prevention Through Environmental Design (CPTED) principles to enhance public safety.

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**ARTICLE 2 FUTURE LAND USE PLAN****SEC. 201. PURPOSE AND INTENT**

- (a) The purpose of this Article is to establish the relationship between the Bentonville Community Code and the City's adopted Future Land Use Map (FLUM).
- (b) The intent of this Article is to ensure that development decisions support the long-term vision for growth, land use, and community character established in the Community Plan. The standards in this Article are intended to guide zoning map amendments, subdivision patterns, and infrastructure investments in a coordinated and transparent manner.

**SEC. 202. COMPLIANCE WITH THE FUTURE LAND USE PLAN**

- (a) The Bentonville City Council has adopted the Future Land Use Map (FLUM).
- (b) Zoning districts are limited by the Future Land Use Map place type, as regulated by [Table 2.1 Place Type Correlation with Zoning Districts](#).

**SEC. 203. PLACE TYPES**

- (a) Zoning district assignment is evaluated for appropriateness based upon the assigned Future Land Use Category, referred to as Place Type, as specified in [Table 2.1 Place Type Correlation with Zoning Districts](#).
- (b) Enhanced Review, as assigned in [Table 2.1 Place Type Correlation with Zoning Districts](#) means a zoning district may be appropriate within the Place Type, but a careful evaluation of the surrounding area is required for approval.
- (c) Place types define the intended form, scale, and character of different areas. They serve as a bridge between the community's vision and the zoning standards needed to support it. The place types are described in the Community Plan.

TABLE 2.1 PLACE TYPE CORRELATION WITH ZONING DISTRICTS															
Place Type	Zones Permitted														
	T2.1	T2.2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T6.1	C	R1	HC	LI	LFI	MH
<b>Centers</b>															
Regional							SR	SR	SR	SR		ER			
City						SR	SR	SR		SR					
Neighborhood					SR	SR	SR			SR					
<b>Neighborhoods</b>															
Urban				SR	SR	SR	SR			SR					
Walkable			SR	SR	SR	SR				SR					
Traditional			SR	SR	ER					SR	ER				
Suburban				SR						SR	SR				ER
<b>Corridors</b>															
Urban							SR	SR	ER	SR					
Walkable						SR	SR	SR		SR					
Suburban							SR			SR		SR	ER		ER
<b>Industry and Technology</b>															
Industry and Technology										SR		SR	SR	ER	
<b>Rural</b>															
Rural	SR	ER	SR							SR					ER
(SR): Standard review applies. Zoning district is appropriate for Place Type															
(ER): Enhanced review applies. Zoning district may be appropriate for the Place Type with a positive compliance review.															

## ARTICLE 3 LAND DEVELOPMENT

### SEC. 301. PURPOSE AND INTENT

- (a) This Article guides the development of subdivisions and large sites to ensure orderly growth and land use, despite differences in development type, process, and timing, by applying the design standards in [Sec. 502. Land Development](#) according to the site size and development approach.
- (b) The intent of this Article is to:
  - (1) Implement the Community Plan;
  - (2) Apply rules to subdivisions, non-subdivided development, and sites of different sizes to result in similar built outcomes, all of which achieve the intent of [Sec. 502. Land Development](#);
  - (3) Rely on the rules in [Article 4 Zoning](#) to direct building and site design, ensuring consistency in zoning districts across the city;
  - (4) Allow phased development to adjust over time while upholding these goals; and
  - (5) Ensure that these goals cannot be circumvented through multiple land divisions.

### SEC. 302. APPLICABILITY

#### (a) Minor Applications

- (1) Minor applications are exempt from the rules of this Article.
- (2) Minor applications include:
  - a. Permits for signs, fences, changes of use, and other applications that do not involve new buildings;
  - b. Expansion or external alteration of existing buildings that remain within the limits specified in [Article 7 Nonconformities](#);
  - c. Single site development in T2, R1, and T3 zones; and
  - d. Sites smaller than 1 acre in T4, T5, T6, HC, LI, and LFI.
- (3) Minor applications must follow [Article 4 Zoning](#) and may require a Preliminary Development Permit. See [Article 6 Administration](#) for application requirements and procedures based upon the type of permit required.

#### (b) Development Applications

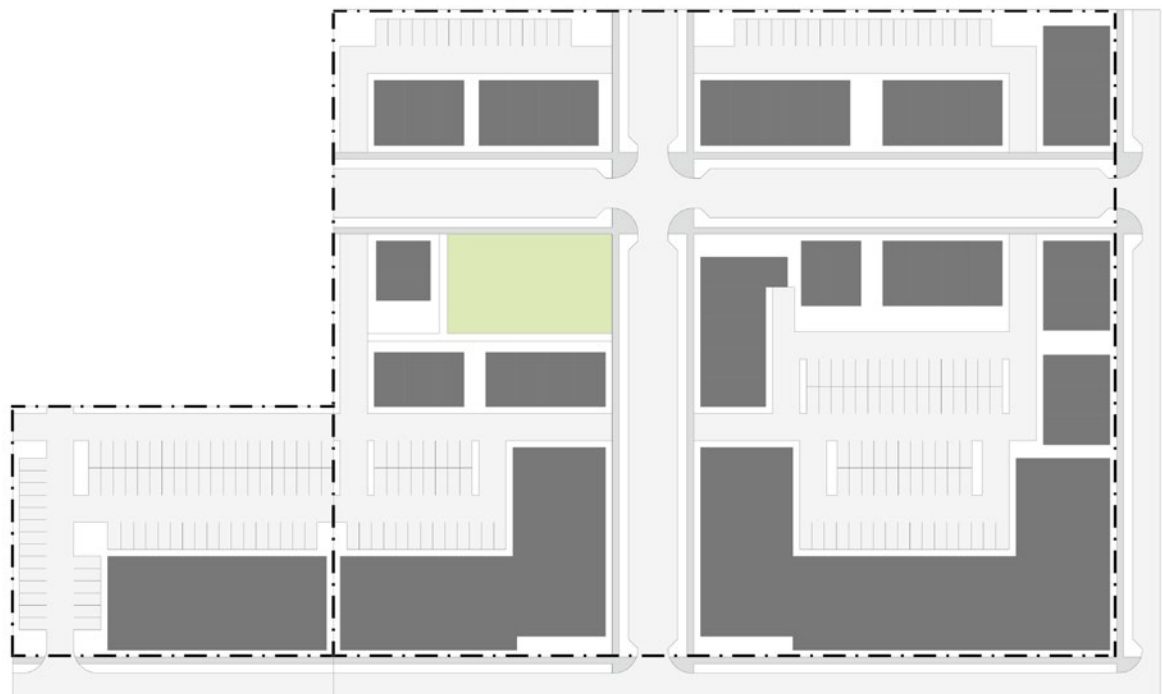
- (1) All proposed uses of the site must follow the zoning standards in [Article 4 Zoning](#).
- (2) Proposals must follow the engineering, stormwater, and erosion control rules in the [City of Bentonville Stormwater Ordinance](#), [City of Bentonville Engineering Manual](#), and the [Stormwater and Drainage Manual](#).
- (3) Proposals must follow [Sec. 511. Natural Resource Protection](#).
- (4) Development rules differ by development type:
  - a. Sites not being subdivided must follow [Sec. 303. Single Site Development](#);
  - b. Lot Splits, Property Line Adjustments, and Lot Combinations must follow [Sec. 304. Minor Subdivisions](#);
  - c. Sites up to 160 acres being subdivided must follow [Sec. 305. Subdivisions](#); and
  - d. Sites 160 acres or larger being subdivided must follow [Sec. 306. Master Planned Subdivisions](#).
- (5) See [Sec. 604. Application Types](#) for development review procedures.

SEC. 303. SINGLE SITE DEVELOPMENT

(a) General

- (1) Rules vary by site size, as specified in subsections (b) [Sites Less than 3 Acres \(Small Sites\)](#), (c) [Sites Between 3 and 6 Acres \(Medium Sites\)](#), and (d) [Sites 6 Acres and Larger \(Large Sites\)](#).
- (2) Lots and tracts intended for new streets or up to 7 divisions may be subdivided using lot splits as part of a single site development application.
- (3) Condominiums, or horizontal and vertical property regimes, must comply with applicable state law.
- (4) The rules of [Article 5 Design Standards](#) apply as follows:
  - a. The following subsections explain how [Sec. 502. Land Development](#) applies, which structures the overall development into blocks and civic space, and streets and major driveways;
  - b. Rules related to buildings and specific site design follow [Article 4 Zoning](#), which may be interpreted through future lots, following (f) [Future Lots](#);
  - c. [Sec. 506. Overlay Districts](#) applies when a site is located within an overlay district;
  - d. Civic space must follow (d) [Civic Space Standards](#).
  - e. Streets must follow [Sec. 514. Street Design](#);
  - f. Major driveways must follow the dimensional standards for streets in [Sec. 514. Street Design](#);
  - g. [Sec. 515. Public Street Improvements](#) applies to portions of the site along public streets; and
  - h. [Sec. 509. Tree Preservation](#), [Sec. 511. Natural Resource Protection](#), [Sec. 512. Flood Damage Prevention](#), [Sec. 510. Landscape](#), and [Sec. 517. Communications equipment](#) apply to all sites.

TABLE 3.1 SINGLE SITE DEVELOPMENT



Site < 3 acres See (b) <a href="#">Sites Less than 3 Acres (Small Sites)</a>	Site 3 to 6 acres See (c) <a href="#">Sites Between 3 and 6 Acres (Medium Sites)</a>
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**(b) Sites Less than 3 Acres (Small Sites)**

**(1) Circulation**

- a. Through lots must add a connection through the site, based on the lot width:
  1. 200 to 400 feet wide: 1 mid-block trail or major driveway;
  2. 400 feet or wider: at least 1 major driveway; and
  3. Mid-block trail must follow the design standards in [\(4\) Mid-block Trails](#).
- b. Circulation outside of the site must be extended:
  1. Streets that end on the site must be extended with a major driveway or street through the site;
  2. Trails that end on the site must be extended with a dedicated bicycle facility, following [Sec. 513. Trails and Bicycle Facilities](#);
  3. Parking lot drive aisle that end on the site must be connected to an internal driveway; and
  4. Where the [Master Street Plan](#) shows a street through or along the site, it must be provided as specified in [\(2\) Street Network](#).

**(2) Future Lots**

- a. Where a street or major driveway is provided through the site, buildings must be sited according to [\(2\) Future Lots](#).
- b. All rules in [Article 4 Zoning](#) apply, evaluated for each future lot or for the site as a whole if there are no future lots.

**(c) Sites Between 3 and 6 Acres (Medium Sites)**

- (1) The site must include future blocks to the greatest extent feasible, following [\(e\) Future Blocks](#).
- (2) A connected circulation network is required, using major driveways or streets, as specified by [\(b\) Circulation Network](#), except where exempted from providing future blocks.
- (3) If contiguous open space greater than one-half acre is provided, it must follow [\(d\) Civic Space Standards](#).
- (4) Buildings must be sited according to [\(f\) Future Lots](#), except where exempted from providing future blocks.
- (5) In HC and the Suburban Corridor Place Type, build-to area requirements under [Table 4.1 Zone standards](#) do not apply.

**(d) Sites 6 Acres and Larger (Large Sites)**

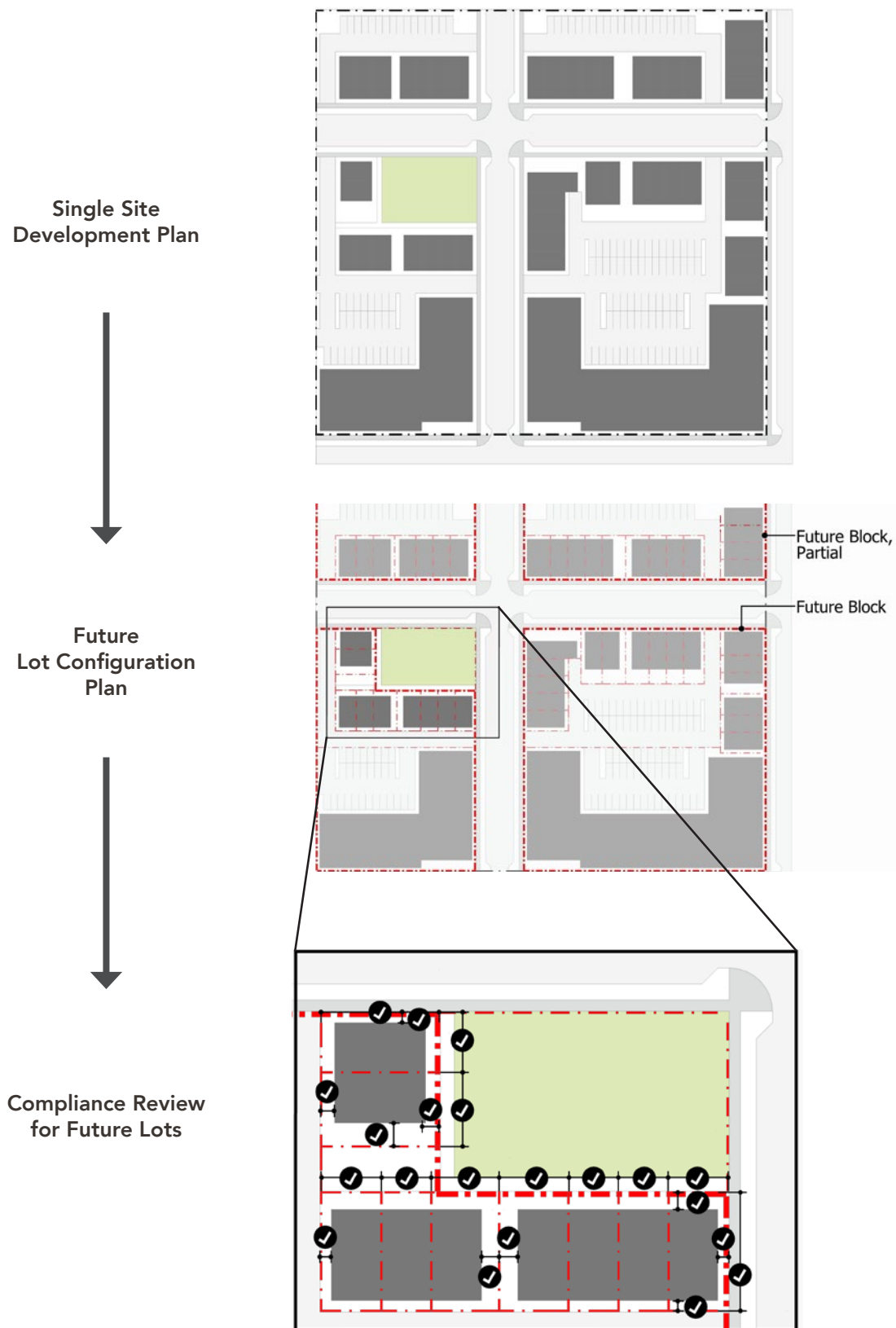
- (1) The site must include future blocks following [\(e\) Future Blocks](#).
- (2) A connected circulation network is required, using major driveways or streets, as specified by [\(b\) Circulation Network](#).
- (3) Civic space is required as specified in [\(d\) Civic Space Standards](#).
- (4) Buildings must be sited according to [\(f\) Future Lots](#).
- (5) In HC and the Suburban Corridor Place Type:
  - a. Up to 50% of major driveways, by centerline length, may be designated service streets; and
  - b. The build-to area requirements under [Table 4.1 Zone standards](#) do not apply along service streets.

**(e) Future Blocks**

- (1) All development must be within future blocks, other than development allowed in civic spaces.
- (2) Future blocks divide the site to provide external and internal circulation equivalent to streets and trails in subdivisions, as shown in [Figure 3.2 Future Lot Configuration plans](#).
- (3) Future blocks must follow the standards for blocks in [\(a\) Blocks](#).
- (4) The Director may exempt a site from providing future blocks if:
  - a. The site is too narrow to fit two compliant street or trail connections through;
  - b. There are not undeveloped neighboring sites; and
  - c. Streets and trails on neighboring sites cannot be extended through the site; or
  - d. The site has an existing street along only one boundary; and
  - e. The site is less than 200 feet wide along that street.

**(f) Future Lots**

- (1) A future lot configuration plan must be provided, as shown in [Figure 3.2 Future Lot Configuration plans](#).
- (2) Future lots apply zoning standards from [Article 4 Zoning](#) to sites not formally subdivided but reviewed through [Sec. 607. Development Plan Review](#).
- (3) Proposed building footprints, parking, landscaping, circulation must comply with zoning standards relative to future lot lines.
- (4) In T5 and T6 zones, build-to area requirements along major driveways may be reduced or waived through Administrative Adjustment if those requirements are met along existing streets and there is not sufficient building area being proposed to meet the requirements.

**FIGURE 3.2 FUTURE LOT CONFIGURATION PLANS**

**SEC. 304. MINOR SUBDIVISIONS****(a) Lot Splits, Property Line Adjustments, and Lot Combinations**

- (1) Lot splits must not be used to avoid subdivision regulations.
- (2) A property may only be involved in a lot split once every five years.
- (3) Lot splits are limited to seven lots or tracts, maximum.
- (4) Each lot resulting from a split, adjustment, or combination must follow (c) [Lot Layout](#).
- (5) Any vacatable utility easements must be vacated.
- (6) Where the [Master Street Plan](#) shows a new street on the site and if an existing street stub abuts the site, the lot layout must comply with (2) [Street Network](#), except block size requirements.
- (7) The Director may determine that street rights-of way may be dedicated without construction.
- (8) The lot split must not conflict with:
  - a. Neighboring land use or transportation patterns; or
  - b. Any plans adopted by the City of Bentonville.
- (9) Applications must follow (d) [Final Plats](#).



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### SEC. 305. SUBDIVISIONS

#### (a) General

- (1) Subdivision procedures as described in [Sec. 606. Subdivision Review](#).
- (2) Sites 160 acres or larger must follow [Sec. 306. Master Planned Subdivisions](#).
- (3) Building permits and single site development approvals may be obtained after a preliminary plat has been approved and filed.
- (4) The rules of [Article 5 Design Standards](#) apply as follows:
  - a. Subdivision design must follow the rules of [Sec. 502. Land Development](#);
  - b. [Sec. 506. Overlay Districts](#) applies when a site is located within an overlay district;
  - c. Streets must follow [Sec. 514. Street Design](#);
  - d. [Sec. 515. Public Street Improvements](#) applies to portions of the site along public streets;
  - e. All lots must be provided with existing utility service connections or have a plan for future utility service in place, consistent with [Sec. 516. Utility Location Standards](#); and
  - f. [Sec. 509. Tree Preservation](#), [Sec. 511. Natural Resource Protection](#), [Sec. 512. Flood Damage Prevention](#), and [Sec. 517. Communications equipment](#) apply to all subdivisions.
- (5) Subdivisions may be rezoned in advance of, or concurrent with a subdivision following [\(b\) Subdivision Zoning](#).

#### (b) Subdivision Zoning

- (1) Subdivisions may require multiple zones, by size:
  - a. Less than 20 acres: May choose to rezone to one or multiple zones;
  - b. Between 20 and 40 acres: Must include 2 or more zones;
  - c. Subdivisions over 40 acres: Must include 3 or more zones, except in Mixed Use Corridor, Mixed Use Highway, Regional Center, and Suburban Neighborhood Place Types which only require 2 zones; and
  - d. Over 160 acres follow [Sec. 306. Master Planned Subdivisions](#).
- (2) Zoning approval may be obtained ahead of subdivision following [\[Section in progress\]](#).
- (3) Zones must be assigned following these rules:
  - a. Each lot must be assigned only one zone;
  - b. All lots must be assigned zones consistent with the Future Land Use Place Type;
  - c. Civic space and open space may be zoned with Transect Zones or the Civic Zone, CZ;
  - d. Zone transitions should occur across alleys or along streets, not across streets, as illustrated in [Figure 3.3 Zone Transitions](#);
  - e. Transect zones must not transition by more than 1 main category (like T3 to T4);
  - f. Sites over 40 acres must follow the zoning mix requirements in [Table 3.5 Zoning Mix for subdivisions over 40 acres](#);
  - g. Within Neighborhood Center Place Types, zones must be assigned following the rules below, as shown in [Figure 3.4 Zone Transitions For Neighborhood Center Place Types](#):
    1. T5 is limited to lots within 660 feet of an arterial or collector intersection; and
    2. T5 or T4 must be assigned to all lots abutting existing arterials or collectors.

FIGURE 3.3 ZONE TRANSITIONS

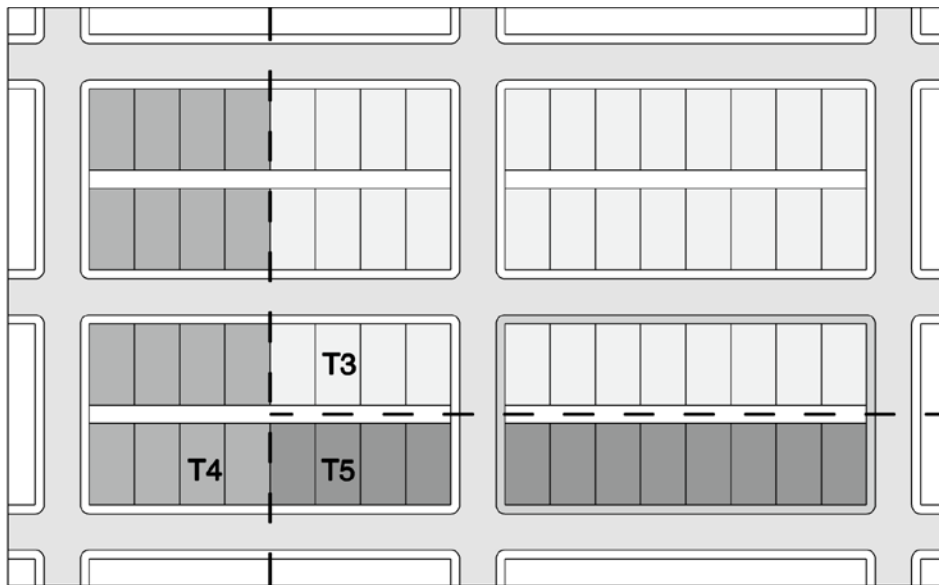
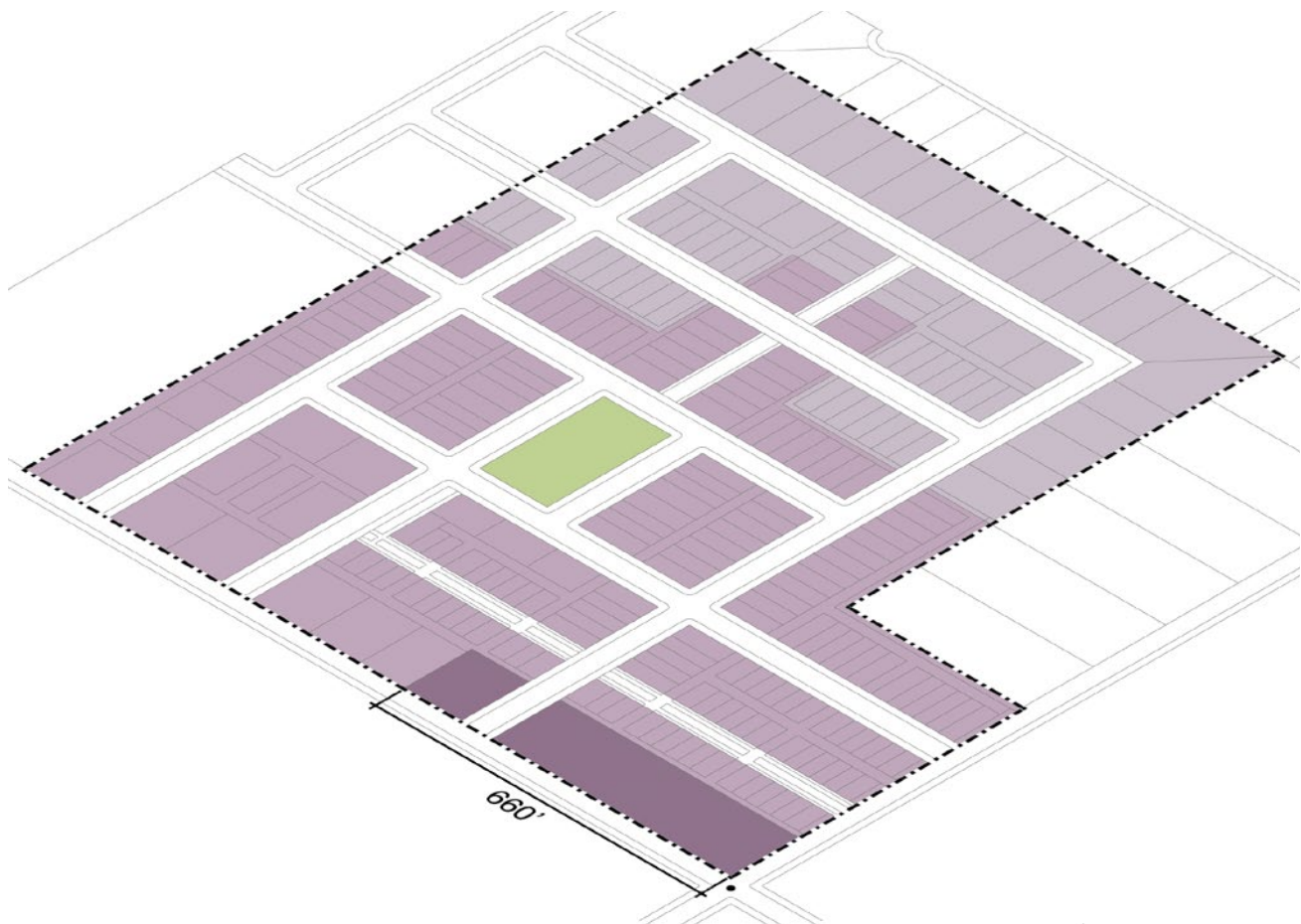


FIGURE 3.4 ZONE TRANSITIONS FOR NEIGHBORHOOD CENTER PLACE TYPES



T2 T2 Zone
 T3 T3 Zone
 T4 T4 Zone
 T5 T5 Zone
 C Civic

**TABLE 3.5 ZONING MIX FOR SUBDIVISIONS OVER 40 ACRES**

Place Type	Zones Permitted													
	T2.1	T2.2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	C	R1	HC	LI	LFI
Centers														
Regional	E						20% max.	60% max.	60% max.	20 % max.	E			
Neighborhood				20% max.	50% max.	60% max.			15% max.					
Neighborhoods														
Urban	E		20% max.	40% max.	60% max.	50% max.	ER		15% max.					
Walkable		20% max.	40% max.	60% max.	50% max.	ER			20% max.					
Corridors														
Urban	E				40% max.	No max.	No max.		15% max.		E			
Walkable					60% max.	No max.	ER		15% max.			ER		
Suburban							No max.	No max.		15% max.		No max.	20% max.	
Industry and Technology														
Industry and Technology	E						No max.		15% max.		No max.	No max.	No max.	
Rural														
Rural	No max.	10% max.	ER							No max.	E			

**ER:** Enhanced review applies. Zoning district may be appropriate for the Place Type with additional review.

**E:** Zone only applies to existing lots, not available for rezoning.

**NOTE:** New subdivisions over 40 acres are not available within City Center, Traditional Neighborhood, or Suburban Neighborhood place types.

**SEC. 306. MASTER PLANNED SUBDIVISIONS****(a) Master Plan**

- (1) Master planned subdivisions require a master plan.
- (2) Master plans must divide the site into sub-areas, following [\(b\) Subdivision Structure](#).
- (3) A master circulation network is required, specifying:
  - a. Connections identified in the [Master Street Plan](#);
  - b. Interconnections between sub-areas, following [\(5\) External Connections](#);
  - c. Connections through sub-areas to coincide with the main civic space of each;
  - d. Dedicated bicycle facilities for at least 50% of required connections;
  - e. Right-of-way width and street sections for required connections, following [Sec. 514. Street Design](#); and
  - f. Trail width and design, following [Sec. 513. Trails and Bicycle Facilities](#).
- (4) A main civic space network is required, specifying:
  - a. The most prominent civic space for each sub-area;
  - b. Additional civic spaces not within sub-areas; and
  - c. The location, size, and type of civic spaces required above, compliant with [\(d\) Civic Space Standards](#).
- (5) A conceptual stormwater network is required, demonstrating sufficient land is set aside for stormwater storage and treatment.
- (6) A conceptual utility network is required, including:
  - a. Standard utility locations, following [Sec. 516. Utility Location Standards](#);
  - b. Corridors for new utility mains within the site, as needed; and
  - c. Planned connections to neighboring, undeveloped sites.
- (7) A zoning plan is required, as follows:
  - a. The zoning plan must follow [\(b\) Subdivision Zoning](#) for each sub-area;
  - b. Zoning approval for the zoning plan is obtained concurrently with master plan approval, following [\[Section in progress\]](#);
  - c. Sub-areas must follow the approved zoning plan, subject to minor adjustments detailed in [\[Section in progress\]](#).
- (8) A phasing plan is required, following [Sec. 307. Phasing](#).
- (9) The site must be divided into phases, each following [Sec. 307. Phasing](#).

**(b) Subdivision Structure**

- (1) Sites must be divided into sub-areas, each between 20 and 160 acres.
- (2) Each sub-area must follow the rules of [Sec. 305. Subdivisions](#), however compliance does not need to be demonstrated for master plan approval.
- (3) Sub-area boundaries must have a proportion between 1:3 and 1:1, unless site dimensions require a narrower shape to meet the minimum size.
- (4) Sub-areas may be submitted for subdivision review individually, multiple at the same time, or in phases following [Sec. 307. Phasing](#).

**SEC. 307. PHASING****(a) General**

- (1) Development may be phased to coordinate construction over time.
- (2) All phased development requires a phasing plan.
- (3) Each phase must meet the requirements for streets, utilities, stormwater, and civic space without reliance on undeveloped phases.
- (4) Areas intended to satisfy civic space minimum standards must not be deferred to later phases unless approved by the Planning Commission.
- (5) Phasing requirements differ according to development type:
  - a. Single site developments follow [\(b\) Single Site Phasing](#);
  - b. Subdivisions follow [\(c\) Subdivision Phasing](#); and
  - c. Master planned subdivisions follow [\(d\) Master Plan Phasing](#).

**(b) Single Site Phasing**

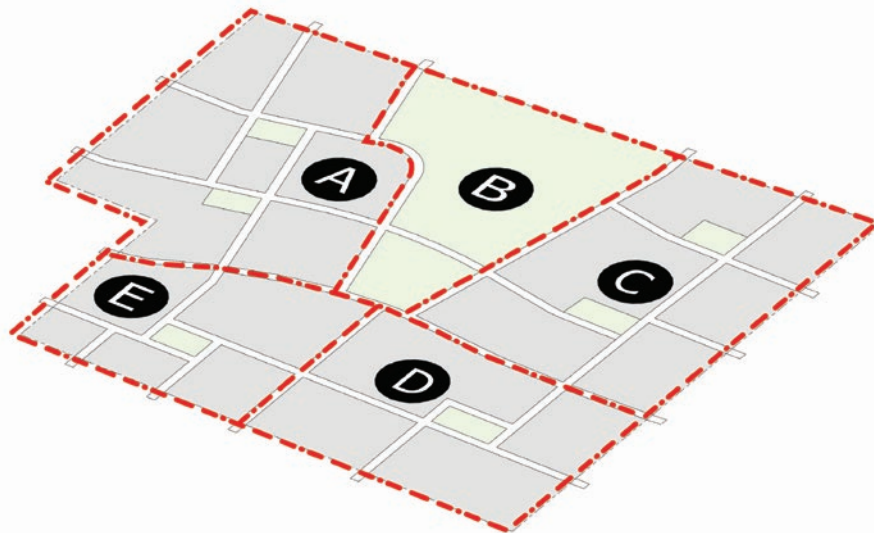
- (1) Single site development phasing may include distinct sections of the site to develop sequentially, or sequential development of the same portion of the site.
- (2) Phasing plans must indicate:
  - a. Site and phase boundaries
  - b. Public improvements to be completed with each phase;
  - c. Utility extensions, stormwater systems, and shared infrastructure to support each phase;
  - d. Sequencing and estimated timing of phases, including anticipated start and completion dates;
  - e. Civic space locations, sizes, and types, with a description of how open space will be proportionally provided with each phase;
  - f. Building location, size, and use for buildings to be constructed with each phase; and
  - g. Circulation for each phase, demonstrating safe access to all buildings for pedestrians, bicycles, and vehicles.
- (3) Phasing must prioritize building construction along existing streets and new civic spaces to the greatest extent possible.
- (4) Phasing plan modifications are approved by the Director.

**(c) Subdivision Phasing**

- (1) Phasing plans must indicate:
  - a. Subdivision and phase boundaries;
  - b. Public improvements to be completed with each phase;
  - c. Utility extensions, stormwater systems, and shared infrastructure to support each phase;
  - d. Sequencing and estimated timing of phases, including anticipated start and completion dates; and
  - e. Civic space locations, sizes, and types, with a description of how open space will be proportionally provided with each phase.
- (2) Phasing plans are approved concurrently with preliminary plat approval.
- (3) Phasing plan modifications require approval by the Planning Commission.

**(d) Master Plan Phasing**

- (1) Master plan phasing sequences development by sub-area. Each sub-area is submitted as a separate subdivision, which may also be phased, following [Sec. 305. Subdivisions](#).
- (2) Phasing plans must indicate the following:
  - a. Master plan and phase boundaries, aligned with sub-area boundaries; and
  - b. Portions of the main circulation network to be completed with each phase;
  - c. The most prominent civic space for each phases;
  - d. Stormwater and utility networks to be completed with each phase; and
  - e. That phase boundaries, circulation, and main civic spaces will result in connected and orderly development, as show in [Figure 3.6 Master Plan Phasing](#).
- (3) Phasing plans are approved concurrently with master plan approval.
- (4) Phasing plan modifications require approval by the Planning Commission.

**FIGURE 3.6 MASTER PLAN PHASING**

**Letter A, C, D, E:** Master plan phase

**Letter B:** Civic space, developed alone or with other phases

Figure depicting a master plan divided into 4 phases plus a large civic space. The phasing plan indicates the main circulation network and most prominent civic space in each phase.

**(e) Enforcement of Phasing Schedules**

- (1) The Director may suspend further development activity in any phase if the applicant fails to meet the phasing schedule without good cause.
- (2) The Director may require a revised phasing plan as a condition of reactivation of development approvals where substantial delay has occurred.

**ARTICLE 4 ZONING****SEC. 401. PURPOSE AND INTENT**

- (a) This Article sets the rules for how land and buildings can be used and arranged in Bentonville through zoning districts. These zoning rules are intended to protect public health, safety, and general welfare.
- (b) Bentonville uses two types of zoning districts:
  - (1) Transect Districts, which focus on how buildings relate to each other to form safe, walkable streets and neighborhoods, from rural areas to the center of downtown; and
  - (2) Special Purpose Districts, which are used for areas that need specific rules based on their function, such as large campuses and industrial areas.
- (c) Transect districts intend to:
  - (1) Support historic neighborhoods and downtown areas;
  - (2) Guide growth in the form of walkable, bikeable, drivable, and transit-friendly places;
  - (3) Help new building fit in with their surroundings;
  - (4) Protect rural and natural areas by encouraging compact development;
  - (5) Transect districts are structured to align the intensity of development with appropriate infrastructure investment, so that more urban transect zones help lower long-term costs for streets and utilities by supporting compact, efficient service delivery; and
  - (6) Make public services more affordable through compact and efficient growth.
- (d) Special Purpose Districts intend to:
  - (1) Set aside space for businesses and services that depend on driving or large format operations;
  - (2) Support campuses that are designed around walking and biking; and
  - (3) Make sure these uses are located in the right places and follow rules to fit in with their surroundings.

**SEC. 402. TRANSECT DISTRICTS**

- (a) The City of Bentonville utilizes the following transect districts for zoning, shown on the City of [Bentonville Official Zoning Map](#):
- (1) T2.1: Rural;
  - (2) T2.2: Rural Node;
  - (3) T3.1: Neighborhood Edge
  - (4) T3.2: Neighborhood Transition;
  - (5) T4.1: Neighborhood General;
  - (6) T4.2: Neighborhood Node;
  - (7) T5.1: Town Center Low;
  - (8) T5.2: Town Center High; and
  - (9) T6: Urban Center.
- (b) Rules may specify district names using a main category (like T3 or T5) and sometimes a sub-category (like T3.1 or T5.2). Here is how they apply:
- (1) If only the main category is listed, like T4, the rule applies to all sub-categories under it: T4.1 and T4.2;
  - (2) If both the main and sub-category are listed, like T4.2, the rule applies only to that specific district, not to T4.1;
  - (3) If a rule includes a mix, like “T4 and T3.2”, apply each part individually: it applies to T4.1 and T4.2, and also to T3.2, but not to T3.1.
- (c) Rules may include transect districts along with special purpose districts, or specify only one or the other.
- (d) Rules that do not specify a transect district or special purpose district apply to all districts.

**SEC. 403. SPECIAL PURPOSE DISTRICTS**

- (a) The City of Bentonville utilizes the following special purpose districts for zoning, shown on the City of [Bentonville Official Zoning Map](#):
- (1) C: Civic
  - (2) R1: Suburban Single-Family;
  - (3) HC: Highway Commercial;
  - (4) LI: Light Industrial;
  - (5) LFI: Large Format Industrial; and
  - (6) MH: Manufactured Housing.
- (b) Rules may include special purpose districts along with transect districts, or specify only one or the other.
- (c) Rules that do not specify a transect district or special purpose district apply to all districts.

**SEC. 404. OVERLAY DISTRICTS**

- (a) Overlay districts include additional rules only applicable within the area of the overlay.
- (b) Overlay districts are shown on the [Bentonville Official Zoning Map](#).
- (c) Overlay district rules are found in [Sec. 506. Overlay Districts](#).



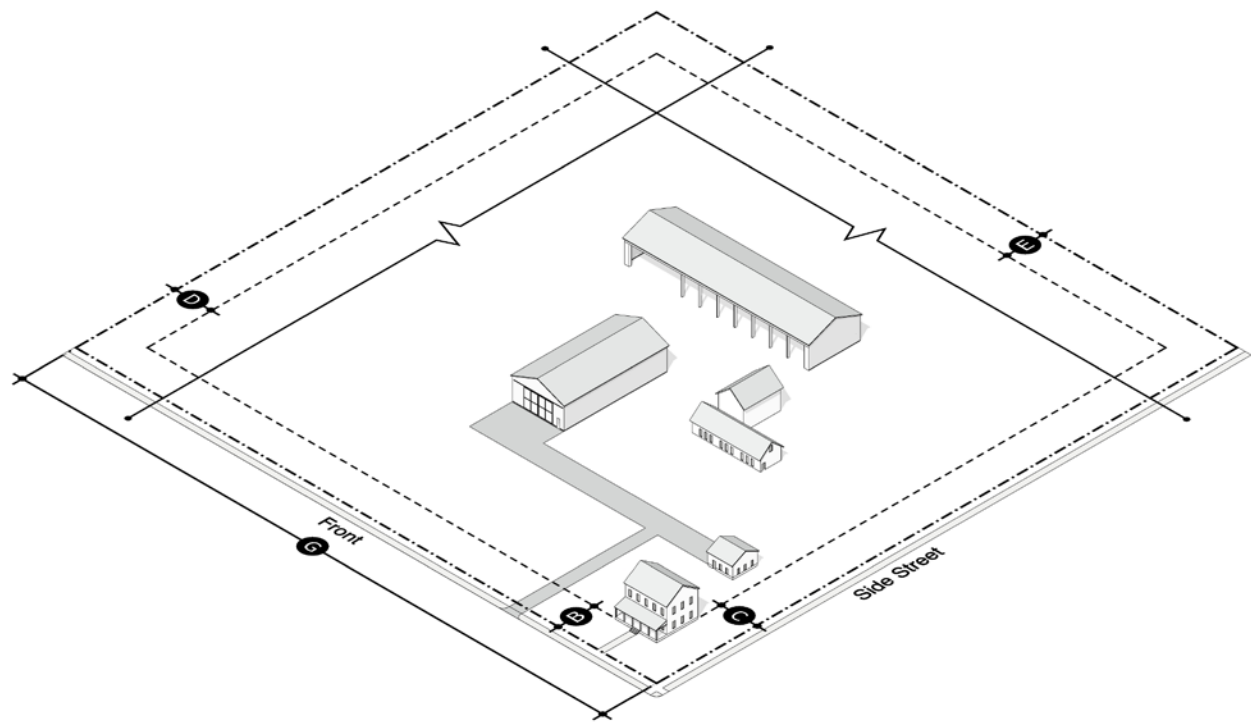
City of Bentonville, Arkansas

#### SEC. 405. STANDARDS FOR ZONING DISTRICTS

- (a) All development must follow these sections in [Article 5 Design Standards](#):
  - (1) [Sec. 503. Site Design](#) related to driveways, walkways, parking, an similar site specifics;
  - (2) [Sec. 504. Vertical Construction](#) related to building and fence design and placement;
  - (3) [Sec. 505. Zone Transitions](#) specifying transition rules between different districts;
  - (4) [Sec. 506. Overlay Districts](#) specifying rules for overlay districts;
  - (5) [Sec. 508. Signs](#);
  - (6) [Sec. 509. Tree Preservation](#) and [Sec. 510. Landscape](#) for landscape requirements, materials, and installation; and
  - (7) [Sec. 511. Natural Resource Protection](#) specifying rules for natural resources and hazards.
- (b) [Table 4.1 Zone standards](#) provides a summary of the basic rules for each zoning district.
- (c) Rules for the use of properties and buildings are found in [Sec. 406. Use Standards](#).
- (d) Lot splits and other land subdivisions must follow the rules of [Article 3 Land Development](#).
- (e) Sites 1 acre or larger may have additional rules imposed in [Article 3 Land Development](#).

TABLE 4.1 ZONE STANDARDS

T2.1: RURAL



T2.1 applies to rural areas with large lots, few homes, and mostly open space or farmland. It is used for very low-intensity development. In some cases, this zoning is temporary until the land is ready to be rezoned to match the City’s long-term growth plan.

Buildings			
Location*		Height	
A	Building Footprint	20% max.	Buildings
B	Front Setback	30 ft. min.	
C	Side Street Setback	30 ft. min.	Accessory Structures
D	Side Setback	30 ft. min.	
E	Rear Setback	30 ft. min.	
			2.5 stories max., farm buildings exempt
			16 ft. max., farm buildings exempt

**T2.1: RURAL****Building Elevations****Required Entries**

Entry Frequency N/A

**Required Glass**

Ground Floor N/A

**Required Active Uses**

Upper Floor N/A

N/A

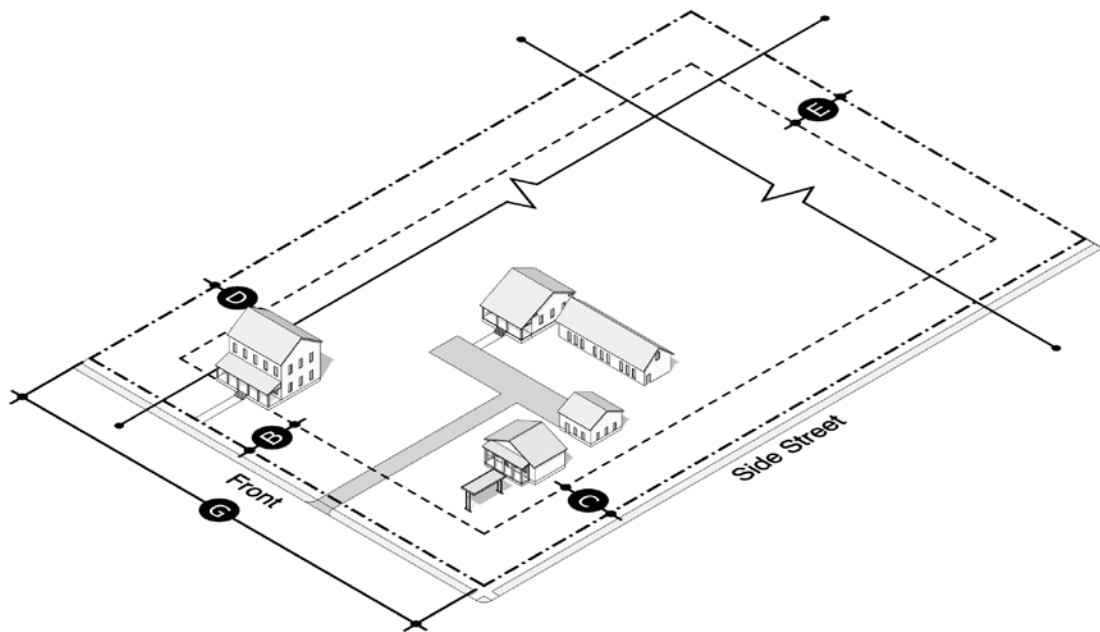
**Site Design****Lot Size****G** Lot Area 5 acres min.**Parking Location****H** Front Setback 50 ft. min.**Fencing and Walls**See (e) [Fences and Walls](#).**J** Side Street Setback 50 ft. min.**K** Side Setback 30 ft. min.**Impervious Areas****L** Rear Setback 30 ft. min.

Impervious Area 30% max.

**Uses**See [Sec. 406. Use Standards](#)**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

T2.2: RURAL NODE



T2.2 is meant for small shops, services, and public buildings in rural areas. It allows for small activity centers that serve nearby homes and farms.

Buildings			
Location*		Height	
A	Building Footprint	30% max.	Buildings
B	Front Setback	20 ft. min.	
C	Side Street Setback	30 ft. min.	Accessory Structures
D	Side Setback	30 ft. min.	
E	Rear Setback	30 ft. min.	
			2.5 stories max., farm buildings exempt
			16 ft. max., farm buildings exempt

**T2.2: RURAL NODE****Building Elevations****Required Entries**

Entry Frequency N/A

**Required Glass**

Ground Floor N/A

**Required Active Uses**

Upper Floor N/A

N/A

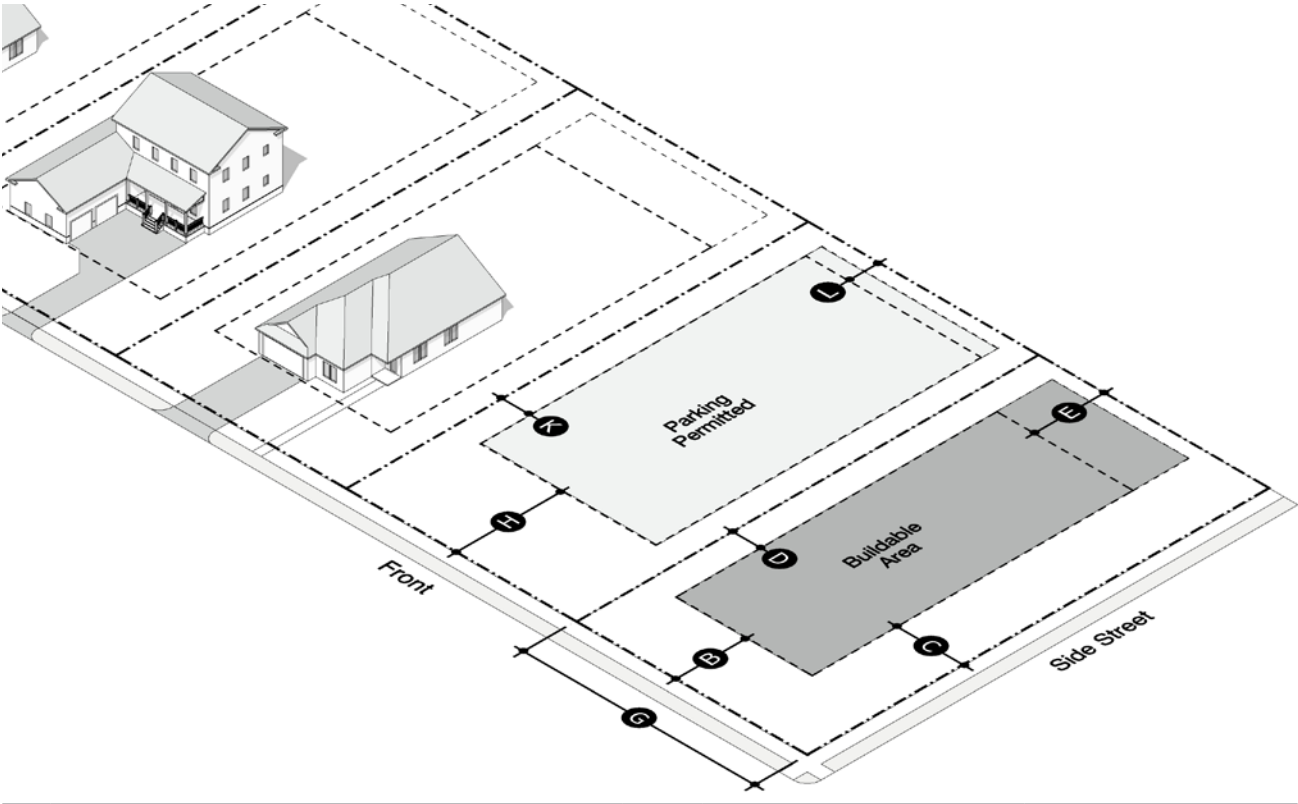
**Site Design****Lot Size****G** Lot Area 2 acres min.**Parking Location****H** Front Setback 50 ft. min.**Fencing and Walls**See [\(e\) Fences and Walls](#)**J** Side Street Setback 50 ft. min.**Impervious Areas**

Impervious Area 35% max.

**K** Side Setback 30 ft. min.**L** Rear Setback 30 ft. min.**Uses**See [Sec. 406. Use Standards](#)**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

R1: SUBURBAN SINGLE-FAMILY



R1 is a residential zone for neighborhoods with larger lots and single-family homes where parking is almost exclusively accessed from the street. Nonresidential uses are not allowed, other than home occupations.

Buildings

Location*		Height	
A	Building Footprint	40% max. / 45% corner lot	Buildings 2.5 stories max.
B	Front Setback	20 ft. min.	Accessory Structures 14 ft. max.
C	Side Street Setback	20 ft. min.	
D	Side Setback	7 ft. min.	
E	Rear Setback	25 ft. min.	
F	Alley Setback	15 ft. from centerline of alley, or 3 ft. from lot line	

**R1: SUBURBAN SINGLE-FAMILY****Building Elevations****Required Entries**

Entry Frequency N/A

**Required Glass**

Ground Floor 15% min.

**Required Active Uses**

Upper Floor 15% min.

N/A

**Site Design****Lot Size****G** Lot Width 60 ft. min.

Lot Area 6,000 sq. ft.

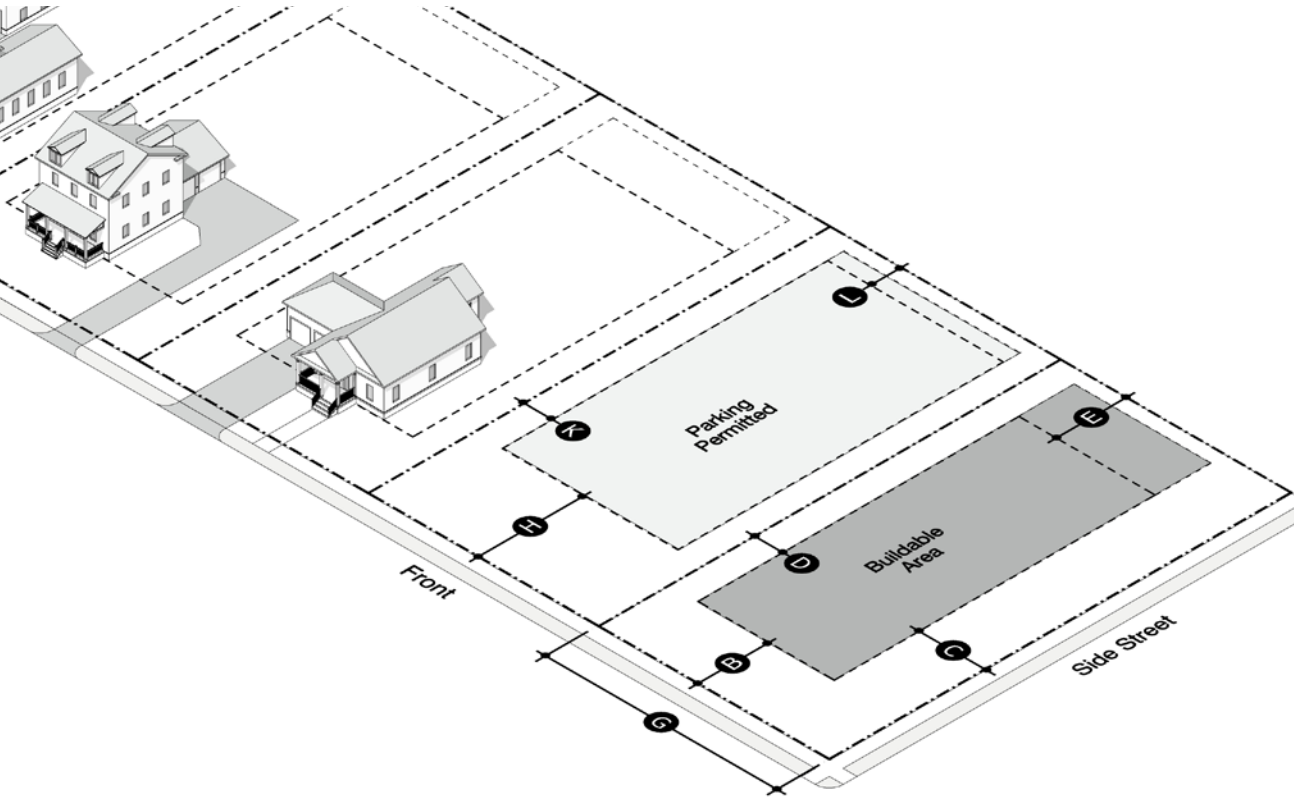
**Fencing and Walls**See [\(e\) Fences and Walls](#)**Impervious Areas**

Impervious Area 40% max.

**Parking Location****H** Front Setback 20 ft. min.**J** Side Street Setback 20 ft. min.**K** Side Setback 6 ft. min.**L** Rear Setback 12 ft. min.**M** Alley Setback 15 ft. from centerline of alley**Uses**See [Sec. 406. Use Standards](#)**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

T3.1: NEIGHBORHOOD EDGE



T3.1 is a residential zone for low-intensity neighborhoods with single-family homes on medium to large lots. Parking is normally accessed from the street.

Buildings

Location*			Height	
A	Building Footprint	40% max.	Buildings	2.5 stories max.
B	Front Setback	20 ft. min.	Accessory Structures	14 ft. max.
C	Side Street Setback	15 ft. min.		
D	Side Setback	6 ft. min.		
E	Rear Setback	25 ft. min.		
F	Alley Setback	15 ft. from centerline of alley, or 3 ft. from lot line		



**T3.1: NEIGHBORHOOD EDGE****Building Elevations****Required Entries**

Entry Frequency N/A

**Required Glass**

Ground Floor 15% min.

**Required Active Uses**

Upper Floor 15% min.

N/A

**Site Design****Lot Size****G** Lot Width 50/40 ft. min.\*\***Fencing and Walls**See (e) [Fences and Walls](#)**Impervious Areas**

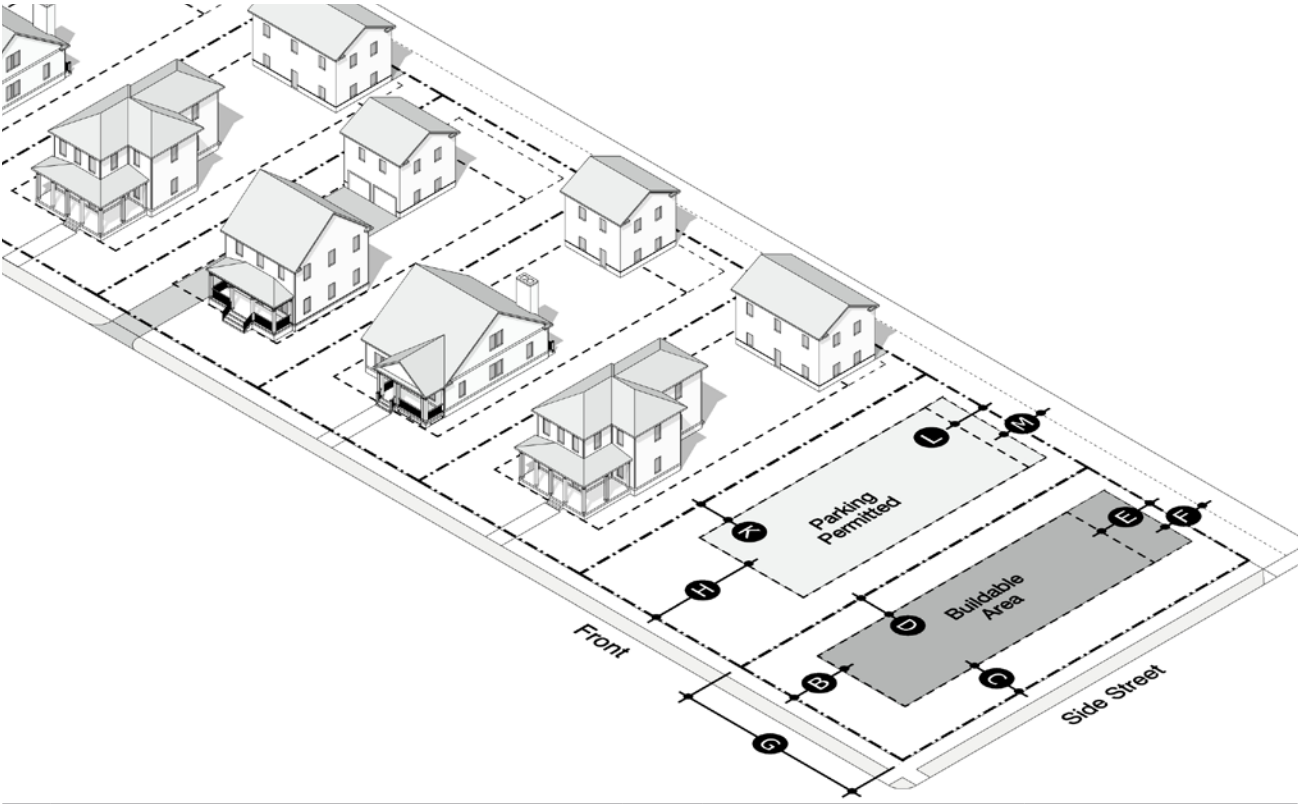
Impervious Area 60% max.

**Parking Location****H** Front Setback 30 ft. min.**J** Side Street Setback 20 ft. min.**K** Side Setback 6 ft. min.**L** Rear Setback 12 ft. min.**M** Alley Setback 15 ft. from centerline of alley**Uses**See [Sec. 406. Use Standards](#)**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

\*\* end of block/mid-block

T3.2: NEIGHBORHOOD TRANSITION



T3.2 is a residential zone for low to medium-intensity neighborhoods with single-family homes on medium-sized lots. Parking may be accessed from the street or from alleys.

Buildings				
Location*			Height	
A	Building Footprint	50% max.	Buildings	3 stories max.
B	Front Setback	15 ft. min.	Accessory Structures	14 ft. max.
C	Side Street Setback	12 ft. min.	Parking Structures	N/A
D	Side Setback	5 ft. min.	Ground Floor Height	N/A
E	Rear Setback	15 ft. min.		
F	Alley Setback	15 ft. from centerline of alley, or 3 ft. from lot line		

**T3.2: NEIGHBORHOOD TRANSITION****Building Elevations****Required Entries**

Entry Frequency N/A

**Required Glass**

Ground Floor 15% min.

**Required Active Uses**

Upper Floor 15% min.

N/A

**Site Design****Lot Size****G** Lot Width 50/30 ft. min.\*\***Fencing and Walls**See (e) [Fences and Walls](#)**Impervious Areas**

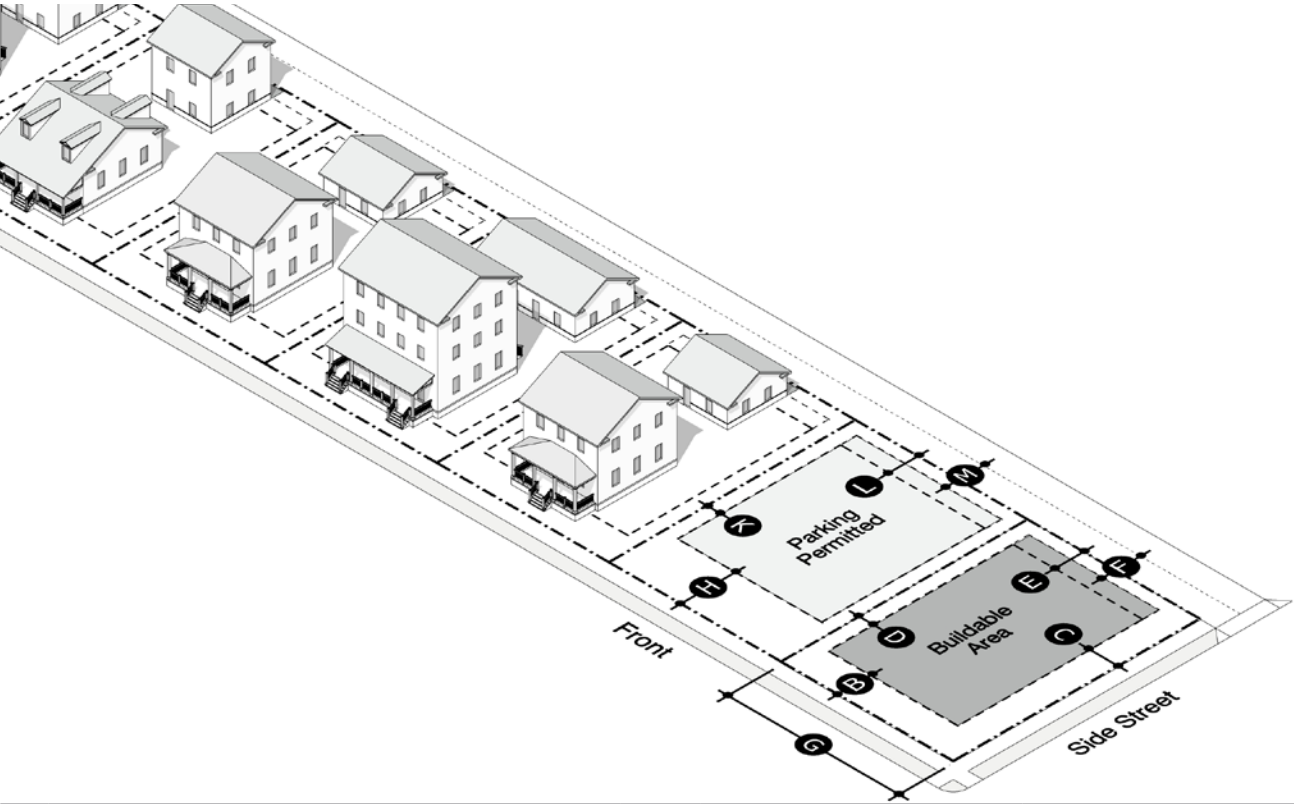
Impervious Area 50% max.

**Parking Location****H** Front Setback 40 ft. min.**J** Side Street Setback 20 ft. min.**K** Side Setback 12 ft. min.**L** Rear Setback 12 ft. min.**M** Alley Setback 15 ft. from centerline of alley**Uses**See [Sec. 406. Use Standards](#)**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

\*\* end of block/mid-block

T4.1: NEIGHBORHOOD GENERAL



T4.1 is a residential zone for medium-intensity neighborhoods with blended density, including townhomes, and small-scaled lodging. Parking is normally accessed from alleys and occasionally from the street.

Buildings				
Location*			Height	
A	Building Footprint	65% max.	Buildings	3 stories max.
B	Front Setback	12 ft. min., 20 ft. max.	Accessory Structures	14 ft. max.
C	Side Street Setback	12 ft. min.	Parking Structures	N/A
D	Side Setback	0 ft. or 7 ft. min.**	Ground Floor Height	N/A
E	Rear Setback	16 ft. min.		
F	Alley Setback	15 ft. from centerline of alley		

**T4.1: NEIGHBORHOOD GENERAL****Building Elevations****Required Entries**

Entry Frequency N/A

**Required Glass**

Ground Floor 15% min.

**Required Active Uses**

Upper Floor 15% min.

N/A

**Site Design****Lot Size**

**G** Lot Width 50 ft. min. with no alley  
20 ft. min. with alley or rear driveway

**Fencing and Walls**See [\(e\) Fences and Walls](#)**Impervious Areas**

Impervious Area 60% max.

**Parking Location**

**H** Front Setback 20 ft. behind front setback

**J** Side Street Setback 36 ft. min.

**K** Side Setback 6 ft. min.

**L** Rear Setback 6 ft. min.

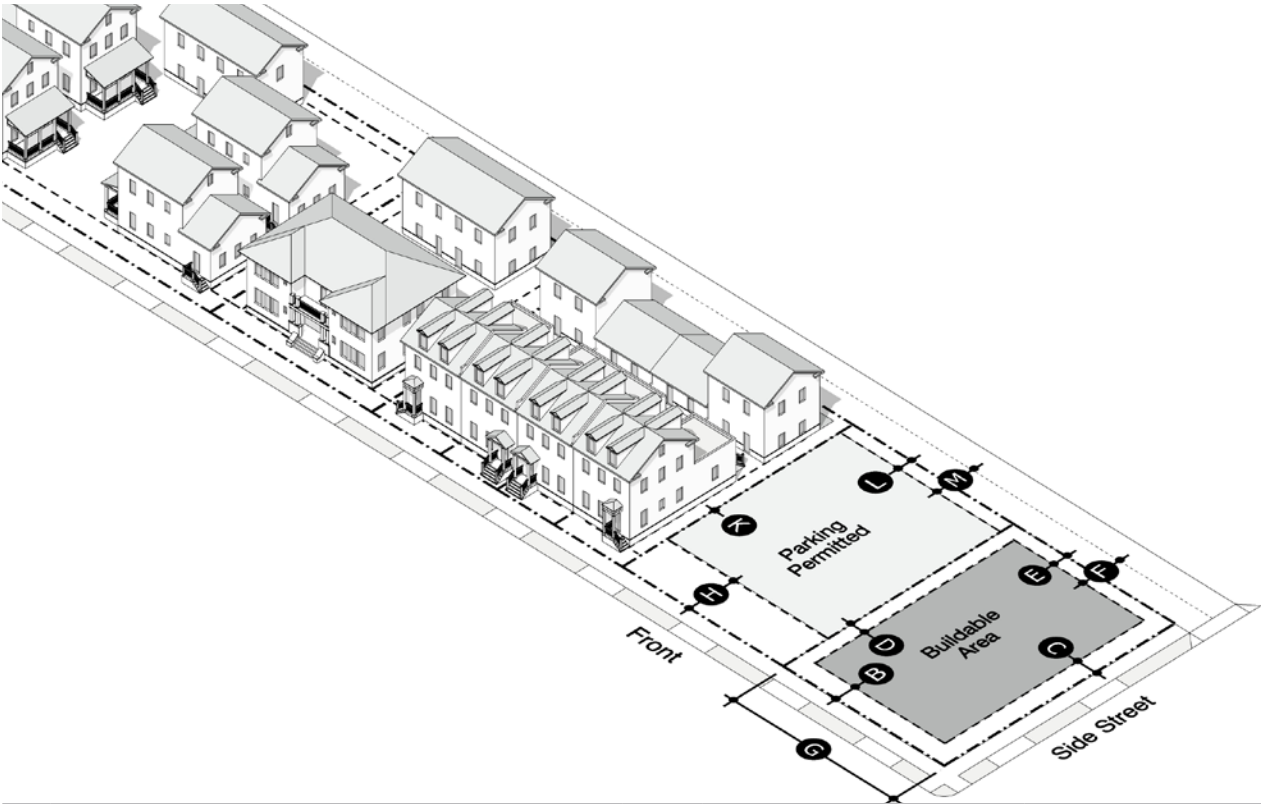
**M** Alley Setback 15 ft. from centerline of alley

**Uses**See [Sec. 406. Use Standards](#)**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

\*\* Building walls or a shared party-wall may be built without a setback for townhomes, however walls set back from the property line must be set back at least 7 feet.

T4.2: NEIGHBORHOOD NODE



T4.2 is a primarily residential zone for medium to high-intensity neighborhoods, allowing a range of residential types, small-scaled lodging, and limited small-scale businesses. Parking is normally accessed from alleys and occasionally the streets.

Buildings

Location*			Height	
A	Building Footprint	75% max.	Buildings	3 stories max.
B	Front Setback	0 ft. min., 16 ft. max.	Accessory Structures	14 ft. max.
C	Side Street Setback	8 ft. min.	Parking Structures	N/A
D	Side Setback	0 ft. or 6 ft. min.**	Ground Floor Height	N/A
E	Rear Setback	16 ft. min.		
F	Alley Setback	15 ft. from centerline of alley		

**T4.2: NEIGHBORHOOD NODE****Building Elevations****Required Entries**

Entry Frequency      N/A

**Required Active Uses**

N/A

**Required Glass**Ground Floor      50% min. Commercial  
15% min. other uses

Upper Floor      15% min.

**Site Design****Lot Size****G** Lot Width      40 ft. min. with no alley  
18 ft. min. with alley or  
rear driveway**Fencing and Walls**See [\(e\) Fences and Walls](#)**Impervious Areas**

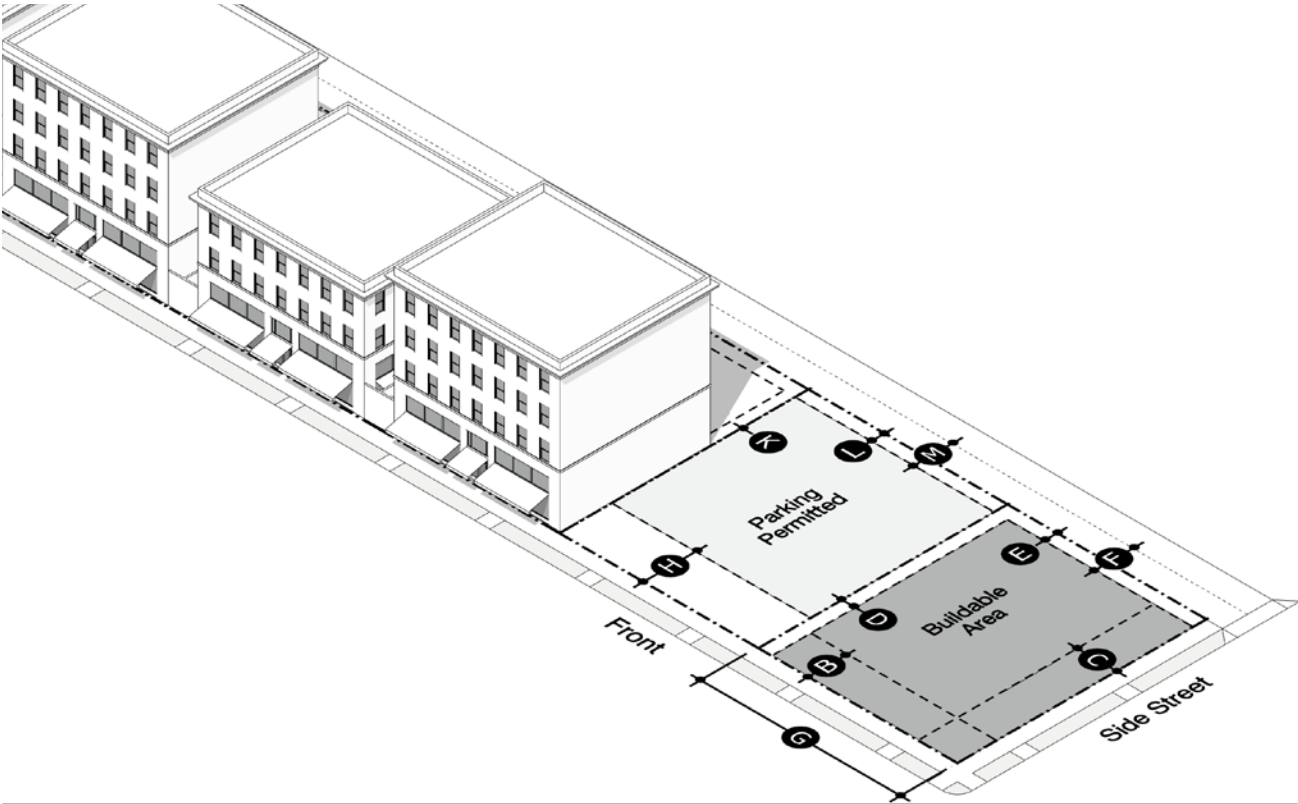
Impervious Area      80% max.

**Parking Location****H** Front Setback      20 ft. behind front  
setback**J** Side Street Setback      8 ft. min.**K** Side Setback      2 ft. min.**L** Rear Setback      6 ft. min.**M** Alley Setback      15 ft. from centerline  
of alley**Uses**See [Sec. 406. Use Standards](#)**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

\*\* Building walls or a shared party-wall may be built without a setback for townhomes, however walls set back from the property line must be set back at least 6 feet.

T5.1: TOWN CENTER LOW



T5.1 is for walkable areas with a mix of shops, restaurants, and other non-residential uses, along with multi-family housing and townhomes.

Buildings				
Location*		Height		
A	Building Footprint	85% max.	Buildings	4 stories max.
B	Front Setback	12 ft. max.	Accessory Structures	24 ft. max.
C	Side Street Setback	12 ft. max.	Parking Structures	35 ft. max.
D	Side Setback	0 ft. or 6 ft. min.**	Ground Floor Height	12 to 25 ft.; or 10 ft min. for entirely residential buildings
E	Rear Setback	5 ft. min.		
F	Alley Setback	15 ft. from centerline of alley		



**T5.1: TOWN CENTER LOW****Building Elevations****Required Entries**

Entry Frequency	60 ft. min. Commercial 100 ft. min. other uses
-----------------	---

**Required Glass**

Ground Floor	50% min. Commercial 15% min. other uses
--------------	--

**Required Active Uses**

Upper Floor	15% min.
-------------	----------

See (3) [Required Active Uses](#).

**Site Design****Lot Size**

<b>G</b> Lot Width	N/A
--------------------	-----

**Parking Location**

<b>H</b> Front Setback	30 ft. min. or behind building
------------------------	--------------------------------

**Fencing and Walls**

<b>J</b> Side Street Setback	10 ft. min.
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See (e) [Fences and Walls](#)

<b>K</b> Side Setback	0 ft. min.
-----------------------	------------

**Impervious Areas**

<b>L</b> Rear Setback	5 ft. min.
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Impervious Area	100% max.
-----------------	-----------

<b>M</b> Alley Setback	15 ft. from centerline of alley
------------------------	---------------------------------

**Uses**

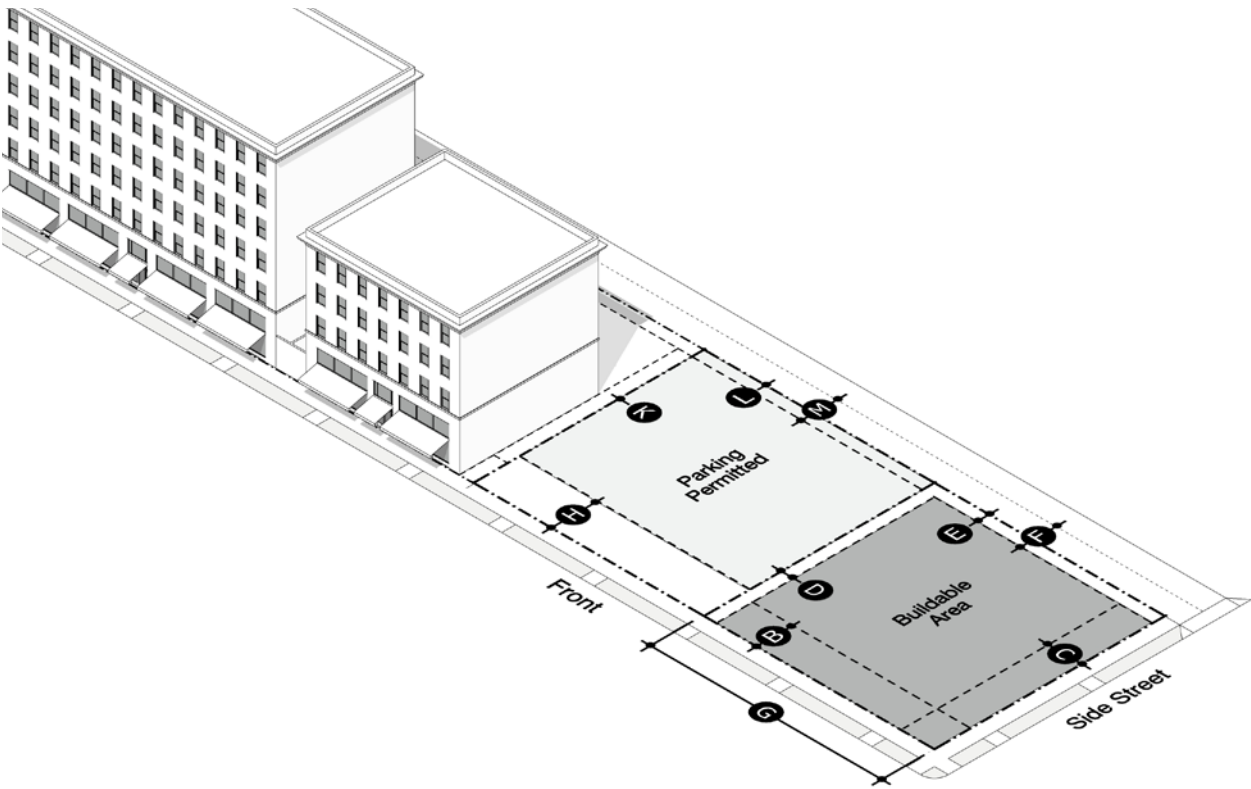
See [Sec. 406. Use Standards](#)

**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

\*\* Building walls or a shared party-wall may be built without a setback, however walls set back from the property line must be set back at least 6 feet.

T5.2: TOWN CENTER HIGH



T5.2 is a walkable district with a broad mix of uses in moderately tall buildings. It reflects the look and feel of downtown Bentonville and supports new active, compact places.

Buildings					
Location*			Height		
A	Building Footprint	90% max.	Buildings		6 stories max.
B	Front Setback	12 ft. max.	Accessory Structures		24 ft. max.
C	Side Street Setback	12 ft. max.	Parking Structures		50 ft. max.
D	Side Setback	0 ft. or 6 ft. min.**	Ground Floor Ceiling Height		12 to 25 ft.
E	Rear Setback	5 ft. min.			
F	Alley Setback	15 ft. from centerline of alley			

**T5.2: TOWN CENTER HIGH****Building Elevations****Required Entries**

Entry Frequency	60 ft. min. Commercial 100 ft. min. other uses
-----------------	---

**Required Glass**

Ground Floor	50% min. Commercial 15% min. other uses
Upper Floor	15% min.

**Required Active Uses**

See (3) [Required Active Uses](#).

**Site Design****Lot Size**

<b>G</b> Lot Width	N/A
--------------------	-----

**Fencing and Walls**

See (e) [Fences and Walls](#)

**Impervious Areas**

Impervious Area	100% max.
-----------------	-----------

**Parking Location**

<b>H</b> Front Setback	30 ft. min. or behind building
<b>J</b> Side Street Setback	10 ft. min.
<b>K</b> Side Setback	0 ft. min.
<b>L</b> Rear Setback	0 ft. min.
<b>M</b> Alley Setback	15 ft. from centerline of alley

**Uses**

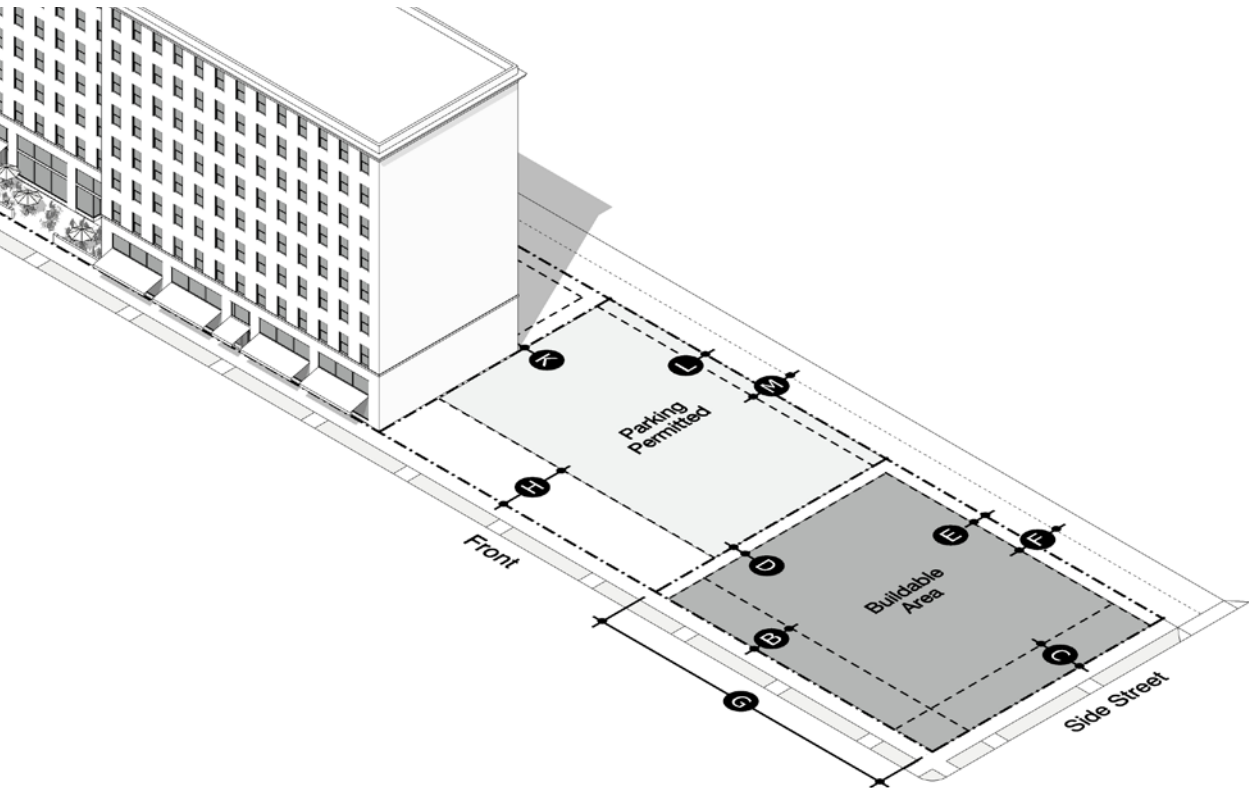
See [Sec. 406. Use Standards](#)

**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

\*\* Building walls or a shared party-wall may be built without a setback, however walls set back from the property line must be set back at least 6 feet.

T6: URBAN CENTER



T6 is the highest-intensity district in the City, focused on employment, entertainment, and large-format multi-family housing within vibrant, walkable areas.

Buildings				
Location*		Height		
A	Building Footprint	100% max.	Buildings	10 stories max.
B	Front Setback	15 ft. max.	Accessory Structures	30 ft. max.
C	Side Street Setback	15 ft. max.	Parking Structures	70 ft. max.
D	Side Setback	0 ft. or 6 ft. min.**	Ground Floor Height	12 to 25 ft.
E	Rear Setback	5 ft. min.		
F	Alley Setback	15 ft. from centerline of alley		

**T6: URBAN CENTER****Building Elevations****Required Entries**

Entry Frequency	60 ft. min. Commercial 100 ft. min. other uses
-----------------	---

**Required Active Uses**See (3) [Required Active Uses](#).**Required Glass**

Ground Floor	50% min. Commercial 15% min. other uses
Upper Floor	15% min.

**Site Design****Lot Size**

<b>G</b> Lot Width	N/A
--------------------	-----

**Fencing and Walls**See (e) [Fences and Walls](#)**Impervious Areas**

Impervious Area	100% max.
-----------------	-----------

**Parking Location**

<b>H</b> Front Setback	30 ft. min. or behind building
<b>J</b> Side Street Setback	10 ft. min.
<b>K</b> Side Setback	0 ft. min.
<b>L</b> Rear Setback	0 ft. min.
<b>M</b> Alley Setback	15 ft. from centerline of alley

**Uses**See [Sec. 406. Use Standards](#)**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

\*\* Building walls or a shared party-wall may be built without a setback, however walls set back from the property line must be set back at least 6 feet.

C: CIVIC

Graphic in progress

Civic is a district that includes City parks, structures, utilities, and properties providing services, support, amenities, and employment for the city. It may also be applied to civic space within private development.

Buildings				
Location*		Height		
A	Building Footprint	80% max.	Buildings	6 stories max.
B	Front Setback	10 ft. min.	Accessory Structures	30 ft. max.
C	Side Street Setback	10 ft. min.	Parking Structures	50 ft. max.
D	Side Setback	10 ft. min.	Ground Floor Height	N/A
E	Alley Setback	15 ft. from centerline of alley		

**C: CIVIC****Building Elevations****Required Entries**

Entry Frequency N/A

**Required Glass**

Ground Floor 15% min.

**Required Active Uses**

Upper Floor 15% min.

N/A

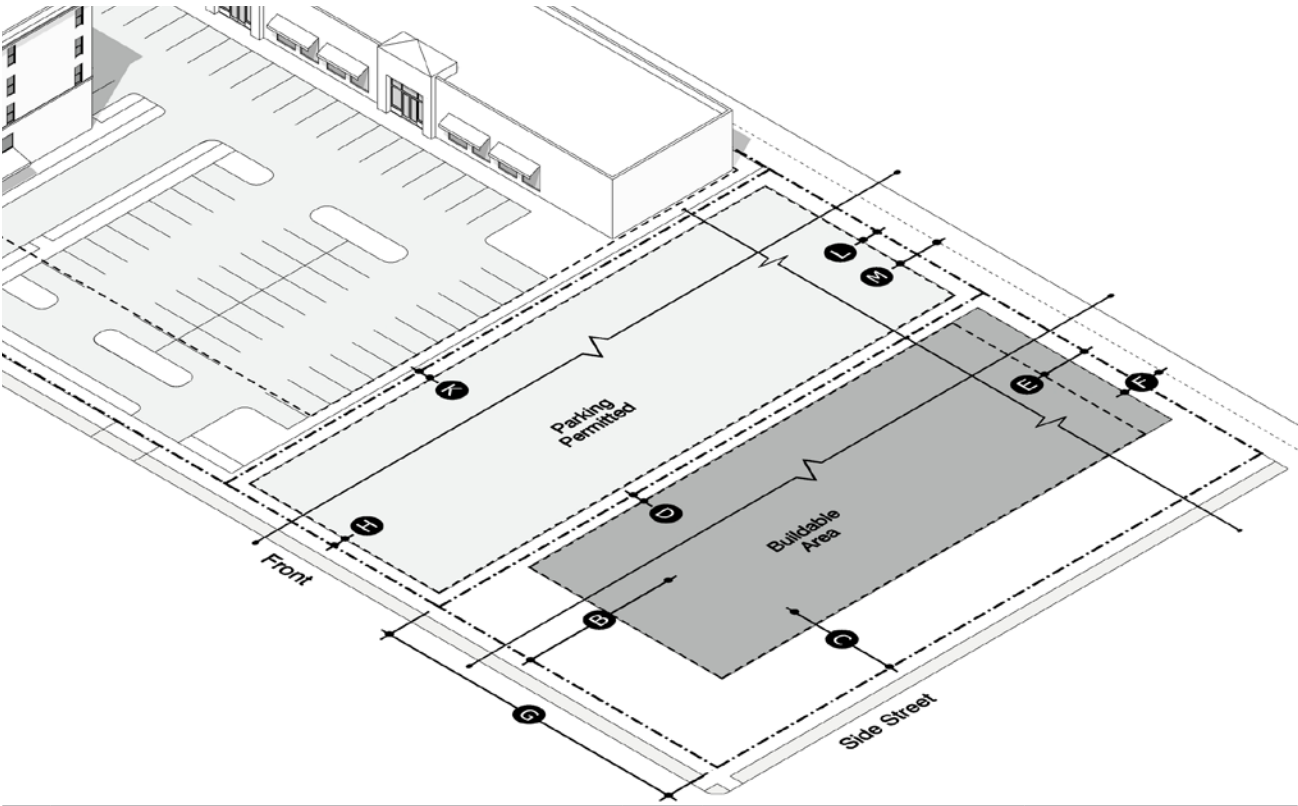
**Site Design****Lot Size****G** Lot Width N/A**Parking Location****H** Front Setback 25 ft. min.**Fencing and Walls**See (e) [Fences and Walls](#)**J** Side Street Setback 10 ft. min.**Impervious Areas**

Impervious Area 100% max.

**K** Side Setback 0 ft. min.**L** Rear Setback 0 ft. min.**M** Alley Setback 15 ft. from centerline of alley**Uses**See [Sec. 406. Use Standards](#)**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

HC: HIGHWAY COMMERCIAL



The HC district includes primarily low-scale commercial development in a strip format. The standards allow existing conditions to continue while encouraging infill of underutilized areas with more active uses.

Buildings				
Location*			Height	
A	Building Footprint	60% max./80% max.**	Buildings	4 stories max.
B	Front Setback	12 ft. min./8 ft. min.**	Accessory Structures	40 ft. max.
C	Side Street Setback	12 ft. min./8 ft. min.**	Parking Structures	50 ft. max.
D	Side Setback	6 ft. min.	Ground Floor Height	N/A
E	Rear Setback	20 ft. min.		
F	Alley Setback	15 ft. from centerline of alley		



**HC: HIGHWAY COMMERCIAL****Building Elevations****Required Entries**

Entry Frequency N/A

**Required Glass**

Ground Floor 25% min.

**Required Active Uses**

Upper Floor 15% min.

N/A

**Site Design****Lot Size****G** Lot Width 50 ft. min.**Parking Location****H** Front Setback 5 ft. min.**Fencing and Walls****J** Side Street Setback 5 ft. min.See (e) [Fences and Walls](#)**K** Side Setback 5 ft. min.**Impervious Areas****L** Rear Setback 5 ft. min.

Impervious Area 80% max./90% max.\*

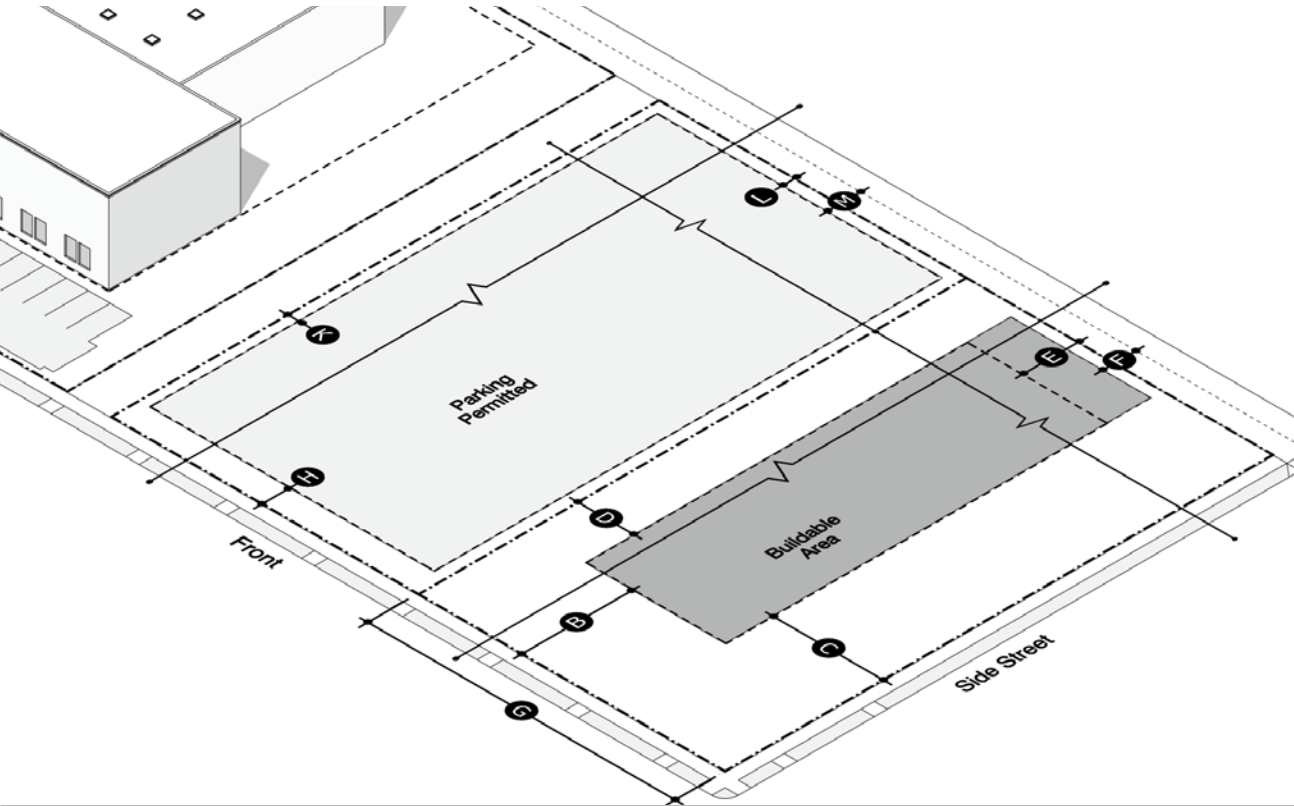
**M** Alley Setback 15 ft. from centerline of alley**Uses**See [Sec. 406. Use Standards](#)**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

\*\* Standards are adjusted for as follows:

- (1) Setbacks are reduced where the site abuts or is across the street from HC, LI, or LFI.
- (2) Building footprints are increased where the site abuts or is across the street from HC, LI, or LFI.
- (3) Uses on the site other than Commercial, such as Lodging or Residential, are subject to the reduced setback and increased building footprint.
- (4) Uses on the site other than Commercial are subject to minimum required glazing.
- (5) An additional 10% impervious surface is allowed for uses other than Commercial.

LI: LIGHT INDUSTRIAL



LI is an industrial and employment district for uses that have limited off-site impacts and can be located near or within mixed-use areas without conflict.

Buildings

Location*			Height	
A	Building Footprint	50% max. / 80% max.**	Buildings	60 ft. max.
B	Front Setback	30 ft. min. / 8 ft. min.**	Accessory Structures	50 ft. max.
C	Side Street Setback	30 ft. min. / 8 ft. min.**	Parking Structures	N/A
D	Side Setback	20 ft. min. / 12 ft. min.**	Ground Floor Height	N/A
E	Rear Setback	20 ft. min.		
F	Alley Setback	15 ft. from centerline of alley		

**LI: LIGHT INDUSTRIAL**

Building Elevations			
Required Entries		Required Glass	
Entry Frequency	N/A	Ground Floor	N/A / 25% min.*
Required Active Uses		Upper Floor	N/A / 25% min.*

N/A

Site Design			
Lot Size		Parking Location	
<b>G</b> Lot Width	50 ft. min.	<b>H</b> Front Setback	20 ft. min.
Fencing and Walls		<b>J</b> Side Street Setback	15 ft. min.
See (e) <a href="#">Fences and Walls</a>		<b>K</b> Side Setback	5 ft. min.
Impervious Areas		<b>L</b> Rear Setback	5 ft. min.
Impervious Area	70% max. / 90% max.*	<b>M</b> Alley Setback	15 ft. from centerline of alley

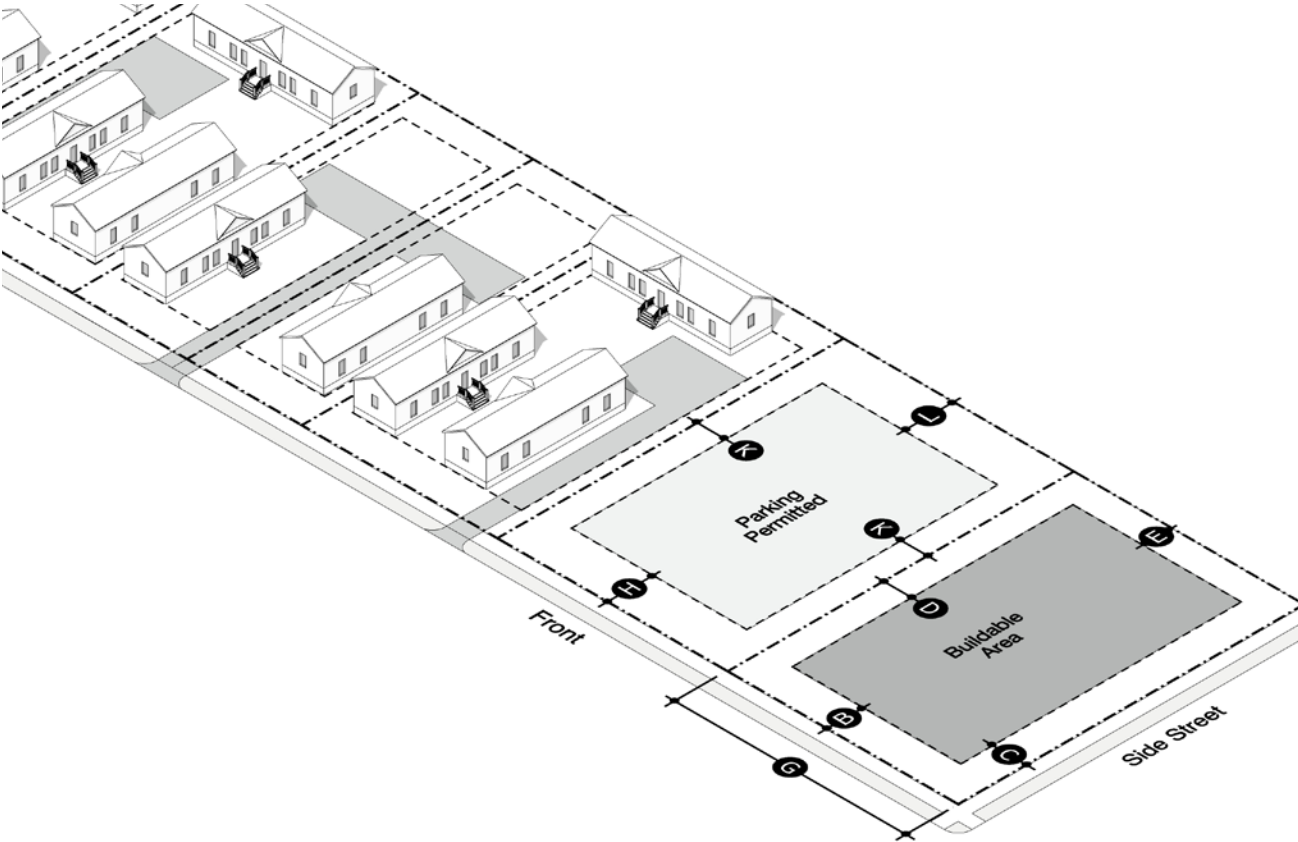
**Uses**See [Sec. 406. Use Standards](#)**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

\*\* Standards are adjusted for as follows:

- (1) Setbacks are reduced where the site abuts or is across the street from HC, LI, or LFI.
- (2) Building footprints are increased where the site abuts or is across the street from HC, LI, or LFI.
- (3) Uses on the site other than Industrial and Manufacturing, such as Lodging or Retail, are subject to the reduced setback and increased building footprint.
- (4) Uses on the site other than Industrial and Manufacturing are subject to minimum required glazing.
- (5) An additional 20% impervious surface is allowed for uses other than Industrial and Manufacturing.

MH: MANUFACTURED HOME



MH allows medium-density residential development with manufactured homes. It supports both individual lots and manufactured home parks, and may permit up to three homes per lot based on setbacks and lot coverage.

Buildings

Location*			Height	
A	Building Footprint	40% max.	Buildings	2 stories max.
B	Front Setback	16 ft. min.	Accessory Structures	14 ft. max.
C	Side Street Setback	16 ft. min.	Parking Structures	N/A
D	Side Setback	6 ft. min.	Ground Floor Height	N/A
E	Rear Setback	12 ft. min.		
F	Alley Setback	15 ft. from centerline of alley		

City of Bentonville, Arkansas

**MH: MANUFACTURED HOME****Building Elevations****Required Entries**

Entry Frequency N/A

**Required Glass**

Ground Floor 10% min.

**Required Active Uses**

Upper Floor 10% min.

N/A

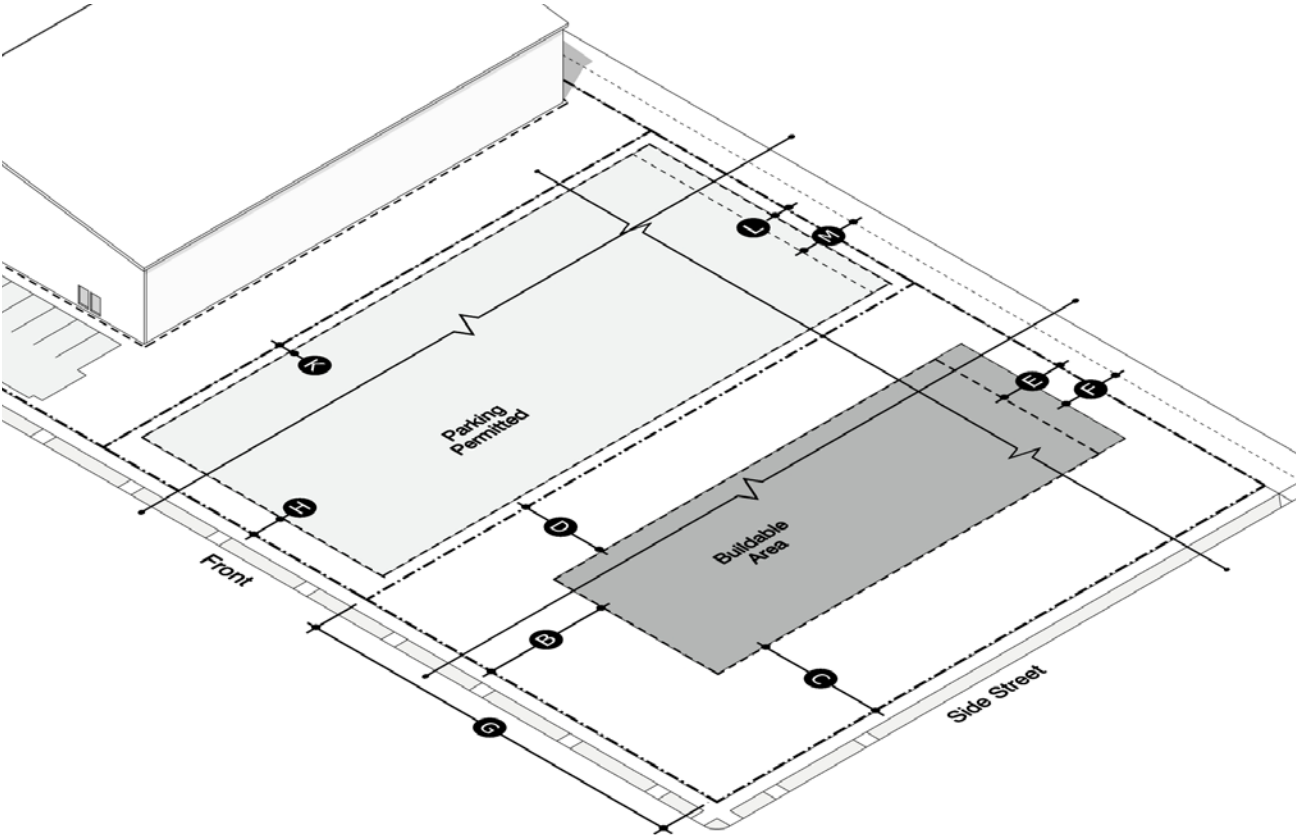
**Site Design****Lot Size****G** Lot Width 36 ft. min.**Fencing and Walls**See (e) [Fences and Walls](#)**Impervious Areas**

Impervious Area 60% max.

**Parking Location****H** Front Setback 20 ft. min.**J** Side Street Setback 20 ft. min.**K** Side Setback 20 ft. min.**L** Rear Setback 20 ft. min.**M** Alley Setback 30 ft. from centerline of alley**Uses**See [Sec. 406. Use Standards](#)**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

LFI: LARGE FORMAT INDUSTRIAL



LFI is an industrial district for uses with limited off-site impacts but require separation from other uses, typically involving large buildings, warehousing, distribution, and the frequent movement of goods and materials.

Buildings

Location*			Height	
A	Building Footprint	50% max.	Buildings	60 ft. max.
B	Front Setback	30 ft. min.	Accessory Structures	60 ft. max.
C	Side Street Setback	30 ft. min.	Parking Structures	N/A
D	Side Setback	50 ft. min.	Ground Floor Height	N/A
E	Rear Setback	50 ft. min.		
F	Alley Setback	30 ft. from centerline of alley		

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**LFI: LARGE FORMAT INDUSTRIAL****Building Elevations****Required Entries**

Entry Frequency N/A

**Required Glass**

Ground Floor N/A

**Required Active Uses**

Upper Floor N/A

N/A

**Site Design****Lot Size****G** Lot Width 100 ft. min.**Fencing and Walls**See (e) [Fences and Walls](#)**Impervious Areas**

Impervious Area 80% max.

**Parking Location****H** Front Setback 20 ft. min.**J** Side Street Setback 20 ft. min.**K** Side Setback 20 ft. min.**L** Rear Setback 20 ft. min.**M** Alley Setback 30 ft. from centerline of alley**Uses**See [Sec. 406. Use Standards](#)**Notes**

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

## SEC. 406. USE STANDARDS

### (a) Allowed Uses

- (1) Allowed uses are listed in [Table 4.2 District Use Matrix](#), indicated by:
  - a. "■" = Allowed without additional restrictions;
  - b. "R" = Allowed, but must meet the extra conditions in [\(b\) Specific Use Restrictions](#); and
  - c. Blank cell or gray box = Not allowed.
- (2) Allowed uses may be combined on the same property or in the same building.
- (3) Unlisted uses that are not specifically prohibited by law:
  - a. Are allowed if the Director determines that a similar use is listed, using the most recently published North American Industry Classification System (NAICS) as a guide, the rules for which apply to the unlisted use; or
  - b. Are prohibited if the Director determines it is not similar to any listed use.

**TABLE 4.2 DISTRICT USE MATRIX**

Use	T2.1	T2.2	R1	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	C	HC	LI	LFI
<b>Agriculture</b>															
Agricultural processing, packaging, and warehousing	R													R	R
Auction yard	■														■
Commercial dairy, poultry, and swine production	R														R
Commercial greenhouse	■	■											■	■	
Farming and ranching	■	■													
Feedlot															R
Grain storage	■													■	■
Medical marijuana cultivation facility	R	R												R	R
Stables	■	■													
Stockyard	R														R
<b>Commercial</b>															
Adult oriented businesses													R	R	R
Automobile sales									R	R			■	■	■
Automobile service													R	■	■
Commercial laundry								R	R	R			■	■	■
Child care			R	R	R	R	R	R	R	R	R		R	R	
Crematorium															R

■: Allowed use

R: Use subject to additional restrictions, see [\(b\) Specific Use Restrictions](#)



TABLE 4.2 DISTRICT USE MATRIX

Use	T2.1	T2.2	R1	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	C	HC	LI	LFI
<b>Commercial continued</b>															
Dry cleaners							R	■	■	■			■	■	■
Food and beverage	R	■					R	■	■	■			■	■	■
Funeral home							R	■	■	■			■	■	
Gas station		■						R	R	R			R	■	■
Hospital								■	■	■			■	■	■
Medical marijuana dispensary		R						R	R	R	R		R	R	R
Medical services: urgent care									■	■			■	■	
Medical services: ambulatory care									■	■			■	■	
Medical services: substance abuse treatment													■	■	
Office, including medical							R	■	■	■			■	■	■
Retail, including pharmacies		■						■	■	■			■	■	■
Self-storage									R	R			R	■	■
Service (personal or professional)		■					R	■	■	■			■	■	■
<b>Entertainment</b>															
Adult entertainment														R	R
Indoor entertainment facility		■						■	■	■			■	■	■
Outdoor entertainment facility		■											■	■	
Theater, excluding drive-in								■	■	■	■		■	■	
<b>Industrial and Manufacturing</b>															
Airport facilities	R											R	R	R	R
Electric substation												■	■	■	■
Ground transportation terminal												■		■	■
Industrial, heavy															R
Industrial, light														■	■
Manufacturing, heavy															R
Manufacturing, light									R	R			R	■	■
Recycling or salvage facility															R

■: Allowed use

R: Use subject to additional restrictions, see (b) [Specific Use Restrictions](#)

TABLE 4.2 DISTRICT USE MATRIX

Use	T2.1	T2.2	R1	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	C	HC	LI	LFI
Industrial and Manufacturing continued															
Sewer facility												■	■	■	■
Solar energy system	R	R	R	R	R	R	R	R	R	R	R		R	R	R
Solid waste disposal												■			R
Warehouse and distribution													R	■	■
Water supply facility												■		■	■
Wind energy, large	■														■
Wind energy, small	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Wireless communication: cell tower	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Institutional															
Convention or exhibition facilities								■	■	■		■	■	■	
Cultural (library, museum, gallery)							R	■	■	■		■	■	■	
Emergency services							■	■	■	■		■	■	■	■
Event venue	R	R					R	■	■	■		■	■	■	
Government facilities							■	■	■	■		■	■	■	■
Performing arts							R	■	■	■			■	■	
Religious assembly	R	R	R	R	R	R	R	■	■	■	R		■	■	
School: K-12	R	R	R	R	R	R	R	■	■	■	■		■	■	■
School: post-secondary								■	■	■			■	■	
Lodging															
6 rooms or less	■	■					■	■	■	■			■		
12 rooms or less		■					■	■	■	■			■		
More than 12 rooms								■	■	■			■		
Parks															
Parks	See <a href="#">Table 5.9 Civic Space Types</a> for park correlation with zoning districts														
Residential															
Home occupation	R	R	R	R	R	R	R								
Accessory dwelling	R	R	R	R	R	R	R	R							

■: Allowed use

R: Use subject to additional restrictions, see [\(b\) Specific Use Restrictions](#)

TABLE 4.2 DISTRICT USE MATRIX

Use	T2.1	T2.2	R1	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	C	HC	LI	LFI
<b>Residential continued</b>															
Group home			R	R	R	R	R	R	R		R				
1 dwelling detached	■	■	■	■	■	■	■								
1 dwelling attached (town-homes)						■	■	■							
2 dwellings per building						■	■	■							
3 – 4 dwellings per building						■	■	■	■	■					
5 – 8 dwellings per building							■	■	■	■			■	■	
More than 8 dwellings per building								■	■	■			■	■	

■: Allowed use

R: Use subject to additional restrictions, see [\(b\) Specific Use Restrictions](#)**(b) Specific Use Restrictions**

- (1) The following restrictions apply when a use is identified with an "R" in [Table 4.2 District Use Matrix](#).
- (2) Accessory dwelling
  - a. One accessory dwelling unit (ADU) is permitted by right on any lot that contains a principal residential structure.
  - b. An ADU may be attached or detached and must be located on the same property as the principal dwelling.
  - c. The gross floor area of an ADU must not exceed 1,000 square feet or 70% of the floor area of the principal dwelling, whichever is less.
  - d. The ADU must meet the front and side exterior setbacks of the zoning district. Side and rear setbacks must be at least seven feet.
  - e. No additional parking spaces are required for an ADU. If parking is provided, no more than one off-street parking space may be added for the ADU, and it must be paved.
  - f. The ADU must comply with all applicable building, fire, health, and life safety codes, as well as all other zoning standards, except as modified by this subsection.
  - g. The ADU must be served by the existing principal dwelling's sewer and water connections and water meter. The water meter size must not be increased solely to serve the ADU.
  - h. The ADU or the land on which it is located must not be subdivided or separated in ownership from the principal dwelling or the lot.
  - i. A development permit may be required to confirm compliance with these standards and is subject to administrative review.
- (3) Adult oriented businesses
  - a. This subsection applies to adult retail, adult service, adult entertainment, and other sexually oriented business specified in Arkansas Code § 14-1-901 et seq.
  - b. Adult oriented businesses must be separated from protected uses at least:

1. 1,500 feet from any dwelling, residential zoning district, daycare facility, religious institution or place of worship, park, playground, or public trail access point;
    2. 2,500 feet from another adult oriented business.
  - c. Distances are measured in a straight line from the building or leased space to the lot line of the protected use.
  - d. If a protected use locates closer to an adult-oriented business than the required separation distance, the adult-oriented business is not required to relocate.
  - e. Adult oriented businesses must not display adult material or merchandise where it can be seen from outside.
- (4) **Agricultural processing, packaging, warehousing, including commercial dairy, poultry, and swine production**
- a. Subject to performance standards, see [\(c\) Performance Standards](#).
- (5) **Airport facilities**
- a. Airport facilities, including private airstrips and heliports, must not be located within 5 miles of an existing public-use airport unless written approval is provided by the FAA and the Arkansas Division of Aeronautics.
  - b. All structures must comply with applicable FAA Part 77 airspace protection standards.
  - c. Runways, landing pads, and helipads must be set back at least 500 feet from any existing dwelling or residential zoning district.
  - d. Emergency vehicle access must be provided within the airport property.
  - e. Private-use facilities are limited to daylight operations and may not be used for commercial service.
- (6) **Automobile sales**
- a. In T5:
    1. Outdoor storage and sales of vehicles are prohibited between front and side street property lines and the nearest building; and
    2. Outdoor storage and sales of vehicles must be set back from lot lines according to the rules for parking areas.
  - b. In T6:
    1. Outdoor storage and sales of vehicles is prohibited.
- (7) **Automobile service**
- a. Stand-alone car washes are prohibited on corner properties.
  - b. Outdoor storage of vehicles is prohibited between front and side street property lines and the nearest building.
  - c. Outdoor storage of vehicles must be shielded from view by a streetscreen, following [\(f\) Screening and Buffering](#).
  - d. New buildings are not permitted to orient garage bays toward a street. This restriction does not apply to existing buildings where garage bays are renovated for non-automotive functions.

## City of Bentonville, Arkansas

## (8) Child care

## a. Child-care family home

1. Capacity.
  - i. Registered homes may care for up to five children total.
  - ii. Licensed homes may care for up to sixteen children total.
  - iii. The provider's preschool children must be counted in that total.
2. Operator and dwelling
  - i. The operator must be the resident.
  - ii. If renting, keep the owner's written consent on site.
  - iii. The home must meet all building, fire, health, and sanitation codes.
3. Indoor space
  - i. At least 35 square feet of indoor space must be provided per child.
  - ii. Kitchens, bathrooms, halls, or closets may not be included in the area calculation.
4. Outdoor play yard
  - i. At least 75 square feet of yard must be provided per child.
  - ii. The yard must have a fence at least four feet high and be gated.
  - iii. The yard must be drained and free of hazards.
5. Traffic safety
  - i. Homes on four-lane streets must add one drop-off bay.
  - ii. The bay must let cars exit forward, not backward.
  - iii. Planning and Engineering staff must approve the bay design.
6. A licensed child care family home must comply with all standards above, as well as the following additional requirements:
  - i. The home must meet the provisions for a Type B home occupation as specified in [c](#).
  - ii. The total number of children cared for, including the caregiver's own preschool-aged children, must not exceed sixteen or the maximum allowed by the State of Arkansas licensing board, whichever is fewer.
  - iii. The applicant must provide verification of a Fire Department inspection at the time of application for a conditional use permit.

## b. Licensed child care center

1. A licensed child care center, including commercial child care, day care centers, pre-schools, kindergartens, and nurseries, must comply with the following:
  - i. The center must operate from a structure that is commercial in nature or within a religious facility.
  - ii. The center must meet all licensing requirements of the State of Arkansas.
  - iii. The center must comply with all dimensional and area standards for the zoning district where it is located.

**(9) Commercial laundry**

- a. The square footage of commercial laundry facilities is limited to 3,000 sq. ft.

**(10) Crematorium**

- a. Subject to performance standards, see [\(c\) Performance Standards](#).

**(11) Dry cleaners**

- a. Subject to performance standards in T4.2, see [\(c\) Performance Standards](#).
- b. The square footage is limited to 2,000 sq. ft. in T4.2.

**(12) Event venue**

- a. Limited to a maximum assembly space of 3,000 sq. ft. in T2.1 and T4.2.

**(13) Feedlots and stockyards**

- a. Subject to performance standards, see [\(c\) Performance Standards](#).

**(14) Food and beverage**

- a. Tenant space is limited to 1,600 sq. ft. maximum in T2.1 and T4.2.

**(15) Funeral home**

- a. Subject to performance standards, see [\(c\) Performance Standards](#).
- b. Parking areas are limited to 30 parking spaces, maximum.

**(16) Gas station**

- a. Pumps and canopies are prohibited between buildings and the front and side street property lines, except in HC, LI, LFI, and T2.1.
- b. Canopy clearance is limited to 14 feet maximum.
- c. Canopies must not exceed the eave or parapet height of the main building.

**(17) Group homes**

- a. A group home for up to eight unrelated residents, plus necessary live-in staff, is permitted wherever detached dwellings are allowed.
- b. Residents must function as a single housekeeping unit.
- c. Individuals whose tenancy would pose a direct threat to the health or safety of others, or cause substantial physical damage to the property of others, are not permitted.
- d. No minimum separation distance or spacing is required between group homes for persons with disabilities.
- e. Group homes must be located with reasonable access to public or shared transportation and support services such as social service providers, employment agencies, and medical care.
- f. Parking must meet the requirements for detached dwellings and include any additional spaces needed for staff and visitors.
- g. The Fire Department must approve the use of the structure as a group home prior to occupancy.
- h. Group homes must comply with all applicable state licensing, procedural, and health requirements.

**(18) Home occupations**

- a. Home occupations are divided into two categories:
  1. Type A home occupations involve only the residents of the household.
  2. Type B home occupations involve employees who do not reside on the premises and customers who visit the site.
- b. Type A home occupations are limited as follows:
  1. Must not exceed 25% of the dwelling or 800 sq. ft., whichever is less;
  2. Customers and employees visiting the home are not allowed; and
  3. Business signage is not allowed.
- c. Type B home occupations are limited as follows:
  1. Prohibited in R1, and T3;
  2. Hours of operation are limited to 7:00 AM through 7:00 PM;
  3. Must not exceed 40% of the dwelling unit or 1,000 sq. ft., whichever is less;
  4. A maximum of 3 individuals not residing on the premises, whether customers or employees, may visit the site at one time, except for adult or child day care homes; and
  5. Business signage is limited to one non illuminated sign, no greater than 9 square feet in area.
- d. The following uses are not allowed:
  1. Repair, commercial storage, or assembly of vehicles, equipment, and large appliances;
  2. Dispatch facilities;
  3. Labor pools;
  4. Employment agencies;
  5. Warehousing;
  6. Animal sales or kennels; and
  7. Merchandise warehousing, packing, and shipping, except for small-scale storage, packing, and shipping of home-produced items shipped directly to customers.
- e. The following apply to all home occupations:
  1. The dwelling and site must remain residential in appearance and primary use;
  2. Home occupations are subject to performance standards, see [\(c\) Performance Standards.](#);
  3. Outdoor equipment not typically found or used for domestic household use is prohibited; and
  4. Residential trash and recycling volumes and facilities may not be materially exceeded.

**(19) Industrial**

- a. Subject to performance standards, see [\(c\) Performance Standards.](#)

**(20) Institutional**

- a. In R1, T3.1, T3.2, T4.1, and T4.2, surface parking areas are limited to 30 parking spaces, maximum.

**(21) Manufacturing**

- a. Subject to performance standards, see [\(c\) Performance Standards](#).

**(22) Medical Marijuana Facilities**

- a. All medical marijuana facilities must comply with distance separation requirements established by the Arkansas Medical Marijuana Commission.

**(23) Office**

- a. Building area is limited to 6,000 sq. ft. per floor maximum in T4.2.

**(24) Outdoor and mobile food vendors**

- a. Permits are required as specified in [Sec. 617](#).
- b. Outdoor vendors: private property
  - 1. Outdoor vendors are permitted only in T5, T6, HC, and industrial zones.
  - 2. No more than one outdoor vendor is permitted per lot. More than one vendor on a lot constitutes an Outdoor Vendor Park.
  - 3. Outdoor vendors must have written property owner permission.
  - 4. The vendor area must not exceed 900 square feet and must be on a hard-surfaced area.
- c. Outdoor vendor parks
  - 1. Outdoor Vendor Parks are permitted in in T5, T6, HC, and industrial zones and are prohibited in residential zones.
  - 2. The Planning Commission must consider site size, surrounding uses, parking, pedestrian safety, and other impacts when determining the number of vendors allowed.
  - 3. The property owner must ensure the site meets applicable landscaping, screening, parking, and utility standards.
  - 4. Safe pedestrian and vehicle access must be provided.
  - 5. Each vendor within the park must have its own outdoor vendor permit.
- d. Outdoor vendors: public property and right-of-way
  - 1. Outdoor vendors on public property are only permitted within special outdoor vendor districts designated by the City Council, or in parks as authorized by the Parks and Recreation Director.
  - 2. The Town Square Outdoor Vendor District is established from NE/NW 3rd St. to SE/SW 3rd St., and NW/SW A St. to NE/SE B St.
  - 3. Vendors in the Town Square must use a hand cart, push cart, or pedal cart no larger than eight feet long, four feet wide, and six feet high, on a paved surface.
  - 4. No more than one permit per vendor is allowed within the district.
  - 5. Vendors must relocate or adjust operations as required for special events organized by Downtown Bentonville Inc.
- e. Location restrictions for outdoor vendors. No outdoor vendor may operate:
  - 1. Within 10 feet of a street intersection, crosswalk, driveway, bus stop, fire hydrant, or fire escape.
  - 2. Within 15 feet of a building entrance.



## City of Bentonville, Arkansas

3. Within 100 feet of schools, hospitals, or universities.
  4. Within 50 feet of a driveway to a police or fire station or a principal public entrance to a food service business not owned by the vendor.
  5. On a median or grass area.
  6. In a public parking space or lot, unless expressly permitted.
  7. Where pedestrian flow is obstructed; a four-foot clear passageway must be maintained at all times.
- f. Hours and mobility
1. Outdoor vendors may operate only from 7:00 AM to 10:00 PM.
  2. The vendor unit must be mobile, movable, and not a permanent structure.
- g. Mobile food vendors: additional standards
1. Vending may only occur from streets where on-street parking is allowed.
  2. Vending is prohibited within 500 feet of a school during school hours and one hour before or after.
  3. Mobile food vendors may operate only between 10:00 AM and 30 minutes before sunset.
  4. All vehicles must include safety equipment as required, including convex mirrors, slow signals, signage, and must vend only from the right side.
  5. Vending must not occur with customers in the roadway.

**(25) Parklets**

- a. Public and reserved parklets are allowed by right in T5 zones by right.
- b. All parklets require an Encroachment Agreement approved by the City.
- c. Eligibility. To be eligible for an Encroachment Agreement for a parklet, an establishment must:
  1. Be located within the Downtown Study Area as shown on the City GIS map.
  2. Be located in T5.1 or T5.2.
  3. Be adjacent to a public street with on-street public parking.
- d. Conditions.
  1. Signage: No signs or advertising are permitted on the parklet.
  2. Indemnification: The establishment must release and indemnify the City from any liability for injury or property damage related to use of the parklet.
  3. Condition: The establishment must inspect and report defects, keep the area clean, and maintain the parklet in good condition.
  4. Insurance: The establishment must maintain general liability insurance with a minimum of one million dollars in coverage and must name the City as an additional insured. If serving alcohol, liquor liability insurance is also required. Policies must remain current and cannot be cancelled without at least ten days' prior written notice to the City.
  5. Smoking: Parklets must be designated non-smoking.
  6. Alcohol: Alcoholic beverages may only be served or consumed in the parklet if fully compliant with ABC licensing.

7. Hours of operation: Parklets may be used during the establishment's normal hours of operation but must close no later than 1:00 AM. When the business is closed, the parklet must be available for public use.
  8. Maintenance: The establishment must keep all parklet elements in good condition and promptly repair or replace worn or damaged elements.
  9. Inspections: The City may conduct periodic inspections for compliance.
  10. Minimum design standards: The establishment must comply with the minimum design standards in [subsection e. Minimum design standards](#).
  11. Building and fire code: The parklet must comply with all applicable Building and Fire Codes.
- e. Minimum design standards
1. Size:
    - i. Length: Limited to the frontage length of the business, unless written permission is provided by the adjacent property owner to extend.
    - ii. Width: Limited to the area between the curb and travel lane.
  2. Location:
    - i. Must maintain at least a one-foot buffer from travel lanes.
    - ii. Must not be within twenty feet of an intersection.
    - iii. Must maintain at least a four-foot buffer from adjacent parking stalls, with wheel stops.
    - iv. Must not block fire hydrants, utilities, accessible parking, or other critical infrastructure.
    - v. Must not interfere with sight visibility; sightlines must meet AASHTO requirements.
  3. Design:
    - i. Must be temporary and removable.
    - ii. Must include a continuous barrier along the travel lane, up to 42 inches high.
    - iii. Must use durable, weather-resistant, slip-resistant materials.
    - iv. Must be ADA compliant with a flush transition, 60-inch turning space, and 60-inch wide entrance.
    - v. Must remain open air, with no walls or permanent enclosures; umbrellas, awnings, or canopies are allowed but must maintain seven feet of clearance above the sidewalk.
    - vi. Must not block stormwater drainage.
- f. Revocation. The City may revoke an Encroachment Agreement if:
1. The establishment violates any part of this Section or the Agreement.
  2. The encroachment creates a safety hazard.
  3. A City ordinance, state, or federal law is violated.
  4. The establishment or its employees are convicted of serving alcohol to minors.
  5. The parklet is not adequately maintained.
  6. The City initiates an infrastructure project requiring removal of the parklet.
  7. The establishment may appeal a revocation to the City Council within 14 days of notice.

**(26) Salvage yard**

- a. Subject to performance standards, see [\(c\) Performance Standards](#).

**(27) Self-storage**

- a. Self-storage must follow [Sec. 504. Vertical Construction](#) and [Sec. 503. Site Design](#).
- b. Individual storage unit roll-up doors must face away from or be screened from front and side street property lines. Screening is subject to [\(f\) Screening and Buffering](#).
- c. Single story self storage is subject to the following:
  - 1. Single story self storage is prohibited in T5 and T6; and
  - 2. Single story self-storage buildings must be set back from front and side street property lines a minimum of 100 feet in HC.
- d. Multi-story self storage is subject to the following:
  - 1. The ground floor must include an active use, such as the rental office, at the main pedestrian entry, no less than 500 sq. ft. in area.

**(28) Service**

- a. Tenant area is limited to 2,000 sq. ft., maximum in T4.2.
- b. Outdoor storage of materials is prohibited.

**(29) Solar energy systems**

- a. Roof-mounted systems:
  - 1. May extend up to 5 feet above sloped roofs, measured along the slope;
  - 2. May extend up to 10 feet above flat roofs; and
  - 3. Must not extend beyond the roofline on any side.
- b. Wall-mounted systems:
  - 1. Wall-mounted systems must be flush-mounted unless architecturally integrated.
- c. Ground-mounted accessory use systems:
  - 1. Must not be located within front and side street setbacks or required landscape buffers;
  - 2. Must be screened according to [\(f\) Screening and Buffering](#) when visible from a public street or abutting residential property;
  - 3. Are limited to 15 feet above ground; and
  - 4. Must not exceed 10 percent of lot area.
- d. Principal solar energy facilities:
  - 1. Allowed only in the T2.1, LI, and LFI districts;
  - 2. Must be located at least 100 feet from any residential zoning district or dwelling;
  - 3. A landscape buffer according to [\(f\) Screening and Buffering](#) must be provided along any edge visible from public rights-of-way or residential property;
  - 4. Glare must be minimized through use of anti-reflective coatings; and
  - 5. Decommissioning must occur within 12 months of discontinuation of use. A decommissioning plan and financial assurance may be required as a condition of approval.

## e. Downtown Bentonville

1. Solar energy systems must be reviewed for compatibility with the character of the context and may be subject to additional placement or design requirements to minimize visual impact.

**(30) Solid waste disposal**

- a. Facilities must be located at least 1,000 feet from any residential zoning district, school, park, or public trail.
- b. All waste handling and storage activities must be enclosed or screened from view and must not emit dust, odors, or airborne debris beyond the site boundary.
- c. Access must be provided from an arterial or collector street. Haul routes must avoid residential areas where feasible.
- d. Stormwater runoff must be managed in compliance with the [City of Bentonville Drainage Criteria Manual](#) and applicable Arkansas Department of Environmental Quality (ADEQ) requirements.
- e. The operator must maintain all required permits from ADEQ and provide a copy to the City upon request.

**(31) Warehouse and distribution**

- a. Buildings must be located a minimum of 100 feet from any residential zoning district.
- b. Loading docks, service bays, and outdoor storage areas must be screened from adjacent streets and residential uses by a solid fence or wall and a continuous landscape buffer according to [\(f\) Screening and Buffering](#).
- c. Vehicle access must be provided from an arterial or collector street. Truck circulation must not pass through or face residential streets.

**(32) Wind energy, small**

- a. Systems must be set back from all property lines a distance equal to or greater than the total system height.
- b. Maximum tower height is 80 feet in non-residential districts and 50 feet in residential districts.
- c. Towers must be monopole or architecturally integrated. Guy-wired towers are not permitted.
- d. Systems must comply with applicable FAA and electrical code requirements.
- e. Systems must not produce noise, glare, or vibration detectable at the property line.

**(33) Wireless communication cellular towers**

- a. Towers must be set back at least 200% of the tower height from any residential zoning district or existing dwelling.
- b. Collocation on existing towers, utility poles, or buildings is required if available. A new tower must demonstrate that no existing facility can accommodate the equipment.
- c. Towers must be designed to accommodate at least three carriers unless otherwise justified.
- d. All equipment and ground facilities must be screened with a solid fence and a continuous landscape buffer according to [\(f\) Screening and Buffering](#).
- e. Towers must not be illuminated except as required by the FAA.
- f. Abandoned towers must be removed within 180 days of discontinuation of use.

**(c) Performance Standards**

- (1) The following environmental and operational standards apply to all uses where indicated. Property owners and operators are responsible for ensuring compliance and mitigating off-site impacts.
- (2) Noise or vibration.
  - a. Noise or vibration that is discernible without instruments at or beyond the property line is prohibited, except for transportation activity and temporary construction.
- (3) Radioactivity.
  - a. The emission of any radioactive material or radiation is prohibited.
- (4) Electrical disturbance.
  - a. Electrical interference that affects the operation of off-site equipment, including communications or navigation systems, is prohibited.
- (5) Flammable or explosive materials.
  - a. The use, storage, handling, or production of flammable or explosive materials must comply with applicable fire codes and must not create hazardous conditions.
- (6) Air pollution.
  - a. Emissions of smoke, dust, vapors, or other air pollutants must comply with standards established by the Arkansas Division of Environmental Quality.
- (7) Glare or heat.
  - a. Visible glare or radiant heat that is discernible without instruments at or beyond the property line is prohibited.
- (8) Odor.
  - a. Emission of odorous gases or vapors that are discernible without instruments at or beyond the property line is prohibited.
- (9) Dust, dirt, or particulate matter.
  - a. Discharge into the air of dust, dirt, ash, or other particulate matter from activities or stored materials that is discernible without instruments at or beyond the property line is prohibited.
- (10) Liquid contaminants.
  - a. Discharge of any contaminant into a public sewer, private sewage system, natural stream, or the ground that pollutes water, interferes with treatment, or causes hazardous or offensive by-products is prohibited.
- (11) Hazardous materials.
  - a. Hazardous materials must be stored and handled in compliance with applicable fire and environmental codes, and must be contained to prevent accidental release into the air, soil, or drainage systems.

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**ARTICLE 5 DESIGN STANDARDS****SEC. 501. PURPOSE AND INTENT**

- (a) This Article sets the design rules for development at all scales and sizes, including subdivisions, streets, site design, buildings, signs, landscape, and special areas. The goal is to bring all rules together to create walkable, attractive, and environmentally responsible places that fit well with their surroundings and make efficient use of public resources.
- (b) These rules are intended to:
  - (1) Locate buildings, parking, walkways, and open space in ways that match the area's character;
  - (2) Design streets that work well for walking, biking, driving, transit, and deliveries, in a balance that fits the area's character;
  - (3) Create street networks that spread out traffic and provide good emergency access;
  - (4) Organize sites into blocks that follow a pattern similar to Downtown Bentonville and other historic areas, making it easier to walk, bike, or drive short distances to destinations;
  - (5) Connect walking, biking, and driving routes throughout the City;
  - (6) Design open spaces for everyday use and recreation, planned as part of the overall site layout;
  - (7) Locate trees along streets to provide shade and manage stormwater;
  - (8) Protect existing trees and add new landscaping and stormwater features to each site;
  - (9) Ensure smooth transitions between different zoning districts without needing wide buffers;
  - (10) Arrange buildings in ways that support walkability, local businesses, and calm traffic;
  - (11) Make parking areas safe, pleasant, and supportive of good street design;
  - (12) Encourage lasting, high-quality development that benefits the community and public health; and
  - (13) Apply the same rules to both subdivided and non-subdivided sites to ensure a consistent development pattern across the City.

**SEC. 502. LAND DEVELOPMENT****(a) Blocks****(1) General**

- a. All development must take place within a block, except for buildings located in parks and civic spaces.
- b. For Small and Medium Sites (less than 6 acres):
  - 1. Internal blocks must be included to the greatest extent possible; and
  - 2. Nearby blocks on adjacent properties must be connected to and completed if feasible.
- c. For Large Sites (6 acres and larger):
  - 1. Multiple internal blocks are required, some of which may be fully within the site, while others may connect to blocks on neighboring properties; and
  - 2. Incomplete blocks on adjacent properties must be connected to and completed.

**(2) Arrangement**

- a. All development sites must be divided into blocks, and each block must meet the size limits in [\(3\) Block Size](#).

- b. For development that is not subdivided:
  - 1. The development site must be divided into sub-areas using major driveways or trails;
  - 2. Each sub-area must meet the block size requirements in:
    - i. (c) Sites Between 3 and 6 Acres (Medium Sites); and
    - ii. (d) Sites 6 Acres and Larger (Large Sites).
  - 3. Major driveways must follow the same size and layout rules as streets in [Sec. 514. Street Design](#).
- c. If streets or trails abut or end on site boundaries, they must be continued into the site.
- d. See [\(b\) Circulation Network](#) for additional rules affecting blocks.

### (3) Block Size

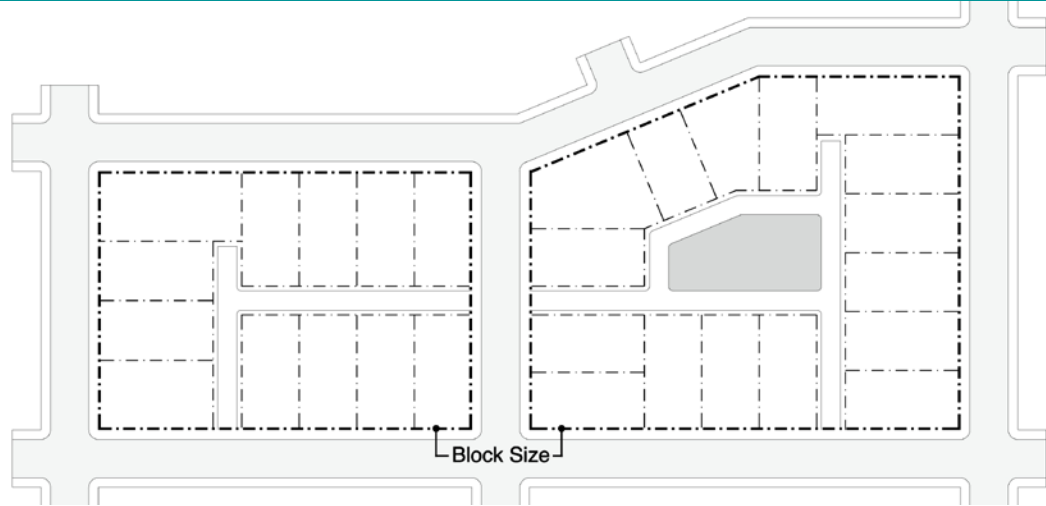
- a. Streets, trails, and civic spaces delineate the sides of blocks, known as the block perimeter.
- b. A block's size is the total length around its perimeter, as shown in [Figure 5.1 Block Size](#).
- c. Block size must be no more than 2,000 feet in length, unless an exception applies.
- d. The Director may allow larger blocks or waive the requirements for mid-block trails in the following situation:
  - 1. The site is zoned T2, LI, or LFI and the uses allowed there require more space;
  - 2. The block is made up entirely of civic space or open space;
  - 3. An existing building and service area, not including parking, exceed the maximum block size;
  - 4. The site includes or abuts a barrier that prevents street or trail connections, including:
    - i. A railroad;
    - ii. An interstate highway;
    - iii. An arterial street with access limits;
    - iv. A floodway or sensitive natural feature;
    - v. Existing residential development without street or trail connections;
    - vi. Steep slopes over 15%; and
    - vii. Other physical limits, as determined by the Director.
- e. If a block that isn't exempt is longer than 500 feet on any side, a mid-block trail must be added through the block following [\(4\) Mid-block Trails](#).
- f. **Block size minimum: [rules in progress].**

### (4) Mid-block Trails

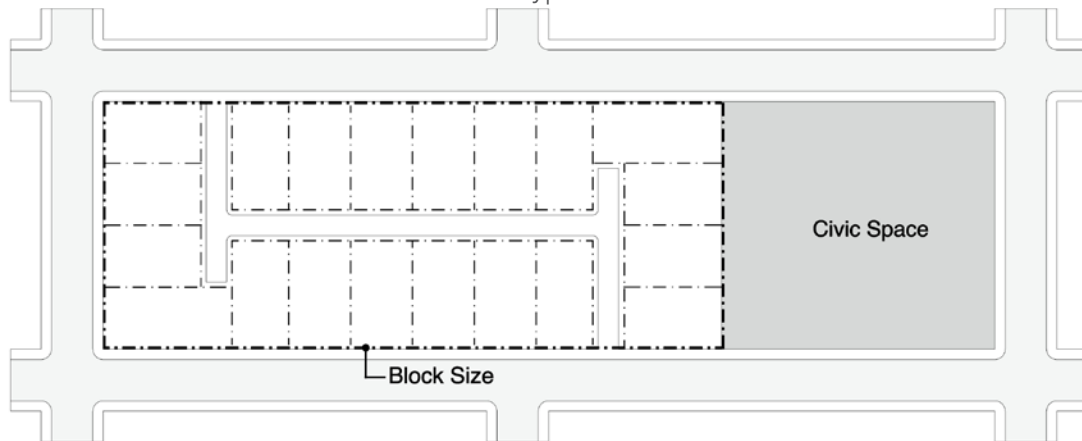
- a. Mid-block trails provide walking and biking access through long blocks. They must divide the block along its longest dimension, as shown in [Figure 5.2 Mid-Block Trails](#).
- b. In HC, this rule may be satisfied with a pedestrian walkway through parking areas.
- c. Mid-block trails are not required in T2, R1, T3.1, LI, and LFI.
- d. Mid-block trails must meet the design standards in [Sec. 513. Trails and Bicycle Facilities](#).



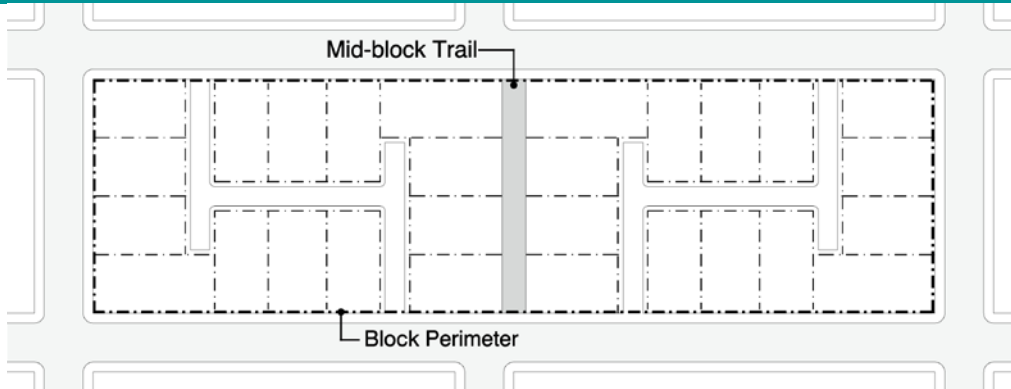
FIGURE 5.1 BLOCK SIZE



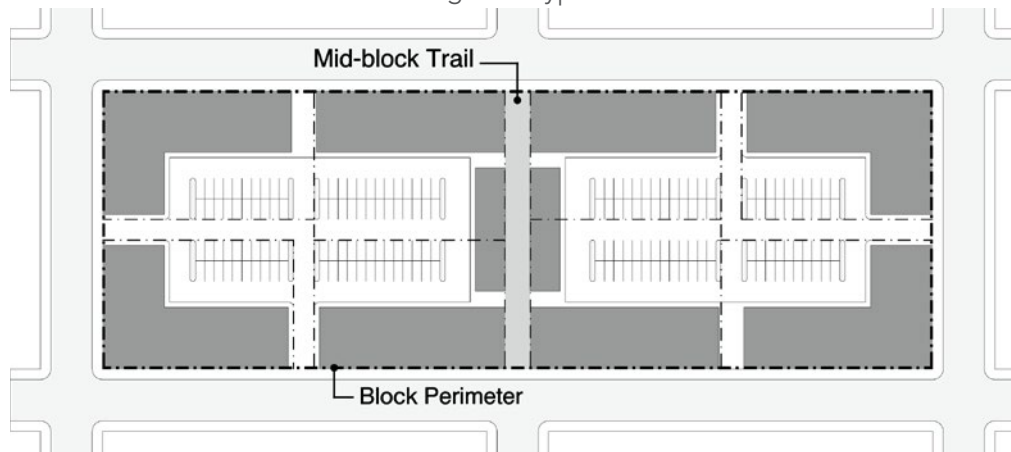
Block Size: Typical Blocks



Block Size: Blocks Including Civic Space

**FIGURE 5.2 MID-BLOCK TRAILS**

Mid-block trail through in a typical residential block.



Mid-block trail through a typical commercial or mixed-use block.

**(b) Circulation Network****(1) General**

- a. All development must include a connected circulation network for walking, biking, and driving throughout the site.
- b. The circulation network must connect with existing streets, walkways, and trails, and extend to neighboring undeveloped properties.
- c. The circulation network must be located between blocks, and may include:
  1. Streets, which must make up at least 50% of the circulation network (by centerline length);
  2. Special streets, such as shared or green streets, for up to 50%; and
  3. Trails, for up to 50%, not including mid-block trails.
- d. For development that is not subdivided, major driveways must be laid out like streets. The term “street” in this Article includes both streets and major driveways, except where major driveways are referred to specifically.

**(2) Street Network**

- a. The street network includes existing and new streets created as part of the development
- b. All streets must connect with other streets, except where allowed in [\(6\) Culs-de-sac](#).
- c. Streets layout must follow the block size rules in [\(a\) Blocks](#).
- d. All streets must follow the design standards in [Sec. 514. Street Design](#).
- e. Streets shown in the [Master Street Plan](#) must be provided, including:
  1. Right-of-way dedication and all street and utility improvements;
  2. The alignment shown, except when the Director approves a shift in alignment; and
  3. The cross-section shown in the [Master Street Plan](#) with details compliant with [Sec. 514. Street Design](#).
- f. Streets must connect to and extend:
  1. Existing streets that end at property boundaries and those opposite the site; and
  2. To property boundaries following [\(5\) External Connections](#); and
  3. [New street width minimums in progress](#).
- g. Streets must meet at or near right angles, within 15-degrees of perpendicular, except:
  1. Streets may meet at Y-intersections as long as no angle is less than 90-degrees.
- h. Street and commercial driveway intersections must:
  1. Line up across from each other; or
  2. Be offset by at least 150 feet, measured from centerline to centerline; and
  3. The Director may approve a different layout if it does not create a safety issue.
- i. Only one offset intersection is allowed for every 6 blocks along a street. The Director may prohibit offset intersection if they disrupt traffic flow or pose a safety risk.

**(3) Bicycle and Trail Network**

- a. The bicycle and trail network includes:
  - 1. Shared-use trails for both pedestrians and cyclists;
  - 2. Dedicated bike lanes; and
  - 3. Bike routes marked for shared use with vehicles.
- b. All trails and bicycle facilities must follow [Sec. 513. Trails and Bicycle Facilities](#).
- c. All development must provide:
  - 1. Bicycle facilities specified in the [Connecting Bentonville Bike and Pedestrian Master Plan](#); and
  - 2. Extension through the site of any bicycle facility that ends at property boundaries and those opposite the site.
- d. Small and Medium Sites (less than 6 acres):
  - i. No additional bicycle facilities are required.
- e. Large Sites (6 acres and larger):
  - i. Sites with through streets must provide 1 through bicycle facility for every 4 through streets in each direction, and no less than 1;
  - ii. Sites without through streets must provide access to existing streets at the site boundary at a rate of 1 bicycle facility for every 1,320 feet of site length along existing streets.

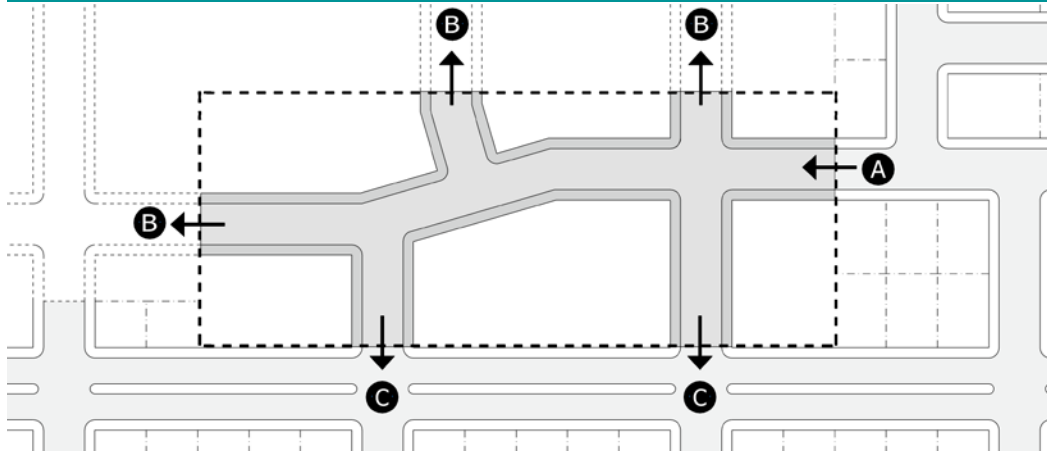
**(4) Pedestrian Network**

- a. The pedestrian network includes sidewalks, trails, and dedicated pedestrian walkways.
- b. It must provide an access route to the entrance of every building where people live or work.
- c. It must connect to existing sidewalks and trails at the edges of the site.
- d. It must meet the American's with Disability Act requirements for accessibility.
- e. The Director may require additional walkways to close gaps in the pedestrian network.

**(5) External Connections**

- a. External connections must be provided to neighboring properties as listed in this section and shown in [Table 5.3 External Connections](#).
- b. External connections must be provided along property boundaries at least every 660 feet.
- c. External connections may include:
  - 1. Streets with a minimum 60 foot wide right-of-way;
  - 2. Major driveways with a minimum 60 foot wide easement; or
  - 3. Trails, following [\(4\) Mid-block Trails](#).
- d. Trails can make up no more than 50% of the required external connections.
- e. External connections are not required when:
  - 1. Exempted per [\(3\) Block Size](#); or
  - 2. The Director determines the connection is unnecessary or unsafe.

TABLE 5.3 EXTERNAL CONNECTIONS



**A** Street and trail stubs abutting site boundaries continued within the site.

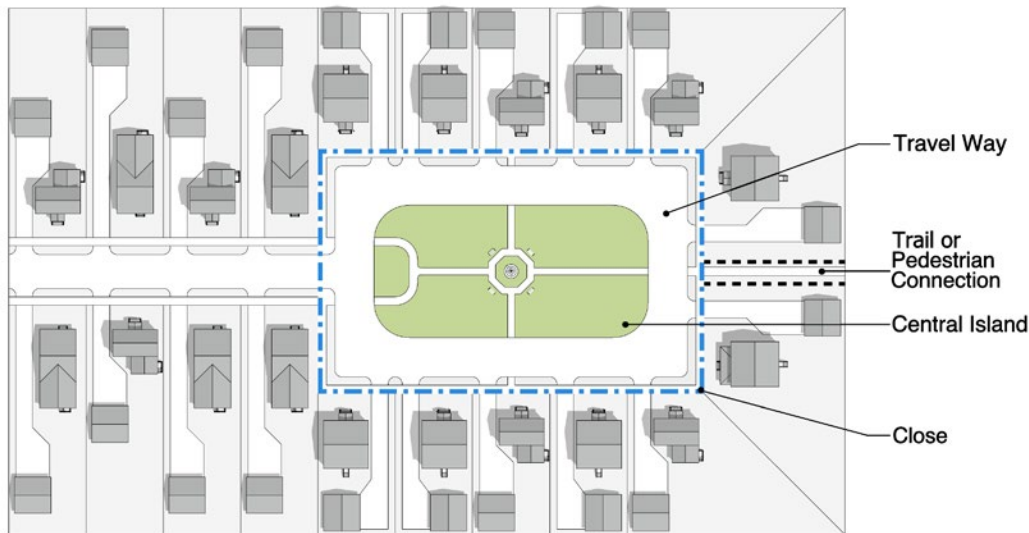
**B** Street and trail stubs made to abutting properties.

**C** Street and trail stubs made to abutting streets, except where restricted by natural features.

(6) Culs-de-sac

- a. Culs-de-sac are not allowed except where one or more of the following conditions exist:
  1. Natural features (like steep slopes or floodways) limit where streets can go;
  2. The site is too narrow for a full block and neighboring properties are already developed, preventing a street connection; or
  3. The Arkansas Department of Transportation (ARDOT) does not allow a new connection to an existing street.
- b. When a cul-de-sac is allowed, it must follow a “close” layout, shown in [Figure 5.4 Culs-de-sac](#), and meet these standards:
  1. At least 100 feet between property lines in all directions;
  2. The street border must continue around the cul-de-sac, including street trees;
  3. A landscaped central island must be provided with trees, benches, walkways, or other usable features that serve as an amenity to nearby homes; and
  4. A trail or pedestrian walkway that continues the sidewalk or trail network beyond the cul-de-sac, connecting to adjacent streets, properties, or trails, wherever feasible.

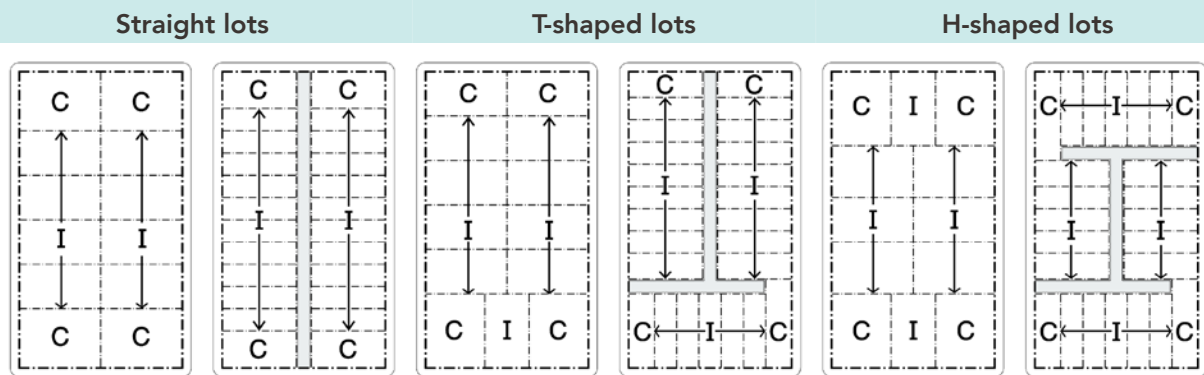
FIGURE 5.4 CULS-DE-SAC

**(c) Lot Layout****(1) General**

- a. Sites larger than 3 acres and not being subdivided must divide blocks into future lots following (2) Future Lots.
- b. All land being developed must be divided into lots, as shown in Figure 5.5 Typical Lot Layouts.
- c. Sites zoned LI or LFI do not need to be divided into lots.
- d. Lot layouts should follow the principles shown in Figure 5.5 Typical Lot Layouts and Figure 5.6 Lot Layout T5 to T3.
- e. All lots must:
  1. Meet or exceed the minimum lot size for their zoning district;
  2. Be able to meet all zoning rules in Article 4 Zoning;
  3. Be at least 40 feet deep;
  4. Have at least one lot line along a street, civic space, or trail; and
  5. Have vehicular access from an alley, street, or shared parking area; and
  6. Have direct access to utilities.
- f. Lots that are less than 60 feet wide must have vehicular access from an alley or side street.
- g. New through lots require approval by Administrative Adjustment.
- h. New flag lots are allowed in the following instances:
  1. Utility access flag lots are allowed in all districts;
  2. Flag lots are allowed in T2, T3, and T4.1 zoning districts; and
  3. Reverse flag lots are allowed in T4 and T5 zoning districts.

## (2) Future Lots

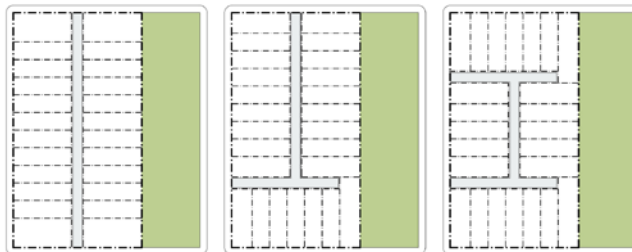
- Sites that are not being subdivided must include a future lot configuration plan, as described in [Sec. 303. Single Site Development](#).
- Future lots are used to check compliance with the zoning rules for setbacks, height, and other site layout requirements.
- Future lots are not binding for future ownership or legal subdivision.
- Future lots must follow the rules in [\(c\) Lot Layout](#).

**FIGURE 5.5 TYPICAL LOT LAYOUTS**

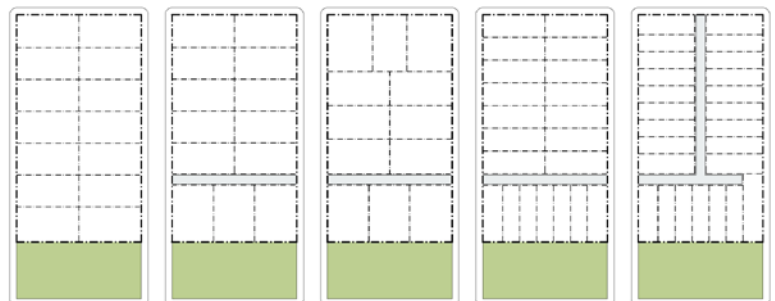
C: Corner Lot

I: Interior Lot

Lots should be arranged to face onto 2 or more block edges.

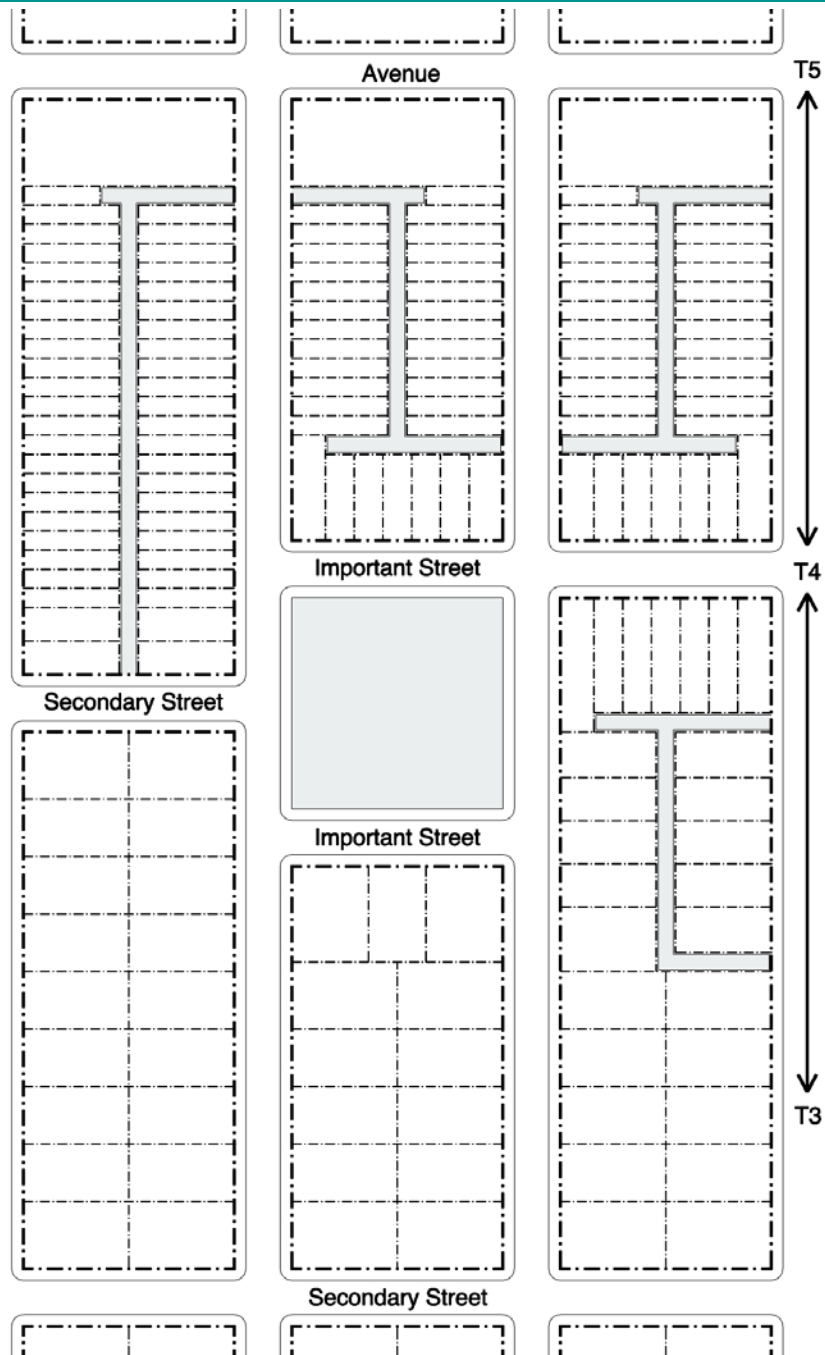
**Lots with civic space along a long edge**

Lots and alleys should be configured so the alley does not end in or enter the civic space.

**Lots with civic space along a short edge**

Lots and alleys should be configured so the alley does not end in or enter the civic space. Straight lot layout configurations must not terminate an alley into a civic space.

FIGURE 5.6 LOT LAYOUT T5 TO T3



**Illustrative example** of lot layout including transition between multiple zones, and civic space adjacency. Lot and alley configurations should orient lots toward avenues, important neighborhood streets, and civic spaces. Alleys are capped where they would otherwise intersect with key streets or terminate in civic spaces. Between T3 and higher zones, alleys connect to a street at their termination.



**(d) Civic Space Standards****(1) General**

- a. Some development sites must include civic space based on the size of the property:
  1. Less than 5 acres: No civic space required;
  2. 5 to 30 acres: At least 5% of the site must be civic space, with at least 1 civic space;
  3. 30 to 60 acres: At least 8% of the site must be civic space, with at least 2 civic spaces; and
  4. Over 60 acres: At least 8% of the site must be civic space, with 2 or more civic spaces for every 60 acres, fractions rounded down.
- b. Additional open space may be included, however if any open space is larger than 1/2 acre, it must meet [\(d\) Civic Space Standards](#).

**(2) Required Civic Space**

- a. Developments must include civic space as follows:
  1. Sites under 6 acres: No civic space is required;
  2. Site over 6 acres: Must include at least 5% civic space;
  3. Sites over 30 acres: Must include at least 1 separate civic space for every 30 acres;
  4. Playgrounds: At least 1 playground is required within 800 feet of every lot zoned R1, T3, or T4; and
  5. Distribution: When more than 1 civic space is required, they must be spaced out so that every lot is within 2,640 feet of one, as shown in [Figure 5.7 Civic Space Distribution](#).
- b. All required civic spaces must follow the standards in [\(3\) Minimum Civic Space Standards](#).
- c. Additional open space is allowed, however any open space larger than 1/2 acre must follow [\(3\) Minimum Civic Space Standards](#).
- d. Sites zoned entirely LI, LFI, and T2 do not have to provide civic space.
- e. Lots zoned T2, LI, LFI, and HC are excluded from the civic space distribution requirements.

**(3) Minimum Civic Space Standards**

- a. To count towards the civic space requirement, spaces must meet the design and dimensional rules in [Table 5.9 Civic Space Types](#).
- b. The Director may approve other types of civic space if they meet the purpose and function of another civic space type.
- c. Civic space proportion is measured using the ratio of width to length. Irregular civic spaces use the proportion of a rectangle inscribed, as shown in [Figure 5.8 Civic Space Sides and Proportion](#).
- d. Sides of a civic space are separated by corners with an angle of 135-degrees or less, as shown in [Figure 5.8 Civic Space Sides and Proportion](#).
- e. Civic spaces must be open to the public.
- f. Civic spaces may include stormwater features, if they follow [\(5\) Stormwater in Civic Spaces](#).
- g. For subdivided sites, required civic spaces must be located on a dedicated lot or tract and must be protected by a public use deed restriction.
- h. Civic spaces must be maintained by the property owner or an established property owners' association or homeowners' association, unless dedication is accepted by the Parks Director.

**(4) Alternative Civic Spaces**

- a. The Director may approve alternative civic space elements that are publicly accessible and meet the functional intent of this section. These may include green roofs, stormwater features, or other designs that are integrated into a building or infrastructure system.
- b. Green roofs may count toward civic space requirements if they meet all of the following:
  - 1. Located on a publicly accessible building, or on a private building with unrestricted public access to the green roof during daylight hours;
  - 2. Include at least 25% planted area and provide seating or gathering features such as benches, shade structures, or paved overlooks;
  - 3. Include a contiguous usable area of at least 2,000 square feet, with a minimum of 50% of that area providing unobstructed access for people to sit, walk, or gather;
  - 4. Are visible from an adjacent right-of-way or clearly signed and accessible from a public entrance.

**(5) Stormwater in Civic Spaces**

- a. Stormwater storage and treatment can count towards minimum civic space, following these rules:
  - 1. No more than 20 percent of the civic space may be continually under water;
  - 2. Areas not continually under water must be usable for recreation when dry;
  - 3. Stormwater areas must be accessible and may not be enclosed by fences or walls;
  - 4. Stormwater areas must be located within a drainage and recreation easement; and
  - 5. Tree planting requirements within stormwater storage areas may be waived by the Director.
- b. Integrated green roof and stormwater systems may count toward both civic space and stormwater requirements if they meet all of the following:
  - 1. Retain at least one inch of rainfall from a 24-hour storm event, calculated based on the entire vegetated area of the roof;
  - 2. Include overflow controls and meet any applicable city engineering standards for stormwater detention or quality; and
  - 3. Meet all requirements of [\(4\) Alternative Civic Spaces](#).

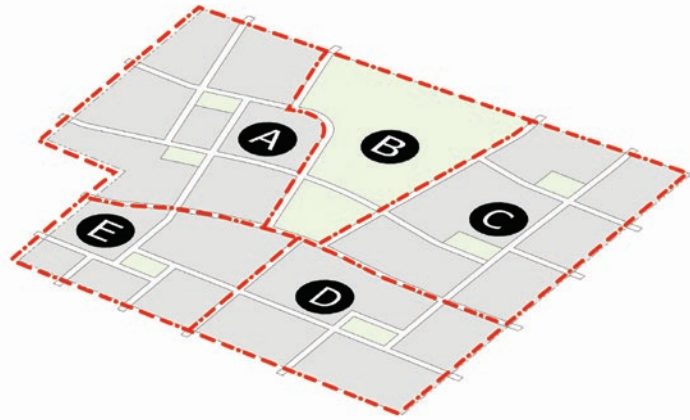
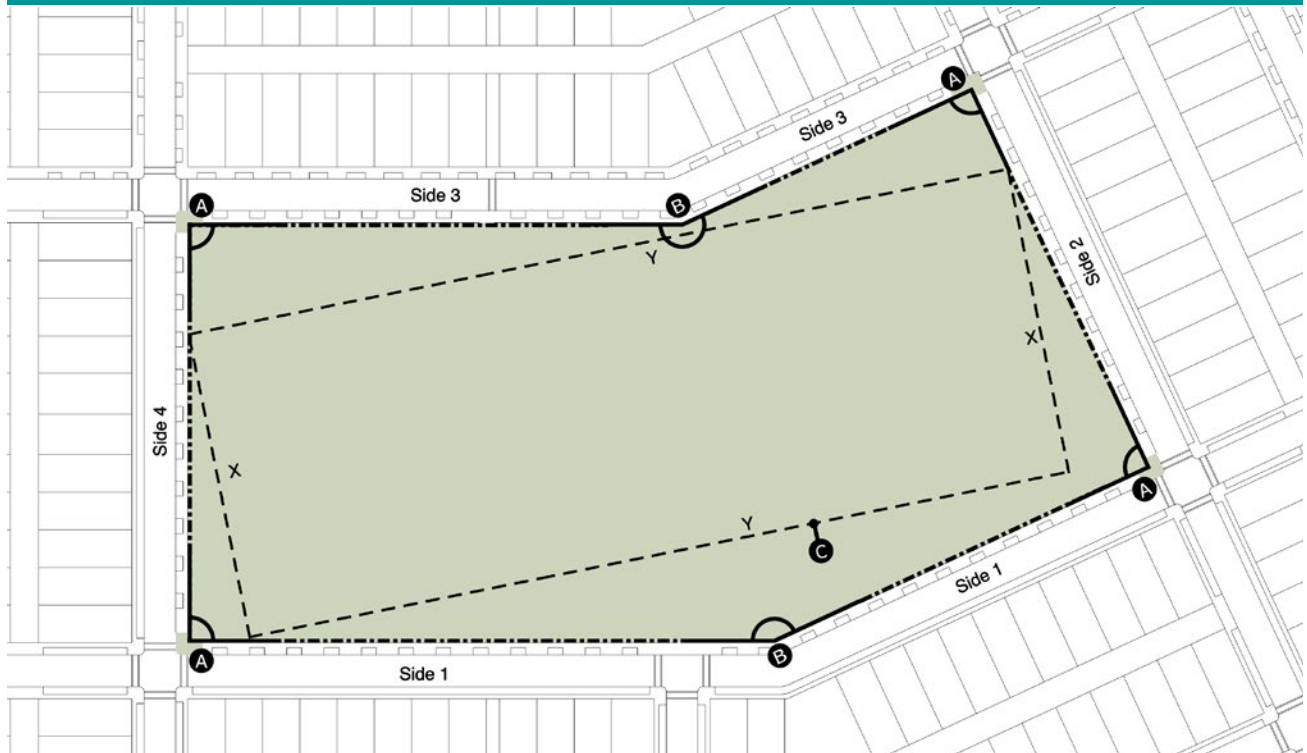
**(6) Community Gardens in Civic Spaces**

- a. Community gardens may be included in parks, greens, squares, greenways, and pocket parks.
- b. Limited to:
  - 1. 50% of pocket park area; and
  - 2. 20% of all other civic spaces.
- c. Must include a water supply.
- d. Must have at least 75% noon-time solar exposure.

**FIGURE 5.7 CIVIC SPACE DISTRIBUTION**

- A** Site A (Requires 2 civic spaces)
- B** Public park (outside of sites)
- C** Site C (Requires 2 civic spaces)
- D** Site D (Requires 1 civic spaces)
- E** Site E (Requires 1 civic spaces)

This figure depicts multiple adjacent sites surrounding an existing public park, each of which is required to provide their own, distributed civic spaces.

**FIGURE 5.8 CIVIC SPACE SIDES AND PROPORTION**

Sides of a civic space are between corners that meet at an angle less than 135-degrees.

Civic space proportion is the ratio of rectangle inscribed in the civic space in the form of X:Y (e.g. 1:4)

- |          |                                   |          |                                       |
|----------|-----------------------------------|----------|---------------------------------------|
| <b>A</b> | Corner separating 2 sides         | <b>X</b> | Short side of the inscribed rectangle |
| <b>B</b> | Corner not separating 2 sides     | <b>Y</b> | Long side of the inscribed rectangle  |
| <b>C</b> | Rectangle measured for proportion |          |                                       |

**TABLE 5.9 CIVIC SPACE TYPES**

Conservation Park		
Zoning District	Any	
Size	8 ac. min.	
Proportion	N/A	
Edge condition	N/A	
Surface	Planted, pervious paths and maintenance roads	
Buildings	Pavilions and picnic areas	

Multipurpose Field		
Zoning District	R1, T3, T4, T5	
Size	3 ac. min., 10 ac. max.	
Proportion	1:5 max.	
Edge condition	Rights-of-way required on two sides minimum	
Surface	Planted, sports fields and courts, paved 20% max.	
Landscape	20 foot landscape zone at perimeter, canopy tree required.	
Buildings	Pavilions, storage, rest rooms, food service, athletic support	


Park		
Zoning District	Any	
Size	5 ac. min.	
Proportion	1:5 max. in T5 and T6	
Edge condition	Right-of-way required on all sides in T5 and T6	
Surface	Planted, pervious and non-pervious paths, paved gathering spaces, sports facilities	
Buildings	Pavilions, storage, rest rooms, food service. athletic support	




TABLE 5.9 CIVIC SPACE TYPES


Green		
Zoning District	T3, T4, T5	
Size	1/2 ac. min., 8 ac. max.	
Proportion	N/A	
Edge condition	Right-of-way required on at least one side	
Surface	Planted, paved 15% max.	
Landscape	40% min. canopy coverage at maturity	

Square		
Zoning District	T4, T5, T6, HC	
Size	1/2 ac. min., 5 ac. max.	
Proportion	1:5 max.	
Edge condition	Rights-of-way required on two sides minimum	
Surface	Paved 50% max., pervious paving required	
Landscape	30% min. mature canopy coverage at maturity	
Buildings	Pavilions, rest rooms, storage, performance support	

Plaza		
Zoning District	T5, T6, HC	
Size	1/8 ac. min., 3 ac. max.	
Proportion	1:4 max.	
Edge condition	Rights-of-way required on two sides minimum	
Surface	Paved 50% min., pervious paving required	
Landscape	20% mature canopy required	
Buildings	Pavilions, storage, rest rooms, food service, vending, performance support	

**TABLE 5.9 CIVIC SPACE TYPES**

Greenway		
Zoning District	Any	
Size	50 ft. min. in width, 1,000 ft. min. in length	
Proportion	N/A	
Edge condition	Rights-of-way or trail required on one side minimum	
Surface	Lawn, paved 20% max.	
Landscape	20% min. canopy coverage at maturity	

Pocket Park		
Zoning District	R1, T3, T4, T5, T6	
Size	2,000 sq. ft. min., 8,000 sq. ft. max.	
Proportion	1:5 max.	
Edge condition	Rights-of-way required on one side minimum	
Surface	Planted, play equipment, paved 30% max.	
Landscape	40% min. canopy coverage at maturity	

**SEC. 503. SITE DESIGN****(a) Impervious Surfaces**

- (1) Impervious surface is the percentage of the lot that is covered by buildings, paving, and any other surfaces that are not permeable to water.
- (2) Impervious surface is limited as follows:
  - a. For each lot: By the amounts specified in [Table 4.1 Zone standards](#);
  - b. Within flood hazard areas: Following [Sec. 511. Natural Resource Protection](#);
  - c. Within civic spaces: By the amounts specified in [\(5\) Stormwater in Civic Spaces](#); and
  - d. Within open spaces (other than civic spaces): 10%, maximum;
  - e. Sites larger than 1/2 acre in T5 and T6: 90%, maximum.
- (3) If a site has a future lotting plan, impervious surface is limited for each future lot, civic space, open space, and flood hazard area separately.

**(b) Required Landscaping**

- (1) Landscaping must be provided following [Table 5.10 Site Landscaping](#).
- (2) All pervious areas must include ground cover, mulch, shrubs, trees, or other allowed plants.
- (3) All landscaping must follow the rules in [Sec. 510. Landscape](#).
- (4) Existing trees must be preserved following [Sec. 509. Tree Preservation](#).
- (5) Tree location may be adjusted to avoid conflict with utilities or preserved vegetation, subject to approval by the Director.

TABLE 5.10 SITE LANDSCAPING		
Zone	Location	Landscape
<b>T2</b>		
<b>R1</b>	Front and side street setbacks	Must be landscaped; and Must include at least 2 trees for every 50 feet; no less than 2 trees.
<b>T3</b>		
<b>T4.1</b>	Front and side street setbacks	Must be landscaped; and Must include at least 1 tree for every 50 feet; no less than 1 tree.
<b>T4.2</b>	Front and side street setbacks	If deeper than 5 ft: must be landscaped; and Must include at least 1 tree for every 50 feet; no less than 1 tree.
<b>T5</b>	Front and side street setbacks	If landscaped, must include at least 1 tree for every 60 feet.
<b>T6</b>	Other pervious areas	Must include at least 1 tree for every contiguous 1,800 sq.ft..
<b>HC LI LFI</b>	Front and side street setbacks	Must be landscaped; and Must include at least 1 tree for every 50 feet; no less than 1 tree.
	Overall site	At least 15% of the site must be landscaped, including: <ul style="list-style-type: none"> <li>• 2 shrubs for every 250 sq.ft. of landscaped area; and</li> <li>• 2 trees for every 500 sq.ft. of landscaped area.</li> </ul>
	Along arterial streets	Except where front parking areas are used, a buffer is required: <ul style="list-style-type: none"> <li>• Landscaped, at least 20 feet wide along the arterial; and</li> <li>• At least 1 shade tree for every 30 feet; no less than 1 tree.</li> </ul>
<b>MH</b>	Front and side street setbacks	Must be landscaped; and Must include at least 2 trees for every 50 feet; no less than 2 trees.
	Overall site	Must include at least 1 tree for every 3,000 sq.ft. of site area.

**(c) Stormwater drainage connection**

- (1) All new property improvements must be designed to drain to an approved stormwater collection system or public street with enough capacity to accept the flow.
- (2) Site grading, storm drains, and any other drainage systems must comply with the City's [Stormwater Management and Drainage Manual](#).
- (3) If the City Engineer determines that the existing system does not have capacity, the applicant may be required to provide on-site retention, detention, or other improvements to prevent downstream flooding or system overload.

**(d) Pedestrian Walkways**

- (1) Where a site is part of a larger development plan or subdivision, walkways must connect to the broader network of sidewalks and trails required by [Sec. 502. Land Development](#).
- (2) Walkways must connect all building entries to sidewalks along streets.
- (3) Walkways must connect all on-site dedicated parking areas with building entries and perimeter sidewalks.
- (4) Walkways within parking areas are required, following [\(g\) Car Parking and Circulation](#).
- (5) Walkway must meet the following specifications:
  - a. Walkways must meet ADA accessibility standards;
  - b. Walkways must be at least 5 feet wide;
  - c. Walkways must be constructed of concrete or unit pavers; and
  - d. The Director may allow the following alternative materials by Administrative Adjustment:
    1. Asphalt walkways in LI and LFI districts; or
    2. Gravel or pervious walkways if they meet ADA compliance standards.

**(e) Trails and Bicycle Facilities**

- (1) If the [Bike & Pedestrian Master Plan](#) shows a trail or pathway through the site, it must be provided as specified in the plan.
- (2) Additional trails and bicycle facilities are optional. If provided, they must follow [Sec. 513. Trails and Bicycle Facilities](#).
- (3) Trails and bicycle facilities must meet ADA accessibility standards.

**(f) Bicycle Parking**

**(1) Required Bicycle Parking**

- a. Bicycle parking must be provided following [Table 5.12 Required Bicycle Parking](#).
- b. Required bicycle spaces must follow the rules in [\(2\) Bicycle Parking Location](#).
- c. The Director may reduce or exempt businesses whose customers are unlikely to visit by bicycle by [Administrative Adjustment](#).

**(2) Bicycle Parking Location**

- a. General
  1. Bicycle parking must be located on the same lot or future lot as the use being served.
  2. Bicycle storage within dwelling units do not count toward required spaces.
  3. Bicycle racks and corrals within streets count towards required short-term spaces. Only



racks and corrals on the same side of the street and along lot lines count toward required spaces.

4. Lots with multiple uses may provide required spaces separately or together.
- b. Short-term space locations:
  1. May be within streets along lot lines;
  2. On-site, within 50 feet of a building entry along a street or trail, or distributed among entries if there are multiple;
  3. On-site, up to 50% may be within 200 feet of a publicly accessible building entry, connected by a pedestrian walkway; and
  4. If spaces are not visible from sidewalks or trails, signs must be posted indicating their location.
- c. Long-term space locations:
  1. May be indoors, within a lobby, common area, clubhouse, storage room, or garage;
  2. Outdoors, within a covered structure, parking structure, or other area covered for weather protection;
  3. Within 200 feet of a building entry accessible to the intended users; and
  4. Secured by walls or fencing with doors or gates that are access restricted; or
  5. Within bicycle lockers.
- d. Spaces within parking structures:
  1. Must be located within 50 feet of a pedestrian entrance to the parking structure, or stairwell with access to a ground floor pedestrian entrance; and
  2. Must be located on the ground floor, except where building entrances, accessible to the intended users, are located on a different floor of the parking structure.
- e. Entertainment and Institutional uses:
  1. The Director may allow alternative locations for short- and long-term space locations by Administrative Adjustment, if typical event durations are between 2 and 4 hours in order to increase security and weather protection.

### (3) Bicycle Parking Design

- a. Bicycle parking installation must provide:
  1. A paved surface, including pavers, with a slope no more than 3%;
  2. Access to a sidewalk, trail, or common area within a building;
  3. Bicycle space size and spacing as follows, and as shown in [Figure 5.11 Bicycle Parking Dimensions](#):
    - i. 6 feet long by 2 feet wide at the end of rows and 1.5 feet wide between racks; and
    - ii. A minimum of 30 inches on center between horizontal rows.
  4. At least 6 feet of vertical clearance;
  5. At least 5 feet clear area behind bicycle spaces;
  6. At least 5 feet from fire hydrants;
  7. At least 4 feet from loading zones, bus stop signs or shelters;

8. At least 3 feet from driveways, manholes, benches, trash receptacles, and buildings;
  9. At least 2 feet from walls, curbs, utility meters, landscaped areas, and any other obstructions;
  10. Clearance from ADA paths;
  11. Secure anchoring with tamper-resistant hardware; and
  12. Long-term bicycle parking must include one accessible power outlet for at least 20% of spaces.
- b. Bicycle racks design must follow these rules:
1. Must be an inverted “U”/hoop rack;
  2. Must have a minimum tube diameter of 1.9 inches;
  3. Must be galvanized, powder coated, or coated with another weather-proof surface as may be approved by the Director; and
  4. Must be a maximum height of 36 inches.
- c. Alternative bicycle rack designs may be approved by the Director, provided they comply with the Association of Pedestrian & Bicycle Professionals (APBP) bicycle parking guidelines, or the following:
1. Must accept multiple bicycle frame sizes and styles;
  2. Must accommodate the use of cable and U-type locks;
  3. Must support a bicycle frame at 2 points above the wheel hubs to allow the frame and at least 1 wheel of the bicycle to be locked to the rack without lifting the bicycle onto the device;
  4. Must be easy to understand and operate, with no moving parts;
  5. Must be galvanized, powder coated, or coated with another weather-proof surface as may be approved by the Director.
- d. High-density racks such as vertical and two-tier racks may be approved by the Director for long-term spaces. Two-tier racks must include lift assist for upper-tier spaces.

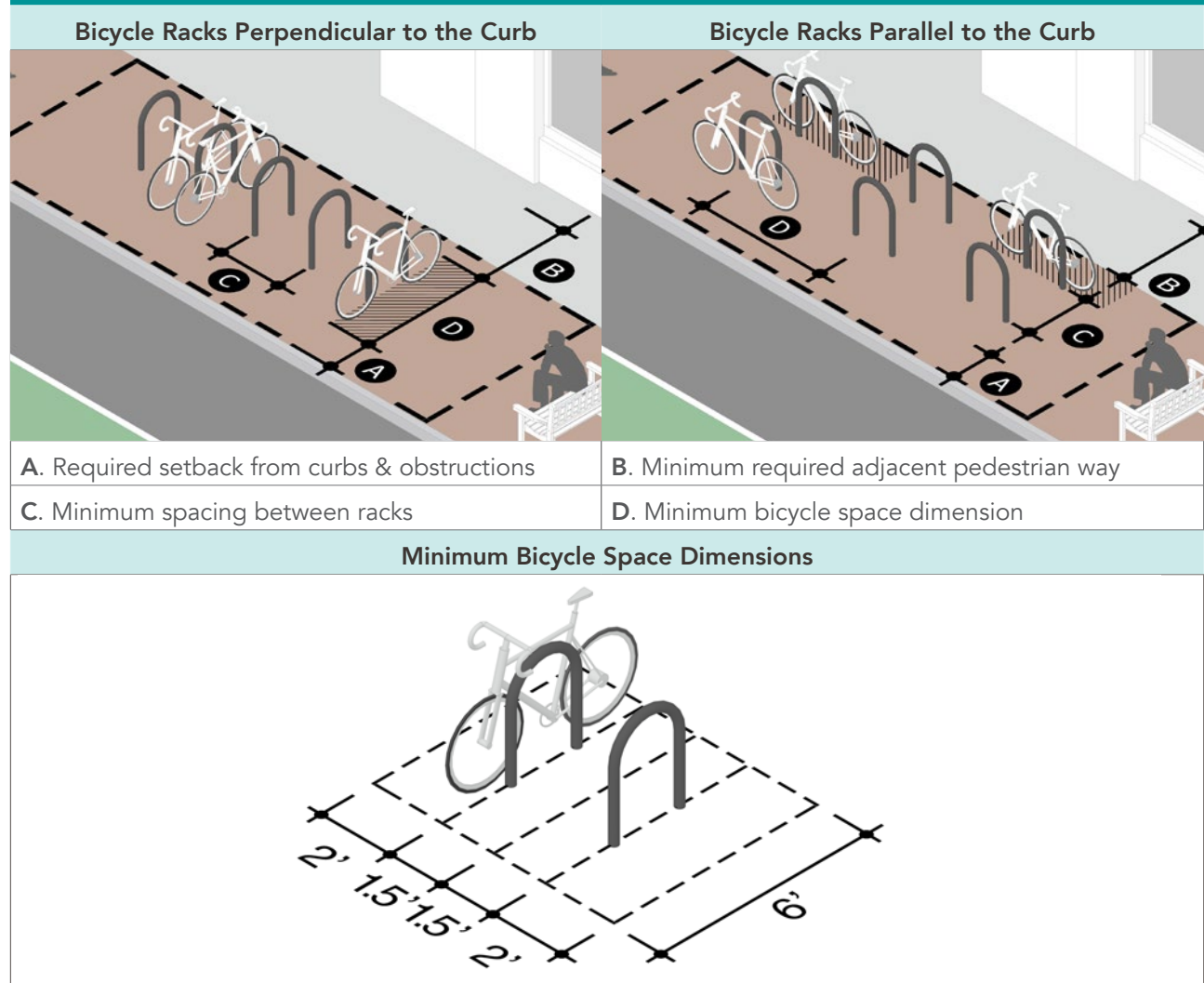
**FIGURE 5.11 BICYCLE PARKING DIMENSIONS**

TABLE 5.12 REQUIRED BICYCLE PARKING		
Commercial	Short Term	Long Term
Food and beverage	0.5 spaces / 1,000 square feet	
Day care	1 space / 1,000 square feet	
Office, including medical	0.2 space / 1,000 square feet	50% of required short term spaces when more than 12 spaces
Retail, including pharmacies	0.25 space / 1,000 square feet	
Institutional and Entertainment	Short Term	Long Term
Convention or exhibition facilities	0.25 spaces / 1,000 square feet	0.1 spaces / 1,000 square feet
Place of Assembly (indoor or outdoor entertainment, theater, performing arts, event venue, religious assembly)	0.2 spaces / 1,000 square feet	
School: K-12	8 spaces + 0.25 / 1,000 square feet	
School: post-secondary	0.5 space / 1,000 square feet	
Lodging	Short Term	Long Term
12 rooms or less	0.5 spaces per bedroom	
More than 12 rooms	0.25 spaces per bedroom, up to 20 spaces	0.25 spaces per bedroom, up to 20 spaces
Residential	Short Term	Long Term
5 - 8 dwellings per building	0.5 spaces per dwelling	0.75 spaces per dwelling
More than 8 dwellings per building	0.25 spaces per unit up to 30 spaces	0.25 spaces per unit
All Other	For any use not listed, the Director may make a determination of similarity to a listed use or combination of uses.	

**(g) Car Parking and Circulation****(1) Single-site Development**

- a. Major driveways must follow [\(b\) Circulation Network](#) and are treated like streets for the purpose of this Section.
- b. Only major driveways are allowed to connect to public streets, not individual driveways for future lots.

**(2) Driveway Location**

- a. Driveways providing access for cars to the lot must be located following [Table 5.14 Driveway Access Location](#).
- b. Shared driveways between abutting lots are encouraged. A shared-access easement is required for shared driveways.
- c. Driveways must be separated from intersections at least 50 feet, measured from the right-of-way line, except by Administrative Adjustment.
- d. Driveways are not allowed parallel to a front or side street lot line within the setback area.
- e. Looped and circular driveways within front or side street setbacks are only allowed in:
  1. T2, R1, T3;
  2. Schools in any zoning district; and
  3. Within a forecourt, as specified in [\(5\) Maximum Setbacks](#).
- f. Driveways are allowed as follows:
  1. In zoning districts T2, HC, LI, and LFI, a driveway may connect along the front lot line in addition to the requirements of [Table 5.14 Driveway Access Location](#);
  2. When more than one driveway is proposed on the same lot line, each driveway must be separated by at least 50 feet, measured along the property line, unless reduced by the City Engineer;
  3. Driveways may be allowed by Administrative Adjustment if a traffic study or site plan demonstrates that separate ingress and egress are needed.

**(3) Driveway Width**

- a. Driveway width is limited, following [Table 5.15 Driveway Width](#).
- b. Additional driveway width may be permitted by Administrative Adjustment.

**(4) Drive-throughs**

- a. Drive-through lanes, windows, and equipment are not allowed between the building and the front or side street property line, as illustrated in [Figure 5.16 Drive-through Layout](#).
- b. Drive-through lanes must not block sidewalks or other pedestrian walkways.
- c. Any drive-through structure - such as canopies, windows, or other equipment - must be set back at least 20 feet from the front of the building.

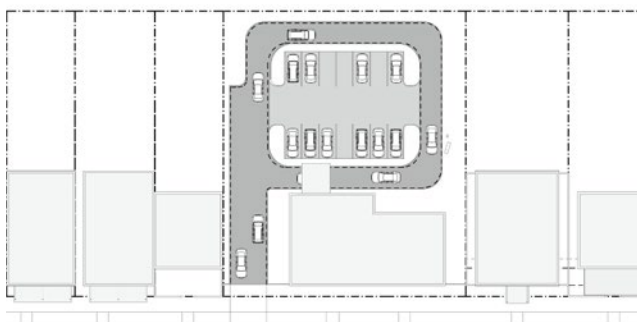
**TABLE 5.14 DRIVEWAY ACCESS LOCATION**

Lot Type	Available Present	Driveway Location
All Lot Types	Alley	Connect to the alley.
	Shared Parking Lot	Connect to the shared parking lot; or Connect along the side street lot line; or Connect along the front lot line if it is the only option.
	Only Front Lot Line	Connect along the front lot line.
<b>Additional Conditions</b>		
Corner	Only Along Streets	Connect along the side street lot line.
Through	Along 2 Streets	Connect along the street with less traffic volume.
	Along 3 Streets	Connect along the side street lot line.
Flag and Reverse Flag	Along 2 Streets	Connect along the side street lot line.
Utility Access Flag	Shared Driveway	Connect along the shared driveway.

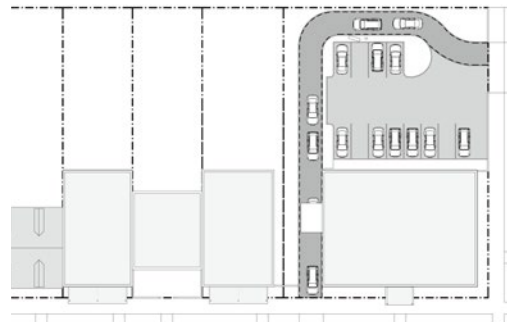
**TABLE 5.15 DRIVEWAY WIDTH**

Zone	Connecting To	Maximum Driveway Width
All Zones	Alleys	N/A
	Shared Parking Lots	
T2, T3, T4.1	Front Lot Lines	12 feet wide, limited within 24 feet of the lot line.
	Side Street Lot Lines	20 feet wide, limited within 20 feet of the lot line.
R1	Any Lot Line	18 feet wide, for lots less than 50 feet wide; 20 feet wide, for lots 50 to 69 feet wide; and 24 feet wide, for lots 70 feet or wider.
T4.2, T5, T6	Any Lot Line, One-way	11 feet wide, each lane, up to 2 lanes; and limited within the building setback area.
	Any Lot Line, Two-way	11 feet wide, each lane, up to 3 lanes ; and limited within the building setback area.
HC, LI, LFI	Any Lot Line, One-way	24 feet wide, and a minimum of 16 feet wide.
	Any Lot Line, Two-way	12 feet wide, each lane, up to 3 lanes; and A 4 foot wide median must separate opposing directions.

**FIGURE 5.16 DRIVE-THROUGH LAYOUT**



Example of a compliant mid-block drive-through



Example of a compliant corner drive-through

## (5) Required Car Parking

- Car parking must be provided in the amounts required in [Table 5.17 Minimum Car Parking](#).
- Only spaces that follow [\(7\) Car Parking Location](#) count towards required car parking.
- Parking required for multiple uses within the same building or site are added together for the total site requirement.
- The amount of car parking required may be reduced following [\(6\) Car Parking Reductions](#).
- You may choose to commission a parking study providing evidence of parking demand that differs from this section, approved by Administrative Adjustment.

**TABLE 5.17 MINIMUM CAR PARKING**

Use	T2	R1	T3	T4	T5	T6	HC	LI	LFI	MH
Commercial										
Day care		2				3				
Food and beverage	4			2			5			
Gas station	4						3			
Hospital							1 per bed			
Medical services							3			
Office, including medical				1			3			
Retail, including pharmacies	4			1			4		3	
Service (personal or professional)	4			1			4		3	
Entertainment										
Indoor entertainment facility	4 or 25% of maximum occupancy						4 or 25% of maximum occupancy			
Outdoor entertainment facility										
Theater, excluding drive-in										
Industrial and Manufacturing										
Manufacturing							1.75			
Warehouse and distribution					0.25		0.5			
Institutional										
Convention or exhibition facilities							4 or 25% of maximum occupancy			
Cultural (library, museum, gallery)				3			4			
Performing arts				4 or 25% of maximum occupancy						
Event venue	4 or 25% of maximum occupancy									

Non-residential uses: spaces for every 1,000 square feet of net building area.

Lodging uses: spaces for each guest room, restaurants and meeting rooms are counted separately.

Residential uses: spaces for each dwelling.

TABLE 5.17 MINIMUM CAR PARKING

Use	T2	R1	T3	T4	T5	T6	HC	LI	LFI	MH
Religious assembly	4 or 25% of maximum occupancy									
School: K-12	Grades 1-9: 1 per classroom + 1 per employee Grades 10-12: greater of 1 per 3 full-time students or 1 per 6 seats in the largest auditorium All: Stacking space for buses and vehicles must be provided									
School: post-secondary						Greater of 3/1000 or 1 space per 3 students				
Lodging										
12 rooms or less	1				1			1		
More than 12 rooms								1.1		
Residential										
1 dwelling detached	2			1.5						
1 dwelling attached (townhomes)				1.5						
2 dwellings per building				1.5						
3 – 4 dwellings per building				1.5						
5 – 8 dwellings per building				1.5				1.5		
More than 8 dwellings per building							1.5			

Non-residential uses: spaces for every 1,000 square feet of net building area.

Lodging uses: spaces for each guest room, restaurants and meeting rooms are counted separately.

Residential uses: spaces for each dwelling.

#### (6) Car Parking Reductions

- The required number of car parking spaces may be reduced in several ways. These reductions can be combined when more than one applies.
- State-licensed assisted living and senior independent living facilities parking requirements are reduced by 50%.
- Sites near transit stops may reduce parking based on distance:
  - 1/8th of a mile: No parking is required; and
  - 1/4th of a mile: Parking requirements are reduced by 50%.
- If you preserve existing heritage or specimen trees, you may qualify for a parking reduction through an Administrative Adjustment.
- Parking requirements may be reduced when two or more uses share the same parking area:
  - The shared parking must serve uses on the same site or in the same shared facility; and
  - Shared parking must follow the [Urban Land Institute's Shared Parking Handbook](#) which accounts for different peak hours of use.
- Parking requirements may be reduced through Transportation Demand Management (TDM) as follows:

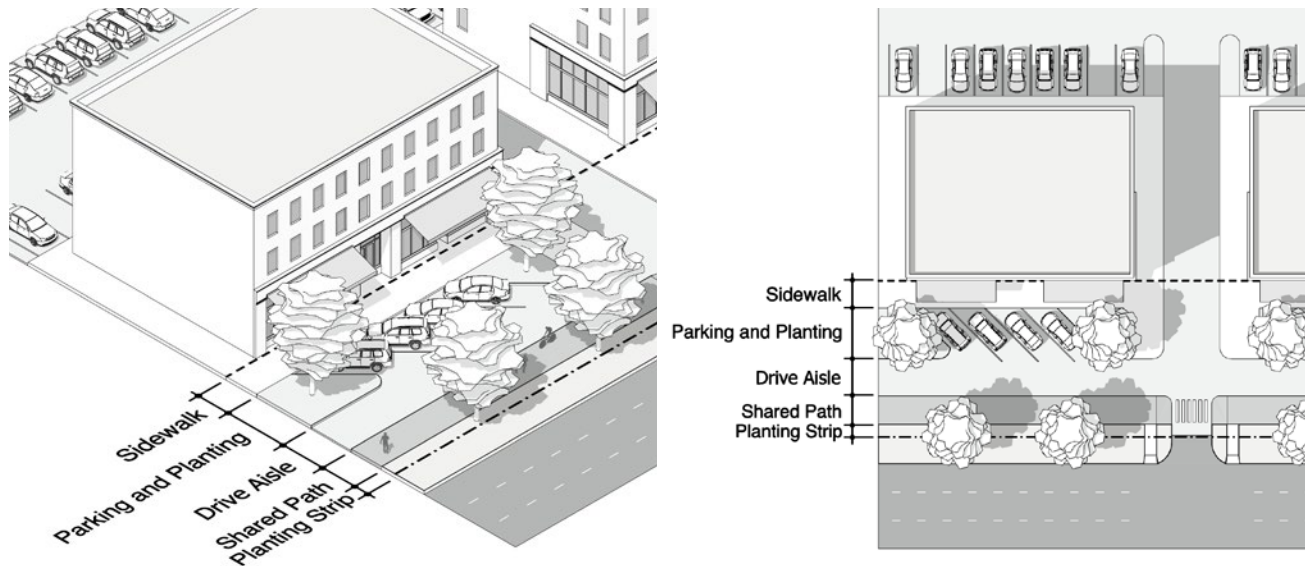
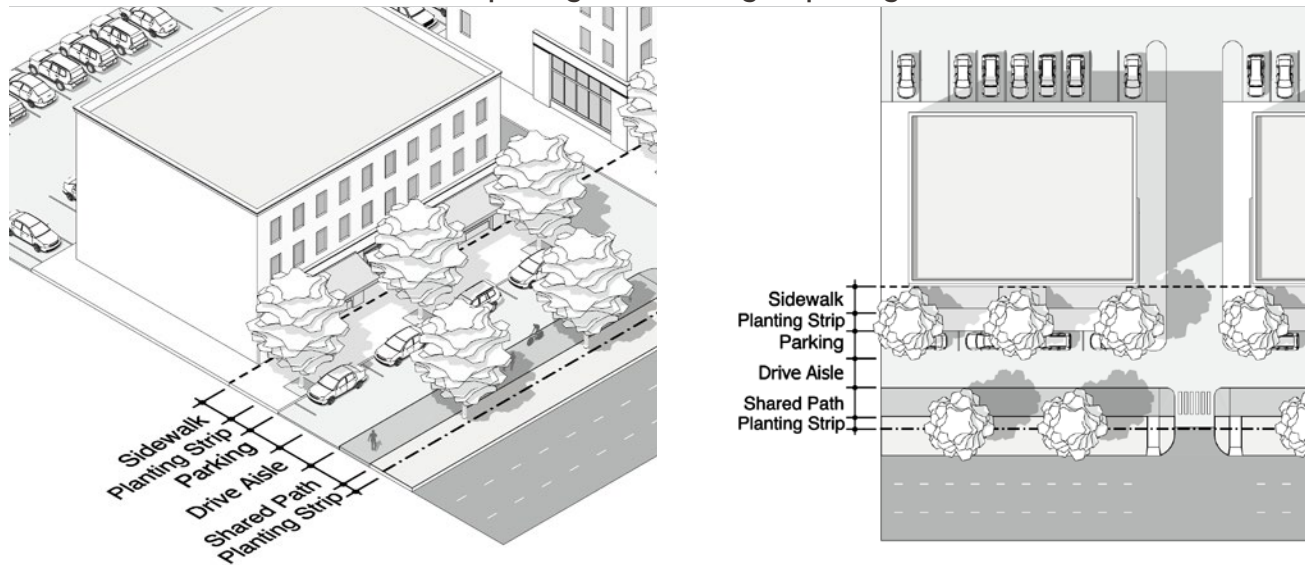


1. A transportation demand plan must be provided showing:
  - i. Adjusted parking demand by: estimating vehicle trip demand and estimated parking demand, as detailed below; and
  - ii. Reducing estimated parking demand by the TDM strategies used.
2. A TDM Confirmation and Compliance Form must be submitted to the Director;
3. Vehicle trip demand is estimated:
  - i. Using the current version of the ITE Trip Generation Manual, supplemented with the ITE Handbook to address mixed and multiple-use sites; and
  - ii. Adjusting trips by percent reduction over national averages of current:
    - (i) Vehicle miles traveled; and
    - (ii) Mode share estimates for means of travel other than personal automobile.
4. Parking demand is estimated:
  - i. Using the current version of the ITE Parking Generation Manual, supplemented by the ULI Shared Parking Handbook to address mixed and multiple-use sites; and
  - ii. Applying the same percentage reductions used for vehicle trip estimates.
5. TDM strategies include:
  - i. Access to transit providing reductions listed previously in this Section;
  - ii. Access to transit within 1/2 mile: 20% parking reduction;
  - iii. Car-share: 1.5 spaces for each car-share space;
  - iv. Bike-share: 1 space for every 3 bike share stalls;
  - v. Educational programs: up to 5% reduction;
  - vi. Alternative scheduling and hybrid work: up to 5% reduction;
  - vii. Transit pass program: 50% of the passes offered through the program;
  - viii. Secure bike parking above requirements: 1 space for every 2 additional secured bike spaces;
  - ix. Dedicated shuttle: up to 15% reduction;
  - x. Carpool spaces: up to 2% reduction;
  - xi. Parking fees: up to 10% reduction;
  - xii. Micro-mobility program: 1 space per 2 participants; and
  - xiii. Other TDM strategies approved by the Director.

**(7) Car Parking Location**

- a. Parking in the following locations counts toward required car parking:
  1. On the same site as the related use;
  2. On-street along the edges of the site;
  3. Off-street parking within 660 feet of the site. A shared parking agreement must be executed and filed; and
  4. Parking provided by a parking management district.
- b. Parking lots must follow the rules in [\(8\) Parking Lot Design](#), except as exempted in that section.

- c. Parking structures must follow the rules in [\(c\) Parking Structures](#).
- d. Off-street parking areas must follow setback rules in [Table 4.1 Zone standards](#), except:
  - 1. If the parking lot is shared between adjacent properties, no setback is required from the shared lot line; and
  - 2. Parking structures must be at least 50 feet from any lot line that borders T2, R1, T3, or T4 zoning districts.
- e. Parking is not allowed between the front and side street property lines and the nearest building, except in these situations:
  - 1. HC and LFI zones are exempt;
  - 2. Sites within the Suburban Corridor future land use category are exempt; and
  - 3. Front parking areas, described in the following subsection, are allowed for sites in Urban Corridor and Walkable Corridor future land use categories, only if located along streets where no on-street parking exists.
- f. If a front parking area is allowed, it must follow these rules:
  - 1. Parking may be located between buildings and the street, as shown in [Figure 5.19 Front parking Lane Layout](#);
  - 2. The front parking area must be set back 6 to 12 feet from the right-of-way. This setback must be landscaped and include street trees no more than 40 feet apart;
  - 3. The front parking area cannot be more than 60 feet deep and must include:
    - i. A shared path for bikes and pedestrians, at least 10 feet wide;
    - ii. A drive aisle;
    - iii. One row of parallel or angled parking; and
    - iv. A border with a planting strip and sidewalk, following [Sec. 514. Street Design](#). Planting may be placed between angled parking instead of in a separate strip.
  - 4. Parking spaces and drive aisles must follow [Table 5.20 Parking Space and Aisle Dimensions](#); and
  - 5. A sidewalk and planting strip must be provided between the front parking area and buildings. These must comply with the rules in [Sec. 514. Street Design](#).

**FIGURE 5.19 FRONT PARKING LANE LAYOUT****Front parking lane with angled parking****Front parking lane with parallel parking**

## (8) Parking Lot Design

- a. All parking lots must follow these general rules:
  1. ADA accessibility standards must be met for all parking spaces and walkways.
  2. Parking space and aisle sizes must follow [Table 5.20 Parking Space and Aisle Dimensions](#).
  3. Landscaping along the edges of parking lots:
    - i. Is required if parking lots are within 20 feet of a lot line;
    - ii. Is not required along shared lot lines if parking lots are shared between properties; and
    - iii. Required landscaping must follow [Table 5.21 Required Walkways and Planting in Parking Lots](#).

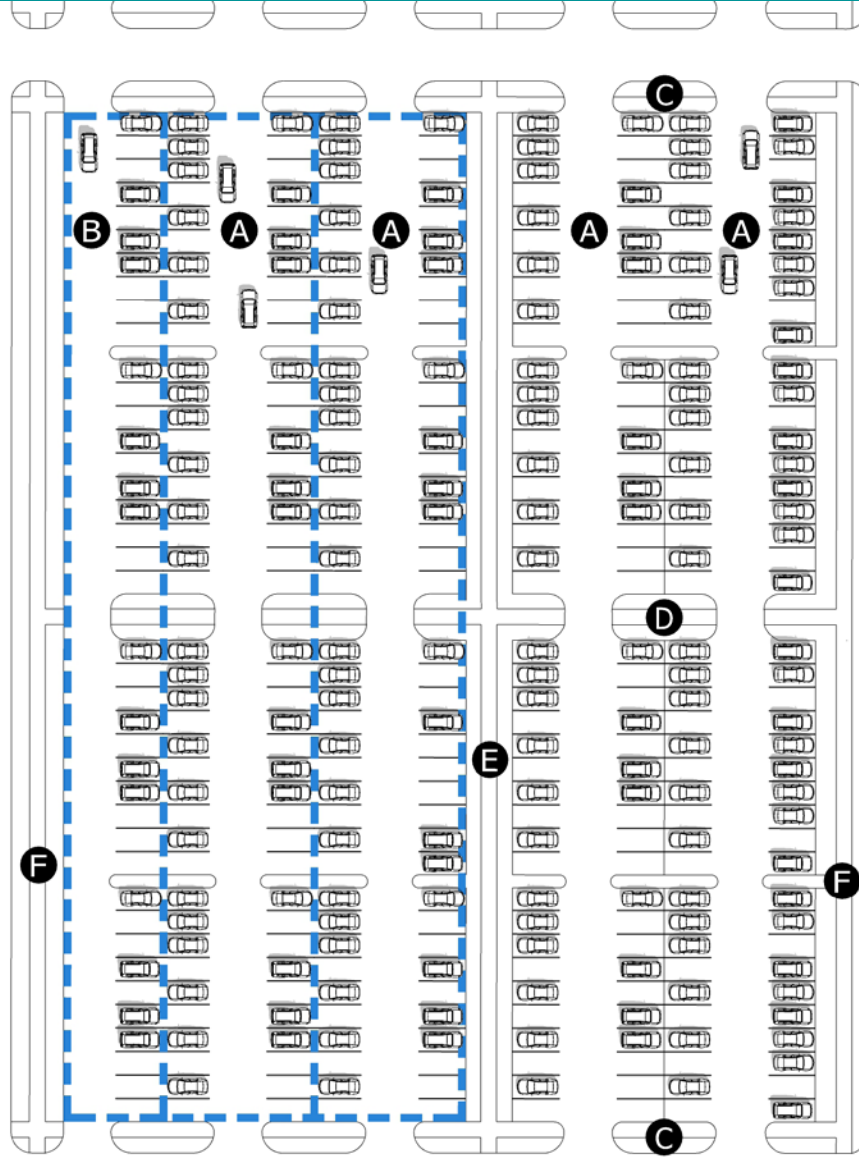
TABLE 5.20 PARKING SPACE AND AISLE DIMENSIONS			
Angle of Parking	Aisle: One-Way, Single Loaded	Aisle: One-Way, Double Loaded	Aisle: Two-Way, Double Loaded
90 Degrees	20 ft. min.	22 ft. min.	24 ft. min.
60 Degrees	18 ft. min.	18 ft. min.	22 ft. min.
45 Degrees	14 ft. min.	14 ft. min.	20 ft. min.
Parallel	10 ft. min.	10 ft. min.	20 ft. min.
Standard Stall	8.5 ft. wide min. and 18 ft. long min.		
Compact Stall	7.5 ft. wide min. and 16 ft. long min.		
Parallel Stall	7 ft. wide min. and 22 ft. long min.		

- b. Parking lots with more than 20 spaces:
  1. Wheel stops are required where parking spaces end on walkways or landscape strips.
  2. Drive aisle connections or stubs must be provided:
    - i. To neighboring undeveloped properties, and to any adjacent T4, T5, T6, and HC properties with parking lots;
    - ii. At least once every 300 feet along shared property lines; and
    - iii. Within a recorded access easement.
  3. Pedestrian walkways, landscape areas, and trees must be included within parking lots:
    - i. As specified in [Table 5.21 Required Walkways and Planting in Parking Lots](#); and
    - ii. As shown in [Figure 5.22 Illustrated Walkways and Planting in Parking Lots](#).
  4. In T3 and T4 zones, the total number of required parking lot trees is increased by 25%.
  5. Landscape areas within parking lots must be designed to accept stormwater runoff unless otherwise approved by the City Engineer.

**TABLE 5.21 REQUIRED WALKWAYS AND PLANTING IN PARKING LOTS**

Location	Walkways	Landscape Area	Trees Required
Exterior Landscaping			
Side and rear lot lines		10 ft. wide, min.	At least 1 tree every 40 ft. within the landscape areas.
Side street lot lines	Connecting to the sidewalk, every 3 rows or 20 spaces along a row, and at least 1 connection	Ground cover and continuous hedge, at least 6 ft. high at maturity	
Front lot lines		15 ft. wide, min. Ground cover and hedge per streetscreen requirement	
Interior Landscaping			
Between every 10 spaces		8 ft. wide, min. Ground cover or LID	1 for each required landscape area
Between every 20 spaces	Crossing rows, at least 5 ft. wide	8 ft. wide, min., both sides of the walkway Ground cover of LID	
Between every 3 rows	Along the row, at least 5 ft. wide		At least 1 tree every 50 ft. on both sides of the walkway.
At the end each row	Crossing rows, at least 5 ft. wide	8 ft. wide, min. Ground cover or LID	2 for each parking tray

FIGURE 5.22 ILLUSTRATED WALKWAYS AND PLANTING IN PARKING LOTS



- |   |  |
|---|--|
| <b>A</b> Parking row - double-loaded              | <b>D</b> Planter and walkway every 20 spaces   |
| <b>B</b> Parking row - single-loaded              | <b>E</b> Planter and walkway between every 3 rows  |
| <b>C</b> Planter and walkway at the end of aisles | <b>F</b> Planter required along lot lines in addition to walkway and planting along the street |

**(9) Loading Location**

- a. Sites in the T2 zoning district are exempt from these loading rules.
- b. Loading areas on private property must follow these rules:
  - 1. Must be placed behind the building, away from the front lot line;
  - 2. Must be set back at least 20 feet from side streets; and
  - 3. Must be screened from view using a streetscreen, as described in (f) [Screening and Buffering](#).
- c. If on-site loading is not feasible, a dedicated loading area may be placed along a side street, only if:
  - 1. It is the least visible and least disruptive alternative option; and
  - 2. The loading area is no longer than 30 feet.
- d. If no other option is feasible, a dedicated loading area may be placed along the front street, only if:
  - 1. The front location is approved by the Director as the only workable location; and
  - 2. The loading area is no longer than 24 feet.

**(h) Lighting****(1) Exemptions**

- a. The following light types are exempt from the requirements of this section:
  - 1. Lighting for one- and two-dwelling residential uses;
  - 2. Navigation lights, such as those required for airports, heliports, and radio or television towers;
  - 3. Temporary or periodic events approved by the City, such as parades or festivals;
  - 4. Security lights of up to 100 watts when controlled by a motion sensor that turns the light off no later than 12 minutes after activation;
  - 5. Emergency lighting required by the City of Bentonville's adopted Building Code;
  - 6. Flags displaying governmental bodies;
  - 7. Streetlights; and
  - 8. Lighting by combustion sources.

**(2) Accent Lighting**

- a. Landscape accent lighting:
  - 1. Lighting may highlight landscaping only, not adjoining areas;
  - 2. All luminaires must be fully shielded and aimed at the landscape; and
  - 3. Lamps and lenses must not be visible from any pedestrian or vehicle egress.
- b. Building mounted accent lighting:
  - 1. Fixtures may be attached to façades, structures, or architectural elements;
  - 2. All luminaires must be fully shielded and direct light solely to the surface being illuminated; and

3. Vertical surfaces may be illuminated if the bulb is screened by an opaque shield that blocks horizontal light.
- c. Ground mounted accent lighting:
  1. Fixtures must direct light only onto the building surface.
  2. Light must not be visible above the roofline or past the building edge.
  3. Upward aimed fixtures must be:
    - i. fully shielded;
    - ii. confined by eaves or overhangs; and
    - iii. located as close as possible to the building.
  4. Spotlight bulbs must not be visible from any pedestrian or vehicle egress.
- d. Pole mounted accent lighting:
  1. Pole-mounted accent lighting for the purpose of illuminating buildings is not allowed.
- e. Pedestrian walkway accent lighting:
  1. Allowed when mounted no more than 42 inches above the adjacent walkway grade.
- f. Neon and light emitting diode (LED) lighting:
  1. Neon or LED lighting used in signs is subject to [Sec. 508. Signs](#) and is exempt from this subsection;
  2. Neon or LED accent lighting may highlight architectural elements of non-residential structures when:
    - i. Fixtures are mounted on nonreflective surfaces;
    - ii. All direct illumination stays within the property boundaries; and
    - iii. The total length of accent lighting does not exceed one linear foot per linear foot of illuminated façade and not more than 75 percent of the total façade length.
- g. Strands of decorative lights:
  1. Strands of individual low-intensity white or warm white decorative lights may illuminate outdoor spaces during normal business hours.

### (3) Lighting Restrictions

- a. Light trespass limits. Measured at any point on the vertical plane at the property line:
  1. T2: 0.1 footcandle;
  2. R1 and T3: 0.2 footcandle;
  3. T4, HC, LI, and LFI: 0.5 footcandle; and
  4. T5 and T6: 2.0 footcandle.
- b. Site lumen cap. Total initial lamp lumens installed on a site must not exceed the following per square foot of hard-scape area:
  1. T2: 1.0 lumen;
  2. R1 and T3: 1.5 lumens;



City of Bentonville, Arkansas

3. T4, HC, LI, and LFI: 2.5 lumens; and
  4. T5 and T6: 5.0 lumens.
- c. Backlight Uplight Glare (BUG) rating. All luminaires must achieve a minimum BUG performance as follows:
1. Uplight rating U0 in every zoning district;
  2. T2: B1 G1 or better;
  3. R1 and T3: B2 G2 or better;
  4. T4, HC, LI, and LFI: B3 G3 or better; and
  5. T5 and T6: B4 G4 or better.
- d. Uplight prohibition. Direct uplight is not allowed except for flagpoles, governmental monuments, or accent fixtures permitted under (2) [Accent Lighting](#). Fixtures must be aimed so that no light is emitted above the horizontal plane.
- e. Color temperature. All exterior lamps must have a correlated color temperature no greater than 3,000 kelvin.
- f. Automatic controls. Non-essential lighting must turn off or dim to no more than 30 percent of initial output:
1. Between midnight and sunrise in T2, R1, T3, T4, HC, LI, and LFI; and
  2. Between two a.m. and sunrise in T5 and T6. Motion sensors or programmed dimming may be used.
- g. Fixture height. Pole heights must not exceed:
1. 14 feet in T2, R1, and T3; and
  2. 16 feet in all other zones.
- h. Permanent mounting. Fixtures must be fixed in place to prevent tampering and must direct light downward.
- i. Lamp types. Low-pressure sodium, high-pressure sodium, and mercury vapor lamps are not allowed.

**(4) Alternative compliance**

- a. An applicant may submit a photometric model showing vertical illuminance on all property lines and total site lumens.
- b. If the Director finds the model meets or exceeds the performance required in (3) [Lighting Restrictions](#), the Director may approve the plan in writing.
- c. Where BUG ratings are unavailable, equivalency may be demonstrated through laboratory photometry or field measurement.

**(5) Measurement and documentation**

- a. A lighting plan must accompany each site plan according to
- b. The City may require field verification of installed lighting before certificate of occupancy.

**(i) Other Site Elements****(1) Mechanical Equipment, Waste, and Storage**

- a. Mechanical equipment, waste containers, and open storage are not allowed:
  - 1. Between the front or side street lot line and the nearest building; and
  - 2. In flood hazard areas.
- b. The following elements must be screened following the rules in [\(f\) Screening and Buffering](#):
  - 1. Rooftop mechanical equipment, screened from view along sidewalks;
  - 2. Mechanical equipment, waste, and open storage areas screened from view along sidewalks and from T2, R1, T3, and T4 properties; and
  - 3. Above-ground utility equipment located within a front or side setback, or located between the building and a front or side street lot line.
- c. Exhaust vents and waste rooms within buildings are not allowed along front lot lines.

**(2) Sheds, Pools, and Other Structures**

- a. Sheds, pools, and similar accessory structures are not allowed between the front or side street lot line and the nearest building.

**SEC. 504. VERTICAL CONSTRUCTION****(a) Building Placement****(1) Flood Hazard Areas**

- a. New enclosed buildings are not allowed in flood hazard areas.
- b. All buildings, including open structures and additions, are considered impermeable and are limited based by the required permeable area in [Sec. 511. Natural Resource Protection](#).
- c. A minimum setback of 20 feet is required between building foundations and flood hazard areas, unless the foundation is specifically engineered for wet soil conditions.

**(2) Building Footprint Limits**

- a. The maximum amount of the lot that buildings can cover is limited as a percentage of the total lot area, listed in [Table 4.1 Zone standards](#).

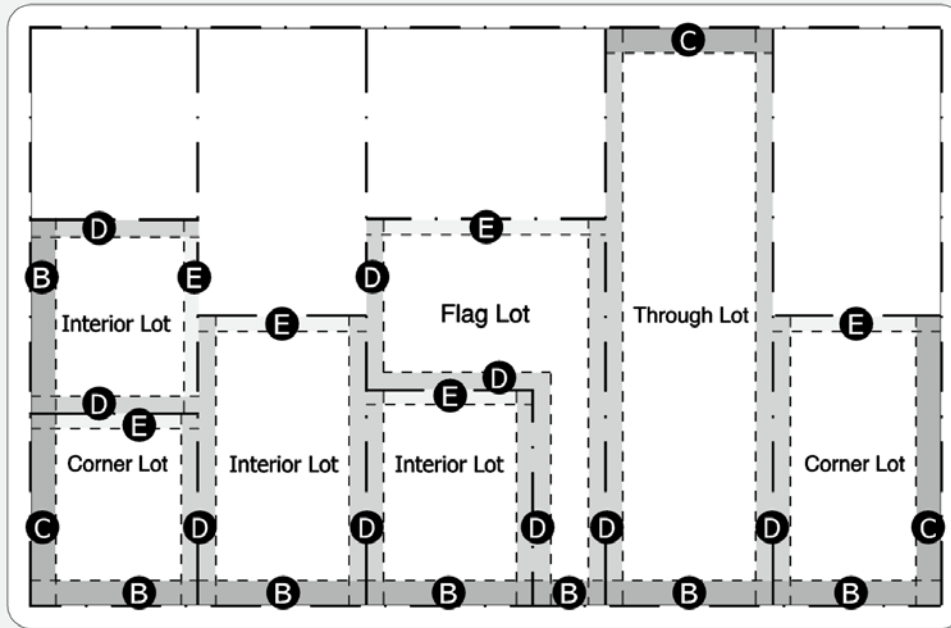
**(3) Minimum Setbacks**

- a. Buildings must be set back from lot lines as listed in [Table 4.1 Zone standards](#).
- b. Parking within buildings must be set back from lot lines following parking setbacks in [Table 4.1 Zone standards](#). Additional parking structures rules are in [\(c\) Parking Structures](#).
- c. The location of each setback is determined as follows, and shown in [Figure 5.23 Setbacks](#) and [Figure 5.24 Setbacks for Special Lot Conditions](#):
  1. Front Setback: Measured from the front lot line, typically the side with the street address, or from a trail or civic spaces if applicable, determined by the Director;
  2. Side Street Setback: Measured from any street-facing lot line that is not the front;
  3. Side Setback: Measured from lot lines shared with neighboring properties, with the following considerations:
    - i. If the side lot line borders an alley, the alley setback applies;
    - ii. If the zoning standard allow 0 feet or another number (e.g., 0 ft. or 6 ft. min.), you may:
      - (i) Use 0 feet for attached buildings; or
      - (ii) Use the larger minimum setback if the building is not attached.
    - iii. In T4 zones, side setbacks of 0 feet are only allowed for attached townhomes. End units must provide the larger minimum setback listed for the zone.
  4. Alley Setback: Measured from any lot line bordering an alley, a shared parking area, or an access easement providing vehicle access to the lot; and
  5. Rear Setback: Measured from the rear lot line, usually opposite the front lot line. If the rear lot line borders an alley, the alley setback applies.
- d. If a street or alley is located within an easement or right-of-way that overlaps the lot boundary, the setback is measured from the edge of the easement or right-of-way, not the property line.
- e. Utility and other easements may require additional setbacks beyond the minimums listed.

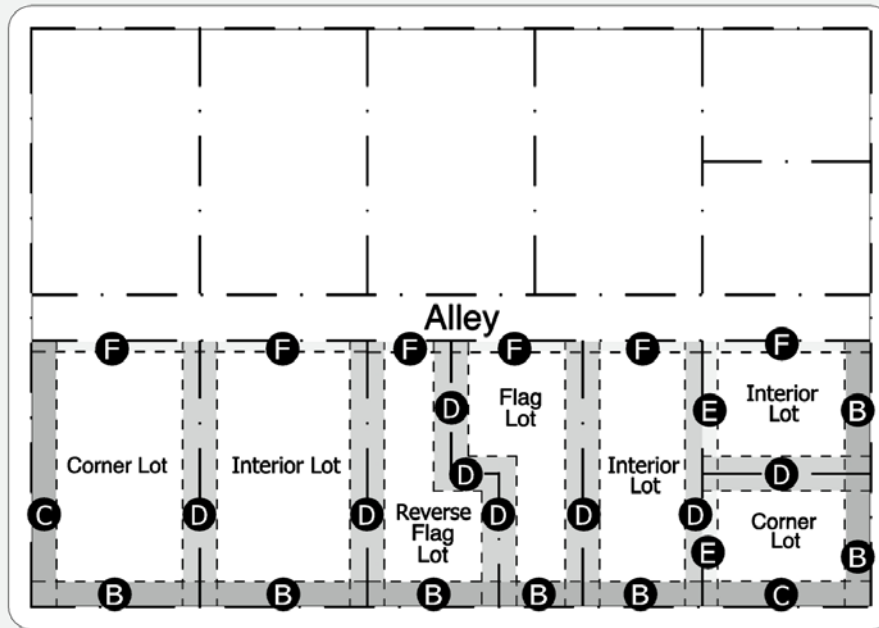
**(4) Pools, Patios, Decks, and Accessory Structures**

- a. Setbacks follow the same front, side street, and alley setbacks as other buildings.
- b. A minimum setback of 6 feet is required from side and rear lot lines, even if the zoning setbacks allow a smaller or require a larger setback.

FIGURE 5.23 SETBACKS



Setbacks for common lot conditions without an alley

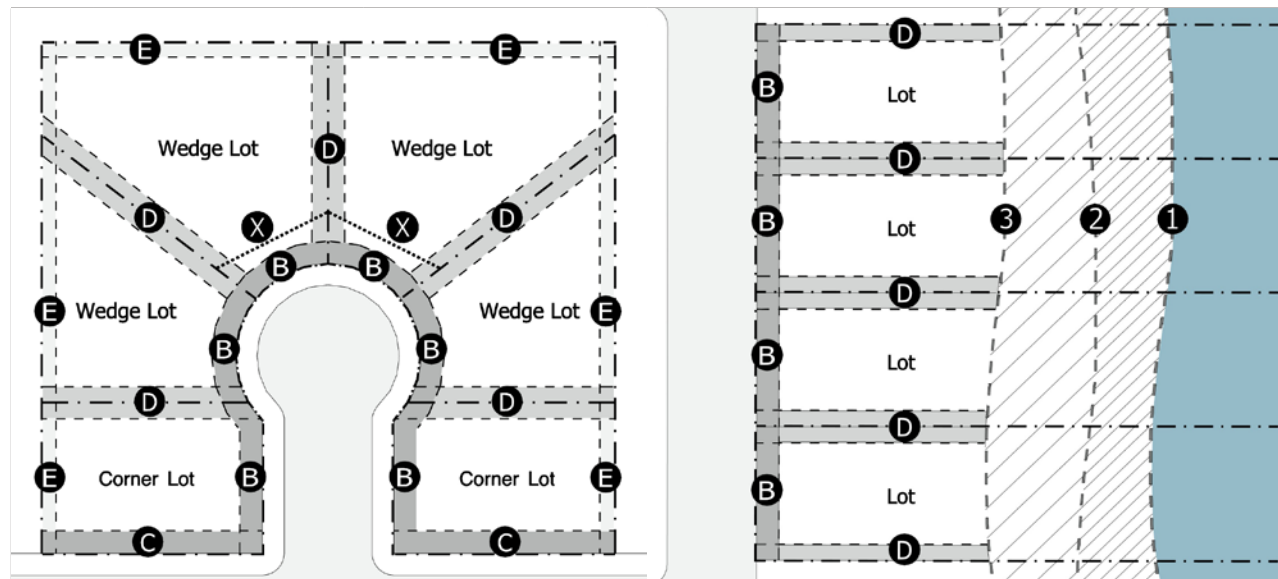
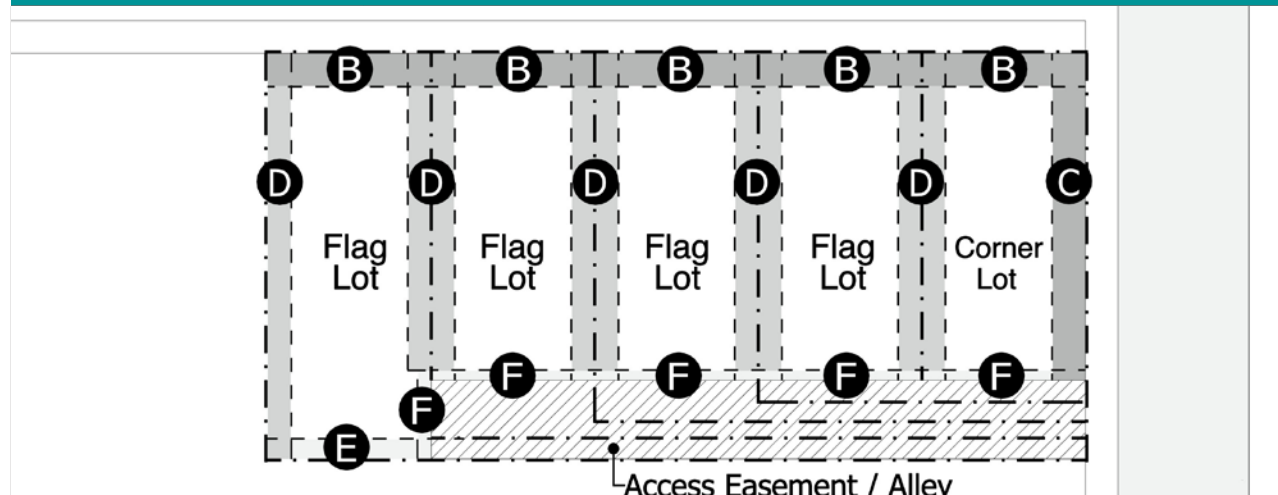


Setbacks for common lot conditions with an alley

- |                                 |                                   |
|---------------------------------|-----------------------------------|
| <b>A</b> Buildable Area (white) | <b>D</b> Side Setback (interior)* |
| <b>B</b> Front Setback*         | <b>E</b> Rear Setback*            |
| <b>C</b> Side Street Setback*   | <b>F</b> Alley Setback*           |

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

FIGURE 5.24 SETBACKS FOR SPECIAL LOT CONDITIONS



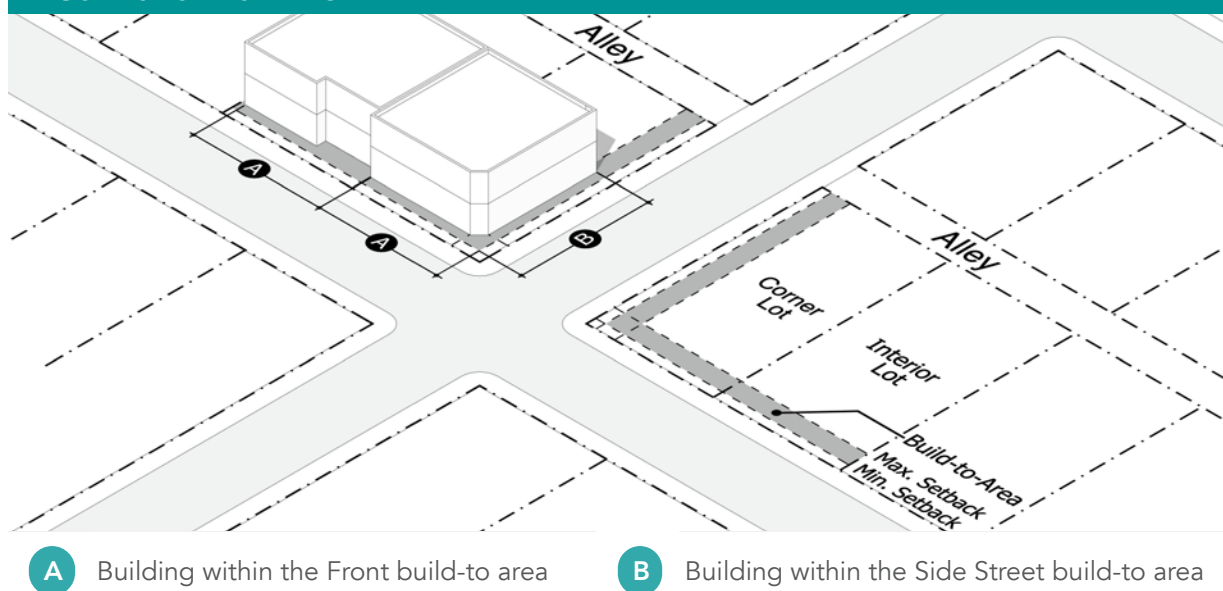
- |  |                                   |
|--|-----------------------------------|
| <b>A</b> Buildable Area (white)  | <b>D</b> Side Setback (interior)* |
| <b>B</b> Front Setback*  | <b>E</b> Rear Setback*            |
| <b>C</b> Side Street Setback*  | <b>F</b> Alley Setback*           |
| <b>X</b> Wedge setback is the greater of B or where the lot is 50 feet wide tangent to the wedge (X).* |                                   |
| <b>1</b> Floodway  | <b>2</b> Flood Hazard Area        |
|  | <b>3</b> Base Flood Elevation     |

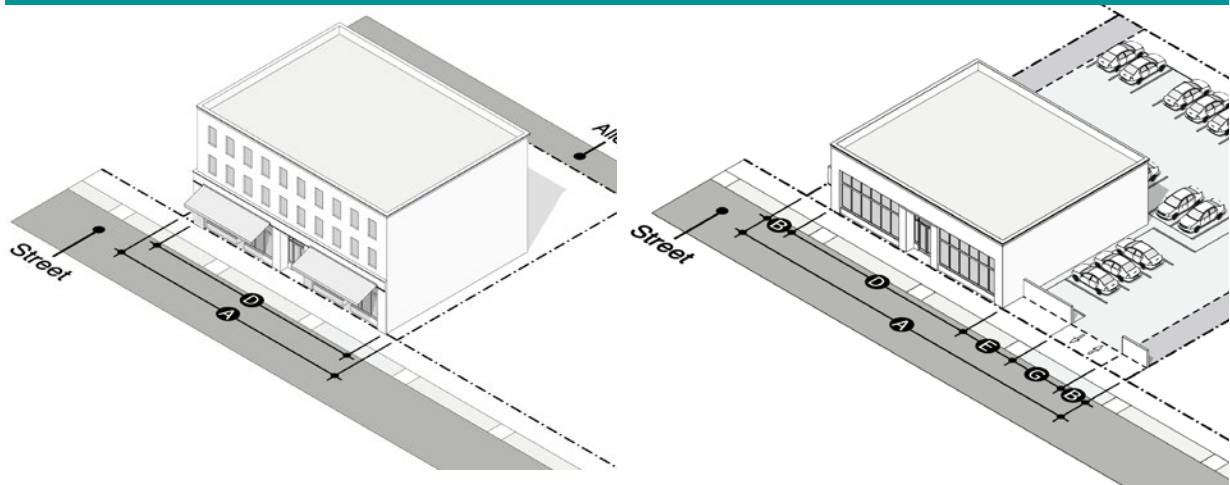
The closest boundary of #1, #2, or #3 serves as the Rear Setback or Side Setback, as appropriate.

\* Utility easements and fire access standards may increase or otherwise modify setbacks.

## (5) Maximum Setbacks

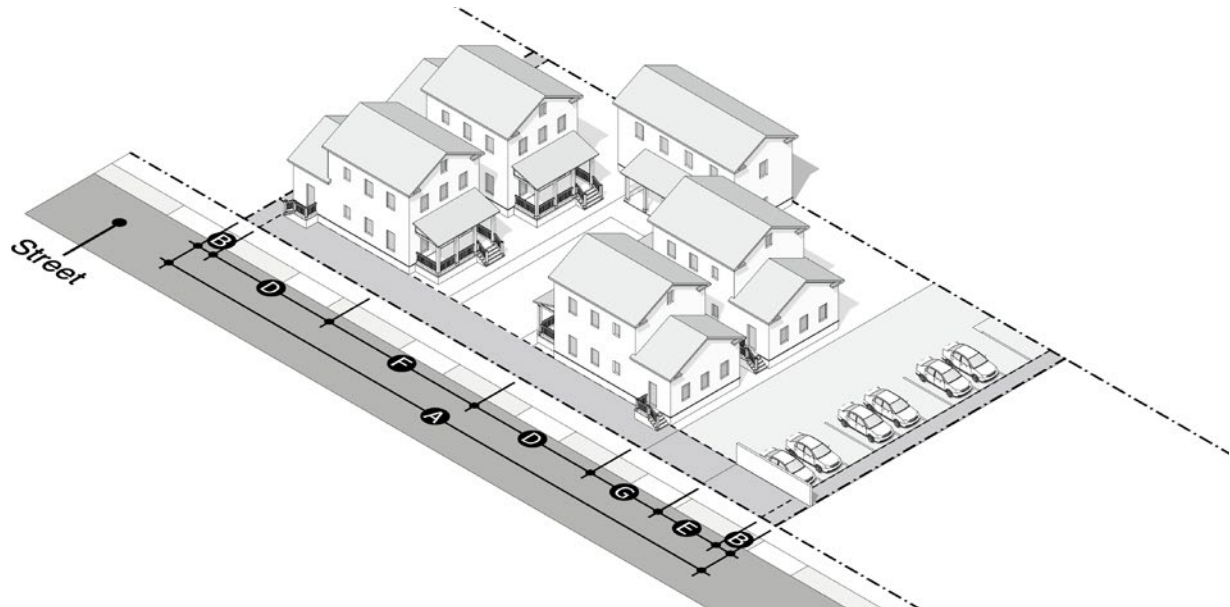
- a. If a maximum front or side street setback is listed in [Table 4.1 Zone standards](#), it establishes a build-to area between the minimum and maximum setbacks, as shown in [Figure 5.25 Build-to Area](#).
- b. In T5 and T6 zoning districts, buildings must occupy at least 70% of the width of the build-to area. This percentage does not include side setbacks, side street setbacks, driveways, or forecourts, as shown in [Figure 5.26 Build-to Area Occupation](#).
- c. The maximum front setback may be exceeded when a forecourt is located along the front lot line or at the corner of a corner lot, as long as these conditions are met:
  1. The forecourt area is no larger than 1,800 square feet in T5 and T6;
  2. The forecourt area is no larger than 3,200 square feet in T4;
  3. The forecourt width is no more than 40% of the lot width;
  4. Corner forecourts have buildings along two sides;
  5. Interior forecourts have building along three sides;
  6. Any building sides that face the forecourt must meet minimum entry, glazing, and active use requirements; and
  7. At least 60% of the forecourt surface must be paved.
- d. If a utility or access easements is deeper than the maximum setback, the setback is adjusted to be 2 feet behind the edge of the easement.
- e. For irregularly shaped lots, or where easements are not aligned with lot lines, the Director will determine where the maximum setback applies.
- f. Where front parking is allowed under [\(g\) Car Parking and Circulation](#), the maximum setback is measured as 2 feet from the interior edge of the front parking area.
- g. Flag lots with a front or side street lot width less than 60 feet are exempt from the relevant maximum setback requirement and build-to area occupation.
- h. Institutions and places of assembly may exceed the maximum front setback through Administrative Adjustment under [Sec. 613. Relief and Exceptions](#).

**FIGURE 5.25 BUILD-TO AREA**

**FIGURE 5.26 BUILD-TO AREA OCCUPATION**

Example with Alley (approximately 95%)

Example with Driveway (approximately 85%)



Interior Forecourt Example with Driveway (approximately 90%)

<b>A</b> Lot Width	<b>E</b> Build-to Area without a Building
<b>B</b> Required Setbacks	<b>F</b> Forecourt
<b>C</b> [reserved]	<b>G</b> Driveway
<b>D</b> Building in the Build-to Area	Occupation % = $D / (A - B - F - G)$

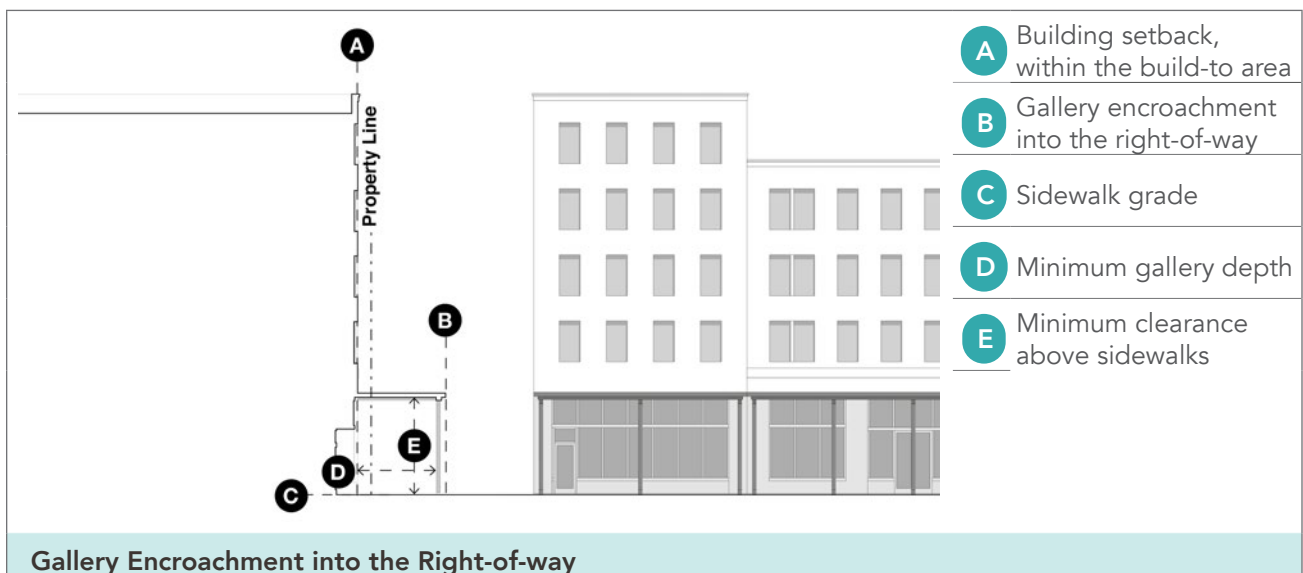
**(6) Building Projections**

- a. Certain building features may extend (or project) into minimum setbacks and build-to areas as shown in [Figure 5.27 Encroachment Examples](#), and as follows:
  1. Projections are measured outward from the face of the building, and the allowed depth may be partially or entirely within the setback or build-to area;
  2. Up to 2 feet: Roof overhangs, cornices, trim around doors and windows, and decorative elements on the façade;
  3. Up to 4 feet: Balconies, bay windows, and awnings over residential windows;
  4. Up to 6 feet: Stoops and ground-floor display windows in non-residential buildings;
  5. Up to 10 feet: Porches, as long as the porch is at least 5 feet deep; and
  6. Up to the lot line:
    - i. Steps attached to stoops or porches; and
    - ii. Galleries and awnings over non-residential windows, as long as they are at least 6 feet deep.
- b. Projections are not allowed into easements, unless written permission is given by the easement holder.
- c. Projections are not allowed into neighboring properties.

**(7) Encroachment into Rights-of-Way**

- a. Any feature that extends into the public right-of-way requires a Right-of-Way Utilization Permit.
- b. Galleries and awnings may extend into the right-of-way if they meet the following:
  1. Minimum vertical clearance of 8 feet above sidewalks;
  2. Minimum vertical clearance of 10 feet above trails;
  3. Minimum horizontal setback of 2 feet from trails;
  4. Minimum depth of 8 feet for galleries and 6 feet for awnings; and
  5. A clear ADA path is maintained within the right-of-way.
- c. Balconies may encroach up to 4 feet into the right-of-way if there is a minimum vertical clearance of 13 feet above the sidewalk.



**FIGURE 5.27 ENCROACHMENT EXAMPLES**

**(b) Building Height****(1) Maximum Height**

- a. The maximum allowed height for buildings and other structures is set by zoning district and listed in [Table 4.1 Zone standards](#).
- b. Height is measured according to the rules in [\(2\) Height Measurement](#).
- c. The following features are allowed to extend above the maximum height:
  1. Chimneys, up to 4 feet above the roof ridge or parapet;
  2. Rooftop equipment on flat roofs, up to 6 feet above the parapet, if:
    - i. It is set back at least 10 feet from the edge; and
    - ii. It is screened from view along public sidewalks.
  3. Parapets, up to 4 feet above a flat roof or above the eave of a sloped roof;
  4. Water tanks, when needed to maintain pressure;
  5. Elevator enclosures (bulkheads), as needed to house mechanical equipment;
  6. Stairways leading to the roof, up to 10 feet above the flat roof; and
  7. Small rooftop living spaces (habitable space):
    - i. On sloped roofs: one floor is allowed, up to 200 square feet in area; and
    - ii. On flat roofs: one floor is allowed, up to 400 square feet in area.
- d. Special architectural features, such as clock towers, steeples, bell towers, and decorative parapets, may exceed these limits by Administrative Adjustment.

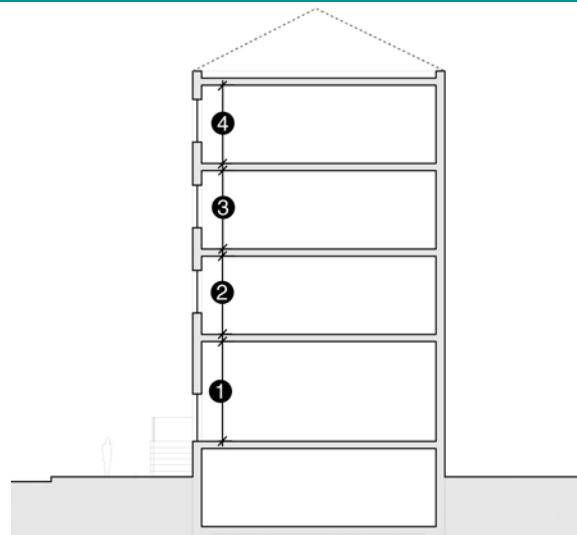
**(2) Height Measurement**

- a. Height is evaluated:
  1. Once for the entire building if it is less than 100 feet wide or deep;
  2. Every 100 feet for larger building;
  3. At each street for buildings on through-lots; and
  4. More frequent story measurement may be requested for complex sites or buildings.
- b. When height is measured by number of stories:
  1. Story height is measured from finished floor to the bottom of the floor or roof structure above, as shown in [Figure 5.28 Height Measurement](#);
  2. The maximum allowed height for each story is:
    - i. Ground floor: 14 feet, or the height listed in [Table 4.1 Zone standards](#), whichever is greater;
    - ii. T2, R1, T3, T4, and MH zones: 12 feet; and
    - iii. T5, T6, and HC zones: 16 feet.
  3. If a story exceeds the maximum height allowed, it is counted as multiple stories based on how many full-height stories it would contain;
  4. Mezzanines larger than 40% of the ground floor area count as an additional story;
  5. Stories below ground do not count toward building height if they extend no more than 4 feet above grade; and

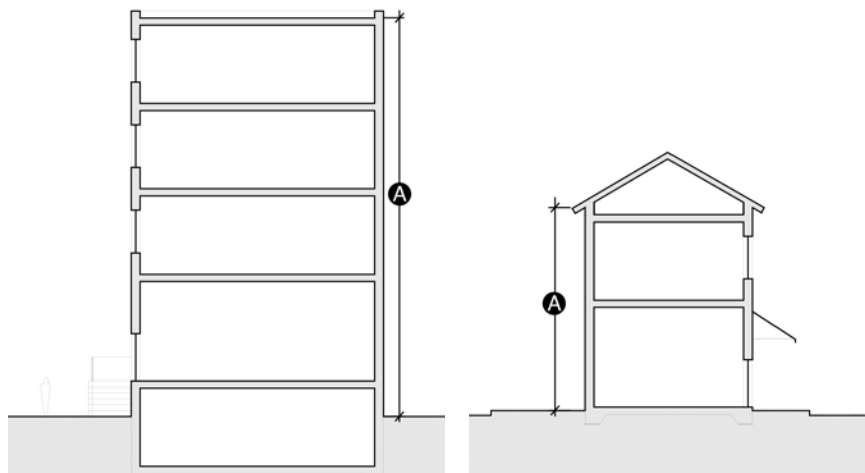
City of Bentonville, Arkansas

6. Unfinished attics and finished attics smaller than 50 % of the floor area below are not counted as a story.
- c. When height is measured by feet:
  1. Height is measured to the eave for sloped roofs and to the highest point of the roof structure for flat roofs, as illustrated in [Figure 5.28 Height Measurement](#).
  2. Measurement starts from:
    - i. The finished sidewalk grade at the front lot line if the building is within 30 feet of the sidewalk; or
    - ii. The lowest adjacent grade at the edge of the building if it is more than 30 feet from the sidewalk.
- d. A minimum height for ground floors applies when listed in [Table 4.1 Zone standards](#).

**FIGURE 5.28 HEIGHT MEASUREMENT**



Height measurement in stories



Height measurement in feet

**(c) Parking Structures****(1) Setbacks**

- a. Parking structures must follow the parking setback rules listed in [Table 4.1 Zone standards](#), along with the additional rules in this section.
- b. Setbacks from shared lot lines depend on the adjacent zoning district:
  1. T3 and R1 zones: 40 feet;
  2. T4 zones: 30 feet; and
  3. All other zones: 10 feet.
- c. Parking structures may be located within the build-to area if they meet one of the following conditions:
  1. They are entirely enclosed within a building; or
  2. At least 80% of the side facing the build-to area is lined with active uses following [\(3\) Required Active Uses](#).
- d. If a parking structure is set back behind the build-to area, it must include liner buildings that meet all of the following:
  1. Cover the structure for at least 70% of the front build-to area;
  2. Cover the structure for at least 50% of the side street build-to area; and
  3. Include active uses as specified in [\(3\) Required Active Uses](#).
- e. Parking structures that are located behind other buildings, relative to the front or side street lot lines, do not need active use liners. However, these structures must be screened as described below.

**(2) Height**

- a. Freestanding parking structures must comply with the maximum height listed in [Table 4.1 Zone standards](#).
- b. Parking structures lined with active uses following [\(1\) Setbacks](#) may exceed the maximum height, but only up to the eave or parapet height of the lowest attached or liner building.
- c. Parking structures that are contained within a larger follow the overall height limit for that building.
- d. Levels in a parking structure do not count as building stories.

**(3) Screening**

- a. Parking structures must be screened according to [\(f\) Screening and Buffering](#).

**(d) Building Elevations****(1) Required Entrances**

- a. Buildings located within 30 feet of front or side street lot lines must include at least one entrance from the sidewalk, based on the frequency listed in [Table 4.1 Zone standards](#).
- b. Required entrances must provide interior access to the building and be clearly visible from the sidewalk.
- c. Side street entrances are not required when:
  1. The building's length along the side street is less than 75 feet; and
  2. Required entrances are provided along the front lot line.

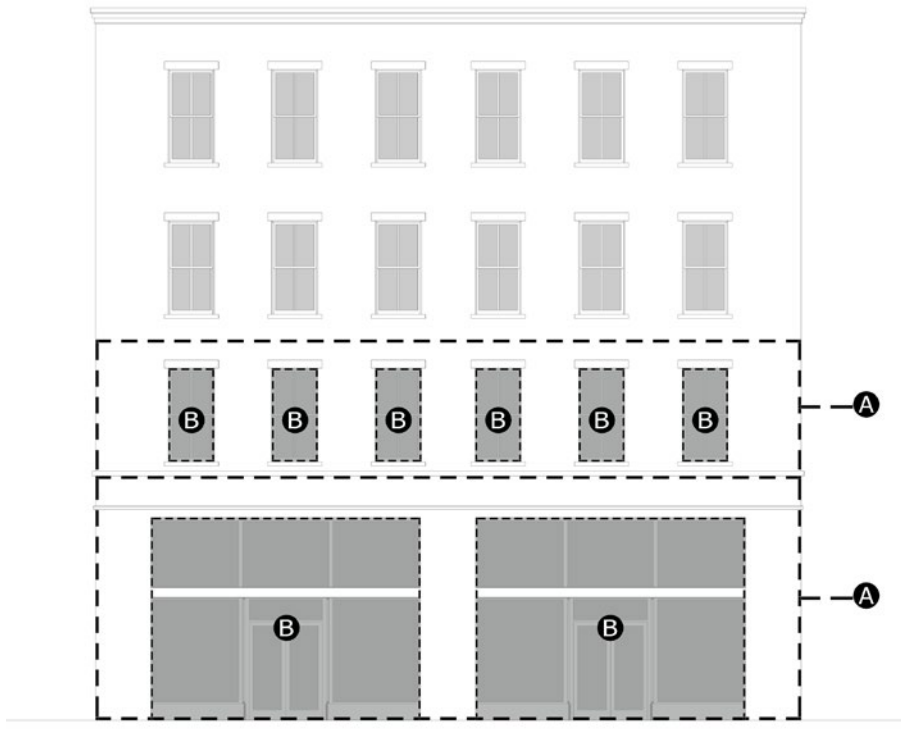
**(2) Required Glass**

- a. Building walls (elevations) located within 50 feet of front or side street lot lines must meet the minimum glass requirements listed in [Table 4.1 Zone standards](#).
- b. Glass area is calculated as illustrated in [Figure 5.29 Glass Area Calculations](#) and as follows:
  1. Glass area is measured separately for each building elevation and each floor;
  2. The elevation area is measured between the finished floor and finished ceiling;
  3. The full rough opening of each window or storefront system counts toward the glass area; and
  4. Doors that have at least 75% glass also count toward the glass area.
- c. The following do not count toward the glass requirement:
  1. Tinted, mirrored, or reflective glass; and
  2. Glass covered by graphics, solid films, or screening materials, unless allowed as part of [Sec. 508. Signs](#).
- d. Blank walls (without glass) within the build-to area are limited:
  1. To 40 feet long per floor;
  2. Except this rule does not apply in LI and LFI zoning districts.

**(3) Required Active Uses**

- a. In T5 and T6 zones, the ground floor of buildings in the build-to area must include active uses.
- b. Active uses must extend at least 12 feet deep into the building.
- c. Active uses include, but are not limited to:
  1. Entrances, lobbies, or reception areas;
  2. Shared spaces in multi-tenant buildings;
  3. Merchandise or product display areas;
  4. Dining areas or food preparation areas;
  5. Manufacturing production or preparation areas;
  6. Spaces for performances or events;
  7. Meeting rooms or gathering areas; and
  8. Any other space intended for regular use and frequent occupancy.

FIGURE 5.29 GLASS AREA CALCULATIONS



A

Area of elevation

B

Area of glass

Required glass is calculated for each floor separately:  $B / A$

**(e) Fences and Walls****(1) Applicability.**

- a. This Section applies to all fences, walls, gates, and related structures on private property and in rights-of-way, unless otherwise specified.
- b. Fence permitting, variances, and administrative relief procedures are addressed in [Article 6 Administration](#).

**(2) General standards for all fences and walls**

- a. All fences and walls must be constructed with durable materials and be kept in good repair.
- b. Fences and walls must not:
  1. block drainage or alter the flow of stormwater;
  2. be installed within any public easement without approval; and
  3. Gates must not swing into the public right-of-way.
- c. Razor wire is strictly prohibited
- d. Barbed wire and electric fences are prohibited unless specifically permitted by zone.
- e. Fences must be installed with the finished side facing outward toward adjacent property or right-of-way.

**(3) Zoning district height and placement standards**

- a. T2 zones
  1. Fences and walls are limited to four feet in height within forty feet of any lot line and twelve feet elsewhere.
  2. Barbed wire, and electrified fences are prohibited within forty feet of any lot line.
  3. Fences and walls in T2 are exempt from other provisions of this section.
- b. Residential zones (R1) and Transect zones T3 and T4
  1. Frontage fences and walls between a building and a sidewalk are limited to four feet in height.
  2. Privacy and security fences and walls must be at least four feet and not more than six feet in height.
  3. Retaining walls must not exceed four feet in height within twenty feet of any lot line and may be up to eight feet in height when set back twenty feet or more.
- c. Urban and mixed-use zones (T5, T6, HC, and LI)
  1. Frontage fencing is prohibited in T5 and T6, except:
    - i. Retaining walls are allowed within the build-to area.
    - ii. Fences enclosing outdoor dining or other outdoor uses are allowed if they do not block building or tenant entrances.
  2. Privacy and security fences and walls must be at least four feet and not more than eight feet in height.
  3. Retaining walls must comply with general height and placement standards.

d. Industrial zones (LFI)

1. Fences are limited to eight feet in height and must be set back at least ten feet from the sidewalk.
2. Walls are limited to four feet in height and may be located up to one foot from the lot line.
3. Fencing over five feet in height must be at least fifty percent transparent.
4. Barbed wire may be permitted as a climbing deterrent but is not allowed within 5 feet of a public sidewalk.

**(4) Frontage fencing and walls**

- a. Frontage fences and walls are any fences or walls located between a building and the sidewalk.
- b. Where permitted, frontage fencing must not obstruct pedestrian access to entrances or required walkways.
- c. In T5 and T6, frontage fencing is not allowed except as specified in [subsection \(3\) Zoning district height and placement standards](#).

**(5) Privacy and security fencing**

- a. Privacy and security fencing that is not frontage fencing or a retaining wall must comply with the height limits for the zoning district.
- b. Privacy fences taller than six feet may require administrative approval in residential zones.

**(6) Retaining walls and landscape walls**

- a. Retaining and landscape walls are allowed up to four feet in height anywhere within a lot and up to one foot from lot lines.
- b. Retaining walls up to eight feet high are permitted if located twenty feet or more from any lot line.
- c. Terraced retaining walls may be used to achieve greater grade changes provided each wall is separated by a minimum horizontal distance equal to the height of the lower wall.

**(7) Fencing on corner lots**

- a. Corner lots must follow frontage fencing standards along street-facing lot lines.
- b. Privacy and security fencing is permitted on other lot lines consistent with the zone's height standards.
- c. Fencing for outdoor dining and similar uses is allowed if it does not block entrances.

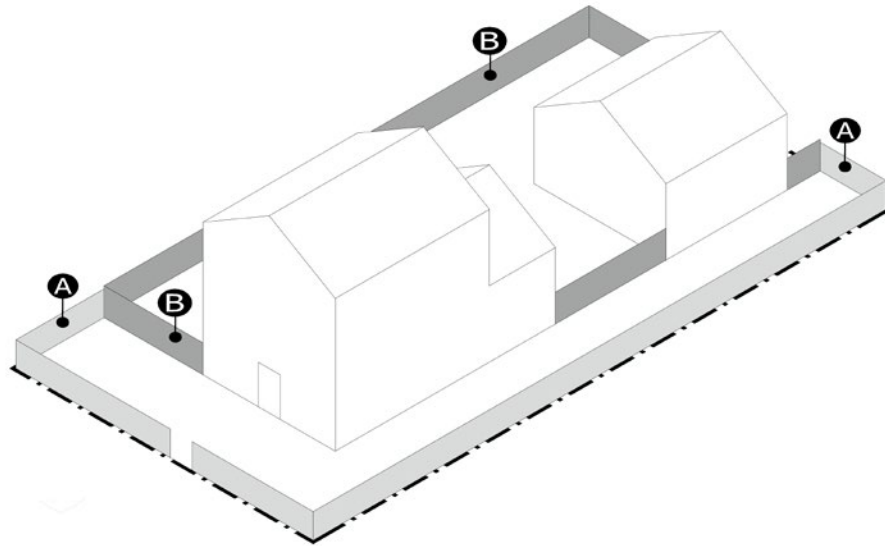
**(8) Prohibited materials and features**

- a. Barbed wire, razor wire, and electrified fences are prohibited except for agricultural uses as specified in [subsection \(3\) Zoning district height and placement standards](#).
- b. Chain link fences are prohibited in front yards of residential districts but may be used in side and rear yards.
- c. No fence or wall may be constructed of scrap materials, debris, or other hazardous material.

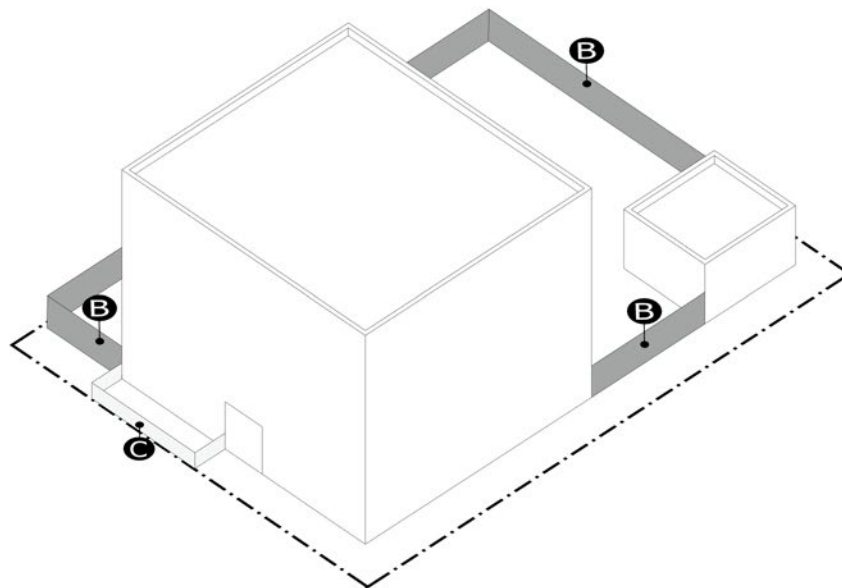
**(9) Visibility at intersections**

- a. Fences and walls must comply with the Arkansas Department of Transportation Clear Zone requirements and must not obstruct sight triangles at intersections or driveways.



**FIGURE 5.30 FENCE AND WALL LOCATION**

Fencing for a corner lot in T3 and T4, depicting frontage fencing along street-facing lot lines and privacy and security fencing on other lot lines and in line with buildings.



Fencing for a corner lot in T5 and T6, allowing privacy and security fencing at side and rear lot lines and in line with buildings, fencing of outdoor uses in the frontage, but not allowing frontage fencing.

**A** Frontage Fencing

**B** Privacy and Security Fencing

**C** Fencing for Dining or other Outdoor Uses

(f) **Screening and Buffering**

- (1) Screening and buffering is required to inhibit view and noise from streets and neighboring properties as specified in [Table 5.31 Screening and Buffering Requirements](#).
- (2) Screen and buffer types are specified in [Table 5.32 Screen and Buffer Types](#).
- (3) Street screens are required elsewhere in the BCC, following the standards in this section, and:
  - a. Vehicular openings are limited to a maximum width of 30 feet; and
  - b. Pedestrian openings are limited to a maximum width of 8 feet.
- (4) Additional requirements apply to zone transitions following [Sec. 505. Zone Transitions](#).

TABLE 5.31 SCREENING AND BUFFERING REQUIREMENTS			
Use	Location or Application	Type	Additional Standards
<b>Street Screens</b>	Screening parking areas	C	Fencing may be within 3 feet of the property line or aligned with the building setback.
	Screening outdoor use areas	D	Fencing must be aligned with the building setback.
<b>Parking Structures</b>	Front and side street lot lines	F	Only if the structure is not behind a liner or other building.
	Side and rear lot lines	G	Only if the structure is within 60 feet of T2, R1, T3, or T4 zones.
<b>Utilities</b>	Any adjacent sidewalk or pedestrian walkway	A	Only where located within a front or side street setback area. Type A or alternative screening method approved by the Utility Director.
<b>Mechanical Equipment</b>	Front and side street lot lines	A	Only where located within 20 feet of a front or side street lot line.
	Side and rear lot lines	B	Only where located within 20 feet of a lot line shared with T2, R1, T3, or T4.
<b>Loading &amp; Service Area</b>	Front and side street lot lines	C	Only if not behind a building.
	Side and rear lot lines	D	Only if not behind a building.
<b>Trash &amp; Open Storage Areas</b>	All lot lines	D	Only where located within 40 feet of a lot line and not behind buildings. Fencing must be opaque and aligned with the building setback.

**TABLE 5.32 SCREEN AND BUFFER TYPES**

Type	Buffer Width	Fencing	Evergreen Hedge	Canopy Trees
<b>A</b>			4 ft. high, minimum	
<b>B</b>			6 ft. high, minimum	
<b>C</b>		Opaque wall or ornamental fence, 3 to 4 feet high	4 ft. high, minimum	
<b>D</b>		Opaque wall or ornamental, 6 to 8 feet high	6 ft. high, minimum	
<b>E</b>	6' minimum		6 ft. high, minimum	1 every 50 linear ft., min.
<b>F</b>	6' minimum	Opaque masonry wall, 3 to 4 feet high	4 ft. high, minimum	
<b>G</b>	10' minimum		6 ft. high, minimum	
<b>H</b>	10' minimum	Opaque masonry wall, 3 to 4 feet high	6 ft. high, minimum	1 every 40 linear ft., min.
<b>I</b>	25' minimum		6 ft. high, minimum	2 every 40 linear ft., min., alternating spacing in two rows
<b>J</b>	25' minimum	Opaque masonry wall, 6 to 8 feet high	6 ft. high, minimum	

(1) Hedges must be continuous other than openings required for access and maintenance, and planted at 30 inches on center, minimum.

**SEC. 505. ZONE TRANSITIONS****(a) Conditions Requiring Transitions**

- (1) The standards of this Section apply when:
  - a. Properties zoned T6, HC, LI, or LFI abut a lot zoned R1, T3, or T4;
  - b. Properties zoned T5 abut a lot zoned R1 or T3.
- (2) Transitions in height and setback are required, as shown in [Figure 5.33 Transitions in Height and Setback](#) and specified in the following subsection.
- (3) Transitions with landscape buffer may be required, following [\(d\) Transition with Landscape Buffers](#).
- (4) The required landscape buffers and expanded setbacks in this section do not apply where the HC, LI, or LFI property is developed with residential uses.

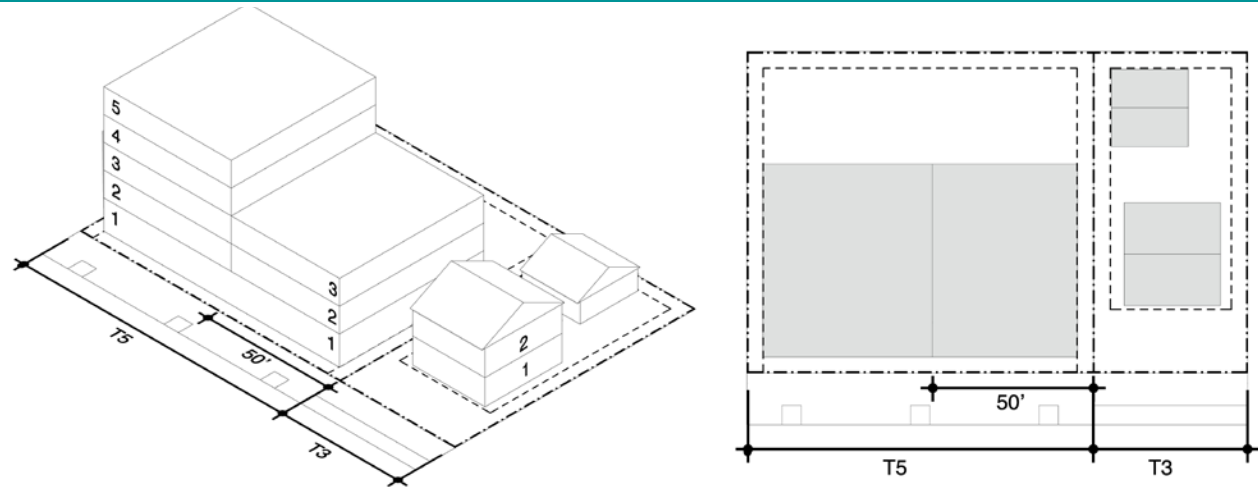
**(b) Transition in Height**

- (1) Where required, the maximum height of buildings within 50 feet of an abutting residential lot is limited to one story above the maximum height permitted on the abutting lot.
- (2) This height transition applies along shared lot lines unless otherwise stated.

**(c) Transition in Setback**

- (1) Buildings must comply with the minimum side or rear setback of the abutting zoning district along shared lot lines.
- (2) Additional setback distance is required as follows:
  - a. In HC and LI, buildings must be set back 20 feet more than the required minimum when abutting T2, R1, T3, or T4.
  - b. LFI, buildings must be set back 50 feet more than the required minimum when abutting T2, R1, T3, or T4.

FIGURE 5.33 TRANSITIONS IN HEIGHT AND SETBACK



(d) Transition with Landscape Buffers

- (1) A landscape buffer is required along shared lot lines where different zoning districts abut, as specified in [Table 5.34 Buffer Requirement by Adjacency](#).
- (2) Buffers must meet the configuration standards in [Table 5.32 Screen and Buffer Types](#).
- (3) Landscape buffers must:
  - a. Be located on the newly developing property;
  - b. Include continuous evergreen hedges with one row per five feet of buffer width;
  - c. Include ground cover to cover all exposed soil; and
  - d. Allow two understory trees to substitute for one canopy tree, up to 30 percent of the required tree count.
- (4) Natural drainage ways or existing vegetation may be substituted for required buffers when:
  - a. The feature is at least 20 feet wide; and
  - b. Approved in writing by the Director.

TABLE 5.34 BUFFER REQUIREMENT BY ADJACENCY									
Proposed Development	Existing Adjacent Zoning								
	T2	R1	T3	T4	T5	T6	HC	LI	LFI
T2		E	E	G	I	I	I	I	I
R1	E			E	G	I	I	I	J
T3	E			E	G	I	I	I	J
T4	G	E	E		E	G	G	I	J
T5	I	G	G	E		E	G	G	J
T6	I	I	I	G	E			E	J
HC	I	I	I	G	G				G
LI	I	I	I	I	G	E			E
LFI	I	J	J	J	J	J	B	E	

**SEC. 506. OVERLAY DISTRICTS****(a) Applicability**

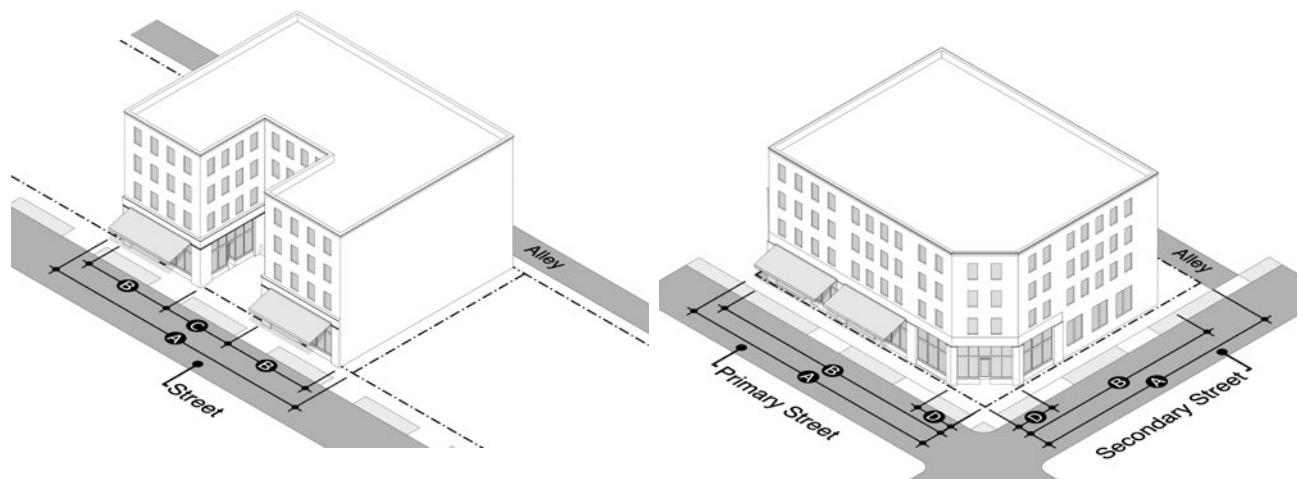
- (1) Overlay districts apply only to properties located within the boundaries of each overlay, as shown on the Official Zoning Map.
- (2) Overlay districts may establish use limitations, height restrictions, design requirements, or other rules that are specific to the overlay area.
- (3) Overlay district rules supersede rules elsewhere in this BCC if they conflict.

**(b) Downtown Center Overlay (DCO)****(1) Purpose and Intent**

- a. To ensure new buildings maintain the quality of exterior materials reflected in historic downtown buildings.
- b. To ensure that the downtown center retains ground floor commercial opportunities.
- c. To establish minimum standards for windows, doors, shopfronts, and building attachments in order to maintain compatibility with historic downtown buildings.

**(2) Building Placement**

- a. Forecourts do not contribute to build-to area requirements, see [Figure 5.35 Downtown Build-to Conditions](#).
- b. Corner entry chamfers count toward the required build-to area only if they are less than 20 feet wide along both property lines.

**FIGURE 5.35 DOWNTOWN BUILD-TO CONDITIONS**

<b>A</b> Lot width	<b>C</b> Forecourt width does not contribute to build-out
<b>B</b> Facade build-out	<b>D</b> Corner chamfer contributes to build-out

**(3) Materials**

- a. Exterior walls along streets and mid-block trails must be finished with brick, stone, or plaster.
- b. Only one primary finish material may be used for each wall.
- c. Additional materials are limited to:
  - 1. Attachments such as awnings, galleries, and bay windows; and
  - 2. Architectural details such as a water table, coining, pilasters, eaves, or as a lintel across window and door openings.

**(4) Ground Floors**

- a. All buildings must be constructed to accommodate retail or other active commercial uses at the ground story along streets, whether such a use is established at the time of construction or not.
- b. The ground level story must be at least 12 feet high.

**(5) Windows and Doors**

- a. Windows and doors must be recessed at least 2.25 inches from the exterior surface of the wall.
- b. Windows must be separated by a minimum of 4 inches if multiple windows are grouped.
- c. Window sills must project outward from the exterior surface of the wall.

**(6) Shopfronts**

- a. Shopfronts must be composed as a unified design, incorporating doors, transoms, signage, awnings, or canopies.
- b. Shopfronts must include a continuous bulkhead between 12 and 36 inches in height.
- c. Shopfront glass must comprise at least 60% of the width of the tenant space.
- d. Security devices, if installed, must be placed inside the glass.

**(7) Awnings and Canopies**

- a. Awnings are subject to these rules:
  - 1. Must be made of fabric;
  - 2. Must include a valence flap;
  - 3. Must not include side panels; and
  - 4. Must project at least of 6 feet from the exterior wall.
- b. Canopies are subject to these rules:
  - 1. Must be made of metal;
  - 2. Must be at least 6 inches thick; and
  - 3. Must project at least 4 feet from the exterior wall.
- c. Awnings and canopies must be installed between transom and display windows where transoms are present.
- d. Awnings and canopies must maintain a clearance of at least 8 feet above the sidewalk.
- e. Awnings and canopies must be set back a minimum of 2 feet from the curb.
- f. Awnings and canopies must span at least 80% of the width of the tenant space.

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**(c) Downtown Neighborhood Overlay (DNO)**

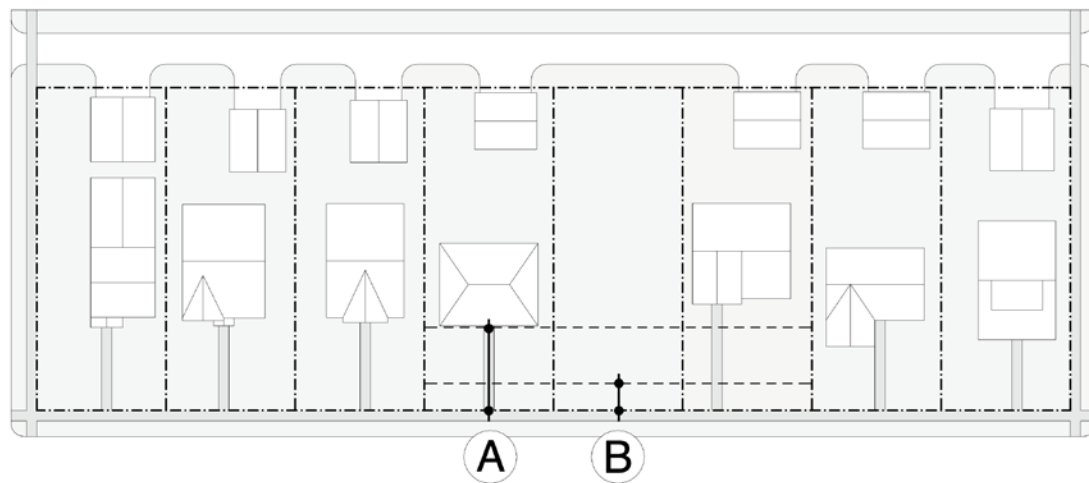
**(1) Purpose and Intent**

- a. To allow new development of a wide variety of housing types near the downtown center.
- b. To ensure that new building size, orientation, and spacing are compatible with the surrounding neighborhood pattern.

**(2) Requirements**

- a. Front and side street setbacks must match or fall between the setbacks of existing buildings on the same block face, as shown in [Figure 5.36 Downtown Neighborhood Setbacks](#).
- b. Building height is limited to the lower of:
  1. One story higher than the average height of buildings built before 1950 on the same block; and
  2. The base zone height limit.
- c. Lot combinations are limited to no more than 2 original platted lots, unless otherwise approved by the Planning Commission.

**FIGURE 5.36 DOWNTOWN NEIGHBORHOOD SETBACKS**



**A** Adjusted setback, to match existing buildings

**B** Minimum setback for the base zoning district

**(d) Bentonville Municipal Airport Overlay (BMAO)****(1) Purpose and Intent**

- a. To protect the Bentonville Municipal Airport and public safety by managing building height, land use, and lighting near airport flight paths.
- b. To reduce risks to aircraft operations, prevent hazardous land use near the airport, and maintain long-term compatibility between airport activity and surrounding development.

**(2) Applicability**

- a. The overlay applies to all properties located within the airport's designated approach, transitional, horizontal, and conical surfaces.
- b. These boundaries are shown on the Official Bentonville Municipal Airport Zoning Map, adopted by reference and kept on file with the City of Bentonville.

**(3) Height Limits**

- a. Structure must not exceed 50 feet in height above ground unless the FAA issues a determination of no hazard to air navigation.
- b. Structures must not exceed the height limit established for the airport surface area in which they are located, based on FAA regulations and the Official Bentonville Municipal Airport Zoning Map.
- c. If a structure exceeds a regulated airport surface, the City may install and maintain warning lights or markings on the structure, consistent with FAA guidance. These improvements are installed at the City's expense.

**(4) Land Use Restrictions**

- a. Uses must not:
  1. Cause electronic interference with aircraft communication or navigation;
  2. Make it harder for pilots to see airport lighting;
  3. Produce glare, light, smoke, or air pollution that affects visibility; or
  4. Attract birds or wildlife in a way that creates a risk to aircraft.
- b. Residential and other noise-sensitive uses are only allowed if all of the following conditions are met:
  1. Building design must include soundproofing that reduces indoor noise levels by at least 30 decibels;
  2. Plans must include documentation showing how the sound reduction will be achieved;
  3. An aviation easement must be recorded before permits are issued; and
  4. A plat attachment or separate recorded notice must inform current and future owners about overflight activity and potential aircraft noise.

**(5) Administrative Procedures**

- a. The Director may require applicants to file FAA Form 7460-1 to determine whether a proposed structure would affect airspace near the airport.
- b. A determination of no hazard to air navigation from the FAA may be required before the City approves a development application.



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**(e) Northwest Arkansas National Airport Overlay (XNAO)**

**(1) Purpose and Intent**

- a. To protect the Northwest Arkansas National Airport from encroachment by incompatible uses and to ensure safe aircraft operations and public safety.
- b. To regulate height, lighting, glare, and land use around the airport, and to reduce hazards such as electronic interference, visual obstructions, and wildlife attraction.

**(2) Applicability**

- a. This overlay applies to all land within the 4 mapped zones surrounding XNA: the Runway Protection Zone, Inner Safety and Turning Zone, Outer Safety Zone, and Traffic Pattern Zone.
- b. The Official XNA Overlay Zones Map is adopted by reference and maintained in the office of the Mayor.
- c. When a property lies within more than one zone, the more restrictive height or land use standard applies.

**(3) Overlay Zones**

- a. Zone 1: Runway Protection Zone (RPZ)
  1. This zone includes the area immediately beyond runway ends.
  2. All uses are prohibited.
  3. The area must remain open and undeveloped and must be located entirely on airport-owned property.
- b. Zone 2: Inner Safety and Turning Zone (ISTZ)
  1. This zone includes a 60-degree wedge extending approximately 5,000 feet beyond the RPZ.
  2. All uses allowed in the base zoning district are permitted unless specifically listed as prohibited.
  3. Conditional uses in the base zoning district remain conditional unless prohibited.
  4. The following uses are prohibited:
    - i. Places of public assembly not designed for airport use, such as schools, daycares, theaters, and religious facilities;
    - ii. Residential dwellings, including all housing types;
    - iii. Correctional facilities and jails;
    - iv. Transmission towers or stations;
    - v. Wind turbines;
    - vi. Mining;
    - vii. Solid waste disposal facilities;
    - viii. Storage of bulk hazardous or flammable materials;
    - ix. Contractor yards and salvage or storage yards;
    - x. Wireless communication facilities.

- c. Zone 3: Outer Safety Zone (OSZ)
  - 1. This zone extends approximately 5,000 feet beyond Zone 2 and is centered on the runway.
  - 2. Use permissions and prohibitions are the same as Zone 2.
  - 3. All prohibited uses listed in Zone 2 also apply in this zone.
- d. Zone 4: Traffic Pattern Zone (TPZ)
  - 1. This zone includes the airspace approximately 6,000 feet on either side of the runway and follows the same arc as the ISTZ.
  - 2. No specific land uses are prohibited in this zone, but general provisions apply.

**(4) General Development Standards for Zones 1–4**

- a. No building or surface material may cause glare visible to pilots.
- b. No lighting may blink, flash, or direct light upward in a way that could be mistaken for airport lights.
- c. No structure or activity may impair visibility near the airport, including emissions of smoke, steam, or other visual obstructions.
- d. No use may cause electrical interference with airport navigation or communication systems.
- e. Any use that may attract birds or other wildlife is prohibited in Zones 1, 2, and 3.
- f. All noise-sensitive uses, including housing, schools, hospitals, and places of worship, must be soundproofed to reduce indoor noise by at least 30 decibels.
- g. An aviation easement must be granted and recorded prior to permit approval. Plat notices must also disclose potential airport impacts.

**(5) Height Limitations**

- a. All structures must comply with the FAA Height Hazard Zoning Ordinance prepared by the Northwest Arkansas Regional Airport Authority.
- b. A height certificate issued by the FAA must be submitted with development applications within the overlay.

**SEC. 507. CAMPUS DEVELOPMENT STANDARDS****(a) Purpose and Intent**

- (1) To provide flexible development standards for large-scale institutional or corporate campuses.
- (2) To support cohesive master planning, shared infrastructure, and long-term phasing that would not be possible under conventional development regulations.
- (3) To enable walkable, functional, and coordinated campuses that serve as employment or institutional anchors.
- (4) To create well-shaped public and semi-public spaces, maintain essential connectivity, and provide alternatives to conventional platting and circulation patterns.

**(b) Applicability**

- (1) The standards in this section apply only to developments approved through the campus development plan process described in [Article 6 Administration](#). To qualify, a development must meet all of the following criteria:
  - a. The site must be at least 8 acres in size;
  - b. The project must include an institutional or corporate anchor;
  - c. The site must be under unified ownership or long-term control; and
  - d. The development must be guided by a coordinated plan for internal circulation and open space.

**(c) Modifications**

- (1) Development standards in this section may be modified or replaced as part of an approved campus development plan.
- (2) **Connectivity**
  - a. Required pedestrian, bicycle, and emergency access routes must be maintained throughout the site.
  - b. A connected internal street network must be provided even if public street standards are not used.
- (3) **Street design**
  - a. Internal streets are subject to the general standards of [Article 5 Design Standards](#).
  - b. Streets may be privately owned and may use custom cross-sections if they provide appropriate access for all users and connect to the public street network.
- (4) **Lot and frontage standards**
  - a. Lots within the campus are not required to front a public street.
  - b. Lot lines may follow utility, leasing, or operational boundaries and are not subject to minimum lot size or setback requirements if the overall development meets the intent of this section.
- (5) **Building orientation and entry**
  - a. Buildings must face streets, internal open spaces, courtyards, or pedestrian pathways.
  - b. Primary entrances are not required to face a public street but must be clearly identifiable from the internal circulation network.

**(6) Parking and transportation**

- a. General parking requirements do not apply.
- b. Parking may be provided through shared facilities or structured garages and may be reduced where microtransit, shuttles, or other transportation demand strategies are provided.
- c. Parking location and layout must not dominate pedestrian circulation or detract from shared open spaces.

**(7) Access management**

- a. Driveway spacing, internal access design, and service vehicle routing may vary from standard requirements.
- b. A coordinated access plan must be approved as part of the campus development plan.

**(8) Lighting**

- a. Lighting standards may be met through a site-wide plan that addresses:
  1. Intensity;
  2. Cut-off; and
  3. Uniformity across campus areas, including pedestrian paths and parking facilities.

**(9) Phasing**

- a. Campus development may be phased over time.
- b. Public improvements and open space may be delivered in phases according to thresholds or triggers established in the approved plan.

**(10) Design**

- a. Campus development plans must demonstrate:
  1. A connected internal network for pedestrian, bicycle, vehicular, emergency and service circulation;
  2. Compatibility and appropriate transitions at the edges of the site;
  3. A coordinated landscape and open space plan that defines clear relationships between buildings;
  4. Building placement that shapes meaningful public or semi-public spaces appropriate to the campus context; and
  5. Cohesive utility, grading, and stormwater strategies at the site level.

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### SEC. 508. SIGNS

This Section is in progress and will be included in the next release.

### SEC. 509. TREE PRESERVATION

#### (a) Purpose and Intent

- (1) To preserve and protect Bentonville's existing tree canopy on both public and private property.
- (2) To reduce erosion, mitigate heat island effects, provide wildlife habitat, increase property values, and contribute to the community's identity and character.
- (3) To retain existing trees where feasible during development.
- (4) To ensure tree preservation is considered early in the site design process.
- (5) This section works in tandem with [Sec. 510. Landscape](#) and the [Tree Preservation and Protection Manual](#) to promote a healthy and diverse urban forest.

#### (b) Applicability

- (1) This section applies to all preliminary plats, development plans, and site plans, including public and private projects.
- (2) This section does not apply to individual single-family and two-family dwellings on existing lots, except where otherwise required for tree replacement.
- (3) Preservation of existing trees may be used to meet planting requirements in [Sec. 510. Landscape](#) when credited under [\(g\) Tree Preservation Credit](#).
- (4) Standards for tree planting, removal, and maintenance on public property are governed by [Sec. 510. Landscape](#) and the [Tree Preservation and Protection Manual](#).

#### (c) Significant Trees

- (1) The following are considered significant trees and are prioritized for preservation:
  - a. Trees meeting minimum size thresholds in [Table 5.37 Significant Tree Size Thresholds](#);
  - b. Trees with exceptional species characteristics, historic value, or ecological function; and
  - c. Trees within high-priority preservation areas including floodplains, riparian buffers, and native woodlands.
- (2) Lists of applicable species are maintained in the [Tree Preservation and Protection Manual](#).

**TABLE 5.37 SIGNIFICANT TREE SIZE THRESHOLDS**

Type	DBH
Fast-growing species	24 inches or greater
Slow to moderate species	18 inches or greater
Small-maturing species	8 inches or greater

**(d) Tree Protection During Construction**

- (1) All trees identified for preservation must be protected during construction using methods in the [Tree Preservation and Protection Manual](#), including:
  - a. Tree protection fencing at the dripline or critical root zone;
  - b. Root pruning and soil compaction prevention where grading occurs within proximity; and
  - c. Trunk protection if fencing is located closer than 4 feet from the trunk.
- (2) Protective measures must be installed prior to construction and remain in place until final inspection.
- (3) Damage to preserved trees due to noncompliance may result in stop work orders and require mitigation.

**(e) Prohibited Activities**

- (1) The following actions are not allowed within the critical root zone of a tree designated for preservation:
  - a. Grading or excavation deeper than 6 inches;
  - b. Trenching for utilities unless specifically approved;
  - c. Storing equipment or materials;
  - d. Discharging fluids or waste; and
  - e. Attaching signage, lighting, or fencing to trees.
- (2) Tree topping is prohibited. All pruning must follow ANSI A300 standards.

**(f) Tree Removal and Replacement**

- (1) Trees must not be removed from the site without approval by the Director.
- (2) Removing preserved trees requires one of the following findings:
  - a. The tree poses a risk to public safety or property;
  - b. The tree interferes with utilities, grading, or structural improvements with no reasonable alternative; or
  - c. The tree is dead, dying, or fatally diseased, as documented by a certified arborist.
- (3) Replacement is required for all removed trees, except prohibited species, according to [\(h\) Mitigation](#).

**(g) Tree Preservation Credit**

- (1) Preserved trees may be credited toward required trees in [Sec. 510. Landscape](#) according to [Table 5.38 Tree Preservation Credits](#).
- (2) Credits are only available for healthy, approved species protected in accordance with this section.

**TABLE 5.38 TREE PRESERVATION CREDITS**

DBH of Preserved Tree	Credit toward Required Trees
4–7.9 inches	1 tree
8–17.9 inches	2 trees
18–23.9 inches	3 trees
24–29.9 inches	4 trees
30+ inches	5 trees

**(h) Mitigation**

- (1) When tree preservation is not feasible or required trees are removed, replacement must occur at the following ratio:
  - a. Approved removal: 1 to 1; or
  - b. Removal without approval: 2 to 1.
- (2) Where replanting is not feasible, a fee-in-lieu may be paid into the City's tree fund at a rate established by the City Council.
- (3) Replacement trees must comply with the species and planting standards in [Sec. 510. Landscape](#) and the [Tree Preservation and Protection Manual](#).
- (4) Mitigation calculations must follow the procedures and definitions provided in the [Tree Preservation and Protection Manual](#), including measurement of diameter at breast height (DBH), rounding, and partial credit rules.

**(i) Tree Preservation Plan Required [relocate to Administration when completed]**

- (1) A Tree Preservation Plan must be submitted concurrently with any required Landscape Plan when:
  - a. The site contains existing trees with a diameter at breast height (DBH) of 6 inches or greater, and
  - b. The applicant intends to preserve such trees for credit or buffer requirements.
- (2) The Tree Preservation Plan must include:
  - a. Existing trees and canopy areas with species, DBH, health, and preservation priority ranking;
  - b. Identification of significant trees, see [\(c\) Significant Trees](#);
  - c. Areas of trees to be preserved and removed;
  - d. Protection measures consistent with the [Tree Preservation and Protection Manual](#);
  - e. Tree preservation calculations and proposed mitigation if required; and
  - f. Location of all utility easements and proposed grading.
- (3) The Director may waive the requirement for a Tree Preservation Plan if there are no trees above 6 inches DBH or preservation is not feasible.

**SEC. 510. LANDSCAPE****(a) Purpose and Intent**

- (1) To protect and enhance the visual, environmental, and functional quality of development by requiring the thoughtful placement of trees, shrubs, and ground cover throughout each site.
- (2) To support stormwater management, reduce urban heat, provide shade, buffer incompatible uses, and improve the overall appearance of the city.
- (3) To reinforce the character of different zoning districts by regulating landscape design in a context-sensitive manner.
- (4) To integrate landscape with parking, pedestrian areas, and buildings to support walkability and reduce impacts on neighboring properties.
- (5) To preserve existing trees by providing credit toward planting requirements.

**(b) Applicability**

- (1) This Section applies to all new development, redevelopment, and rights-of-way improvements.
- (2) The Director may waive some or all requirements for renovations, additions, or modifications where the full standards cannot be reasonably achieved or would disproportionately exceed the scope of the work.

**(c) Existing Landscape**

- (1) Native vegetation must be preserved where feasible and may reduce required plantings where it meets or exceeds the functional intent of this section.
- (2) Landscape plans must identify all existing trees and significant vegetation.
- (3) Preservation of existing trees must follow [Sec. 509. Tree Preservation](#).
- (4) Removal of more than 7 trees from a site, regardless of size, requires a tree removal permit.
- (5) Trees removed without approval must be replaced at a 2:1 ratio in accordance with [\(h\) Mitigation](#).
- (6) The Director may authorize off-site planting or accept a fee in lieu where site constraints prevent on-site replacement.
- (7) The Director may grant a reduction or waiver of landscape requirements where existing native trees and vegetation are preserved in a condition that meets or exceeds the intent of this Section.

**(d) Plant Materials****(1) Allowed Plants**

- a. Trees must be selected from the [Table 5.39 Approved Tree Species](#).
- b. Species list in [Table 5.40 Plant Species Not Allowed](#) are not allowed.
- c. Species deemed invasive by the Arkansas Natural Heritage Commission are not allowed and must be removed if existing.
- d. Plants with spines, thorns, or needles that may present hazards are not allowed in rights-of-way or within 2 feet of front and side street property lines.

**(2) Size at Time of Planting**

- a. Shade trees must be at least 2.5-inch caliper and 6 feet tall.
- b. Ornamental trees must be at least 2-inch caliper and 6 feet tall.
- c. Evergreen trees must be at least 8 feet tall.
- d. Shrubs must be at least 5-gallon container size and 18 inches tall.



## (3) Tree Diversity

- a. No more than 25% of new trees on any site may be ornamental trees.
- b. At least 10% of new trees on any site must be evergreen species, except in T5 and T6.

## (4) Mulch and Groundcover

- a. Mulch must be organic and applied in at least a 4 foot diameter ring around trees and to a depth of 3 to 4 inches.
- b. Mulch must not be mounded around tree trunks.
- c. Artificial turf and gravel are not allowed within required landscape areas.

TABLE 5.39 APPROVED TREE SPECIES				Streets		Utilities	Under	Plaza &	Greens &	Median &	Riparian
Common Name	Scientific Name	Usage	Height	T2-4, R1	T5-6, HC, L, LFI		Hardscape	Greenways	Parking Lot	Buffers	
American Beech	Fagus grandirolia	Shade Tree	L					■			
American Elm	Ulmus americana	Shade Tree	L	■	■			■			■
American Holly	Ilex opaca	Ornamental, Screening	M			■	■	■	■		
American Horn-beam / Ironwood	Carpinus caroliniana	Ornamental	S	□	□	■	■	■	■		
American Smoketree	Corinus obovatus	Ornamental	M	□	■	■	■	■	■		
Autumn Brilliance Serviceberry	Amelanchier x grandiflora	Ornamental	S			■	■	■	■	■	
Bald Cypress	Taxodium distichum	Ornamental, Wet Sites	L	■	■		■	■			■
Black Cherry	Prunus serotina	Wildlife	L					■			
Black Gum / Tupelo	Nyssa sylvatica	Shade Tree	L	■	■		■	■			■
Black Walnut	Juglans nigra	Shade Tree	L					■			
Black Willow	Salix nigra	Wet Sites, Erosion	M			■		■			■
Blackhaw Viburnum	Viburnum prunifolium	Ornamental, Screening	S		□	■					
Blackjack Oak	Quercus marilandica	Shade Tree, Poor Soils	M				■				
Bur Oak	Quercus macrocarpa	Shade Tree	L		■			■			
Carolina Buckthorn	Rhamnus caroliniana	Ornamental, Screening	S	□	□	■		■	■		
Carolina Willow	Salix caroliniana	Wet Sites, Erosion	S			■					■
Chinquapin Oak	Quercus muehlenbergii	Shade Tree	L	■	■			■			
■ Allowed for specified use or application; all listed species allowed for private property. □ Allowed as a street tree only if needed for utility or fire access clearances.											

TABLE 5.39 APPROVED TREE SPECIES				Streets		Utilities	Under	Plaza & Hardscape	Greens & Greenways	Parking Lot	Median & Buffers	Riparian
Common Name	Scientific Name	Usage	Height	T2-4, R1	T5-6, HC, L, LFI							
Common Witchhazel	Hamamelis virginiana	Ornamental	S			■			■			
Downy Serviceberry	Amelanchier arborea	Ornamental	S	□	□	■				■		
Eastern Redbud	Cercis canadensis	Ornamental	M	□	■	■			■	■	■	
Flowering Dogwood	Cornus florida	Ornamental	S	□	□	■			■	■		
Fringe Tree	Chionanthus virginicus	Ornamental, Screening	S	□	□	■	■					
Ginkgo	<del>Ginkgo biloba (male only)</del>	<del>Shade Tree</del>	<del>L</del>	<del>■</del>	<del>■</del>				<del>■</del>	<del>■</del>		
Green Hawthorn	Crataegus viridis	Ornamental, Screening	M						■	■		
Hop hornbeam	Ostrya virginiana	Ornamental	M	■				■	■	■		
Kentucky Coffeetree	Gymnocladus dioicus	Shade Tree	L						■	■		
Littlehop/Pasture Hawthorn	Crataegus spathulata	Ornamental, Screening							■	■		
<del>Littleleaf Linden</del>	<del>Tilia cordata</del>	<del>Shade Tree</del>		<del>■</del>	<del>■</del>			<del>■</del>	<del>■</del>	<del>■</del>		
Missouri Willow	Salix eriocephala	Wet Sites, Wildfire				■			■			■
Nigra American Arborvitae	Thuja occidentalis	Ornamental, Screening	M					■	■			
Northern Red Oak	Quercus rubra	Shade Tree	L	■					■			
Overcup Oak	Quercus lyrata	Shade Tree, Wet Sites	M	■					■			■
Pawpaw	Asimina triloba	Ornamental, Fruit Tree	S			■	■	■	■			
Pecan	Carya illinoensis	Shade Tree, Nut Tree	L						■			
Persimmon	Diospyros virginiana	Shade Tree, Fruit Tree	M						■			■
Pignut hickory	Carya glabra	Shade Tree	L	■	■				■			
Possumhaw	Ilex decidua	Ornamental, Wildfire	S	□		■	■	■	■	■		
Red Chokeberry	Aronia arbutifolia	Ornamental, Screening	S		□	■						
Red Buckeye	Aesculus pavia	Ornamental, Wildlife	S					■	■			
Red Maple	Acer rubrum	Shade Tree	L	■					■	■	■	

■ Allowed for specified use or application; all listed species allowed for private property.  
□ Allowed as a street tree only if needed for utility or fire access clearances.

TABLE 5.39 APPROVED TREE SPECIES				Streets		Utilities	Under Hardscape	Plaza & Greenways	Greens & Parking Lot	Median & Buffers	Riparian
Common Name	Scientific Name	Usage	Height	T2-4, R1	T5-6, HC, L, LFI						
River Birch	Betula nigra	Ornamental. Erosion Control	M				■	■		■	
Sassafras	Sassafras albidum	Ornamental, Wildfire	M					■			
Shagbark Hickory	Carya ovata	Shade Tree	L					■	■		
Shortleaf Pine	Pinus echinata	Wildlife	L					■			
Shumard Oak	Quercus shumardii	Shade Tree	L	■	■			■			
Silky Dogwood	Cornus obliqua	Ornamental, Screening	S			■				■	
Southern Red Oak	Quercus falcata	Shade Tree, Drought	L	■	■			■			
Swamp Chestnut Oak	Quercus michauxii	Shade Tree	L	■				■		■	
Swamp White Oak	Quercus bicolor	Shade Tree, Floodplains	L	■				■		■	
Sycamore	Platanus occidentalis	Shade Tree, Floodplains	L					■		■	
Texas Redbud "Oklahoma"	Cercis canadensis texensis	Ornamental	S		□	■		■			
Thornless Honeylocust	Gleditsia triacanthose	Shade Tree	L	■	■		■	■			
<del>Trident Maple</del>	<del>Acer buergerianum</del>	<del>Ornamental</del>	<del>S</del>	<del>□</del>	<del>□</del>	<del>□</del>	<del>■</del>	<del>■</del>	<del>■</del>	<del>■</del>	
Tulip Poplar	Liriodendron tulipifera	Shade Tree	L					■			
Umbrella Magnolia	Magnolia tripetala	Ornamental	M		□	■		■			
Water Tupelo	Nyssa aquatica	Wet Sites, Wildfire	L					■		■	
White Oak	Quercus alba	Shade Tree	L	■	■		■	■			
Yellowwood	Cladrastis kentuckea	Shade Tree	M	■	■		■	■	■		
■ Allowed for specified use or application; all listed species allowed for private property. □ Allowed as a street tree only if needed for utility or fire access clearances.											

**TABLE 5.40 PLANT SPECIES NOT ALLOWED**

Common Name	Scientific Name
Black locust	Robinia pseudoacacia
Bradford pear	Pyrus calleryana
Callery pear	Pyrus calleryana
Chinese privet	Ligustrum sinense
Glossy privet	Ligustrum lucidum
Kudzu	Pueraria montana
Mimosa	Albizia julibrissin
Multiflora rose	Rosa multiflora
Russian olive	Elaeagnus angustifolia
Siberian elm	Ulmus pumila
Silver maple	Acer saccharinum
Tree-of-heaven	Ailanthus altissima

**(e) Landscape Installation**

(1) All tree and plant installation must follow ANSI Z60.1 and ANSI A300 standards.

**(2) Planting Beds**

- a. All landscaping must be planted within designated planting beds.
- b. Planting beds must include amended soil to support healthy root development, as determined by the applicant's landscape architect.
- c. Sod must be removed from the planting bed before installation.
- d. After planting, all bare soil within the bed must be covered with mulch.
- e. Sod is permitted in tree lawns and parking lot tree islands only when no other plant material is included in those areas.

**(3) Soil and Drainage Preparation**

- a. All planting areas must be excavated to a depth of 3 feet and backfilled with sandy loam topsoil.
- b. The soil must drain freely. A percolation test must be conducted in each planting area.
- c. Where water does not drain at a minimum rate of 6 inches within 24 hours, an underdrain must be installed or the area must be re-excavated and replaced with well-draining soil.

**(4) Non-Vegetative Materials**

- a. Stone, gravel, rock beds, and other non-vegetative materials:
  1. May only be used as accent features;
  2. Do not count toward required landscape; and
  3. May not be used for more than a minor portion of the total landscaped area.
- b. Artificial turf and artificial plants are prohibited, except in the following cases:

1. Active recreation sports fields that are subject to intense use and compaction that prohibits healthy turf grass growth; and
2. Non-residential sites where artificial turf is used in limited gathering, recreation, or outdoor dining areas, subject to approval by the Director.

**(5) Tree Planting and Protection**

- a. Trees must be balled and burlapped.
- b. Trees must be spaced to accommodate their mature canopy spread.
- c. Trees must be planted with the root flare slightly above finished grade.
- d. Trees must not be planted:
  1. Within 3 feet of a fire hydrant;
  2. Within 5 feet of underground utilities;
  3. Within 10 feet of doors to above-ground utility equipment, or within 3 feet of equipment walls.
- e. Street trees may be staked only when necessary to ensure upright growth. Stakes must be removed within 12 months or at the end of the next growing season.
- f. During construction, trees must be protected from mechanical injury, trunk damage, and root zone compaction as follows:
  1. Tree trunks must be protected using wooden planks or other durable wrap materials where construction occurs within 4 feet of the trunk;
  2. Root zones must be protected from compaction by fencing, matting, or mulch berms to prevent the use of heavy machinery in those areas;
  3. Where roots are exposed or cut, clean pruning cuts must be made with sharp tools to promote healing; and
  4. Construction material, equipment, and waste must not be stored or staged within the tree protection area.

**(6) Landscape Maintenance**

- a. All required landscaping must be maintained in a healthy, weed-free, and living condition.
- b. The property owner is responsible for maintaining all landscaping located on their property or within the adjacent right-of-way.
- c. Street trees must be pruned to maintain a minimum vertical clearance of 8 feet above sidewalks and 14 feet above streets. Pruning must preserve natural tree structure and avoid damage to the tree leader, trunk, or major limbs.
- d. Landscaping that dies or becomes diseased or damaged must be removed and replaced with equivalent species and size within 60 days of notification by the City.
- e. Tree topping is prohibited. Trees must be maintained using proper pruning techniques as established by the most current ANSI A300 "Standards for Tree Care".
- f. Healthy trees must not be removed unless otherwise approved by the Director. Trees severely damaged by storms or other accidental causes may be exempted from these standards where pruning is impractical.
- g. Wheel stops must be used where landscaping abuts parking stalls and must be anchored and maintained.
- h. Rope, wire, signs, posters, handbills, or other item must not be attached to any tree, except rope lights or temporary support used to stabilize a young or damaged tree or limb.

- (7) A note must be included on all landscape plans stating the following:
  - a. "All plant material must be maintained in healthy living condition. Any plant material that dies must be replaced."
  - b. "Tree topping is prohibited. Trees must be pruned in accordance with ANSI A300 Standards for Tree Care."
  - c. "Healthy trees must not be removed except where approved by the Director. Trees must be maintained using approved pruning methods as described in ANSI A300."

## SEC. 511. NATURAL RESOURCE PROTECTION

### (a) Purpose and Intent

- (1) To ensure that natural features are documented, protected, and incorporated into site design where feasible.
- (2) To reduce environmental degradation, stormwater impacts, and off-site disturbance by requiring context-sensitive development practices at all scales.

### (b) Cave Springs Area

- (1) All development located within the Cave Springs Area Karst Resource Conservation boundary must comply with the City of Bentonville [Drainage Criteria Manual](#).

### (c) Flood Hazard Areas

- (1) New lots must include sufficient buildable land outside flood hazard areas to accommodate a habitable structure that meets the applicable setback and zoning requirements of [Article 4 Zoning](#).
- (2) Any new development or substantial redevelopment in flood hazard areas requires a Land Disturbance Permit which functions as the floodplain development permit, see [Sec. 512. Flood Damage Prevention](#).
- (3) In addition to the requirements of [Sec. 512. Flood Damage Prevention](#), the following regulations apply to flood hazard areas:
  - a. Site improvements within floodways are limited to trails and recreation areas;
  - b. Site improvements within floodways must not impede the free flow of flood waters;
  - c. Flood hazard areas must be at least 70% permeable;
  - d. Floodways must be at least 90% permeable;
  - e. Where a site contains special flood hazard areas or other high risk areas, they must be clearly delineated on all plans and include the "adjacent to" area delineation;
  - f. No detention, retention, or water quality BMPs are permitted in any flood hazard area except for the "adjacent to" area; and
  - g. No compensatory storage, detention, or water quality BMP are permitted at an elevation lower than the flow line of an adjacent flood hazard area.

### (d) Wetlands

- (1) All new development must include an assessment by a qualified environmental consultant certifying the presence or absence of wetlands on the site.
- (2) If wetlands are present:
  - a. Wetland boundaries must be shown on all site plans; and
  - b. A jurisdictional determination must be requested from the United States Army Corps of Engineers.

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- (3) If development will impact wetlands, a permit from the United States Army Corps of Engineers must be obtained before a Land Disturbance Permit is issued.

**(e) Steep Grades**

- (1) Land with slopes greater than 20% is considered unbuildable. It must be designated as open space or included within new lots.
- (2) New lots containing steep slopes must include enough buildable land outside those areas to accommodate a habitable structure that complies with the setback and zoning requirements of [Article 4 Zoning](#).

**(f) Off-site Natural Features**

- (1) Site design must consider and minimize impacts to natural features located within 100 feet of the development site boundary.
- (2) Off-site features include existing tree stands, creeks, wetlands, steep slopes, karst features, and critical habitat areas.
- (3) Grading, drainage, and construction must avoid damage or alteration of these off-site resources, particularly where stormwater discharge, root disturbance, erosion, or sedimentation may result.
- (4) Preliminary plats, site plans, and development plans must identify off-site natural features visible on aerial photography, topographic survey, or other readily available data sources.
- (5) Where preservation of off-site resources is not feasible due to site access, grading, or utility placement, mitigation measures must be included in the plan submittal to minimize off-site disturbance.

**SEC. 512. FLOOD DAMAGE PREVENTION**

**(a) Purpose and Intent**

- (1) To minimize public and private losses due to flooding by regulating development in flood-prone areas.
- (2) To protect human life and health, reduce public expenditures for flood control, and maintain the natural functions of floodplains.
- (3) To ensure that potential buyers are notified when property is in a Special Flood Hazard Area (SFHA).
- (4) To promote sound floodplain management practices.

**(b) Applicability**

- (1) This section applies to all development within Special Flood Hazard Areas (SFHAs) identified by the Federal Emergency Management Agency (FEMA) on the Flood Insurance Rate Maps (FIRMs) for the City of Bentonville.
- (2) These requirements apply to all development, including but not limited to:
  - a. New construction;
  - b. Substantial improvements;
  - c. Installation or replacement of manufactured homes;
  - d. Placement of fill or alteration of topography; and
  - e. Utility installation or infrastructure construction.

**(c) Administration [Relocate in Administration when complete]**

- (1) The Mayor or their designee is designated as the Floodplain Administrator and is responsible for administering and implementing the provisions of this section.
- (2) The Floodplain Administrator must:
  - a. Obtain and maintain accreditation as required by state law;
  - b. Review all permit applications to determine compliance with floodplain regulations;
  - c. Issue Floodplain Development Permits for compliant development;
  - d. Maintain records of all floodplain development and permits;
  - e. Conduct inspections of development in SFHAs; and
  - f. Enforce the provisions of this section and take corrective actions as necessary.

**(d) Floodplain Development Permit**

- (1) A floodplain development permit is required prior to any activity in a special flood hazard area.
- (2) Permit applications must include:
  - a. A completed application form;
  - b. A site plan with dimensions, boundaries, and proposed work;
  - c. Elevation data prepared by a licensed professional;
  - d. Construction documents showing compliance with applicable standards; and
  - e. Any other information requested by the Floodplain Administrator.

**(e) General Standards**

- (1) All construction and development must be designed and anchored to prevent flotation, collapse, or lateral movement due to flooding.
- (2) Construction materials and methods must be resistant to flood damage.
- (3) Mechanical, electrical, plumbing, and heating equipment must be installed to prevent water intrusion during flood events.
- (4) Development must not increase flood heights or velocities upstream or downstream.
- (5) Critical facilities must be constructed outside the flood hazard area or elevated to withstand the 500-year flood event.

**(f) Standards for Specific Development Types**

- (1) Residential structures:
  - a. The lowest floor, including basement, must be elevated at least 2 feet above the base flood elevation;
  - b. Substantial improvements must comply with all new construction standards; and
  - c. Improvements less than substantial must comply only within the scope of work.
- (2) Nonresidential structures:
  - a. Must be elevated to 2 feet above the base flood elevation; or
  - b. May be floodproofed to at least 2 feet above base flood elevation, with engineering certification.



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- (3) Manufactured homes:
  - a. Must be elevated on a permanent foundation to 2 feet above base flood elevation;
  - b. Must be securely anchored to prevent flotation, collapse, or lateral movement; and
  - c. Substantial improvements must comply with new construction standards.

**(g) Alterations to Watercourses**

- (1) Any proposed alteration to a watercourse must:
  - a. Maintain the flood-carrying capacity;
  - b. Be coordinated with adjacent jurisdictions if the watercourse crosses boundaries; and
  - c. Be approved by the Floodplain Administrator.
- (2) The applicant must provide notification to all affected parties and agencies and obtain all required approvals prior to construction.

**SEC. 513. TRAILS AND BICYCLE FACILITIES**

**(a) Purpose and Intent**

- (1) To ensure that Bentonville develops a safe, connected, and enjoyable network of trails and bicycle facilities that support healthy living, reduce traffic congestion, and provide alternatives to car travel.
- (2) To create high-quality trails and on-street bike facilities that integrate seamlessly into Bentonville's neighborhoods and commercial areas.
- (3) To enhance walkability and bikeability, promote environmental stewardship through thoughtful landscape design, and support the city's broader goals of building resilient, vibrant, and accessible communities.
- (4) To ensure that future development contributes to a network of trails and bicycle routes that encourage people of all ages and abilities to walk and bike comfortably throughout Bentonville.

**(b) Trail Design Standards**

- (1) Trails identified in the [Trail Master Plan](#) or [Connecting Bentonville Bike & Pedestrian Master Plan](#):
  - a. Trail design must follow the standards specified in master plan, including the trail, landscaping, intersection crossings, lighting, and wayfinding;
  - b. If trail design is not specified in the master plan, it must meet the requirements below.
- (2) All other trails and shared-use paths must meet these design standards:
  - a. Design elements listed in [Table 5.41 Trail Design Standards](#) are required.
  - b. Must be placed within a dedicated tract or easement, providing adequate space for all design elements and future maintenance needs;
  - c. Must include a paved shared-use path for walking and biking. The Director may approve the use of pervious materials if they maintain accessibility;
  - d. Must include lighting along the trail. Light temperature must be 3000K or less; and
  - e. Street crossings must include:
    - 1. Curb ramps, compliant with ADA standards;
    - 2. "Special emphasis" crosswalk markings; and
    - 3. Pedestrian and bicycle crosswalk signage, compliant with the [Manual on Uniform Traffic Control Devices](#).

**TABLE 5.41 TRAIL DESIGN STANDARDS**

Design Element	Zone	Requirement
<b>Easement</b>	MH, T2, T3, R1, T4	At least 20 feet wide.
	T5, T6, HC, LI, LFI	At least 30 feet wide.
<b>Shared-use Path</b>	MH, T2, T3, R1, LI, LFI	At least 10 feet wide.
	T4, HC	At least 12 feet wide.
	T5, T6	At least 14 feet wide.
<b>Trees</b>	MH, T2, T3, R1, T4	1 for every 40 feet of trail length, may be clustered.
	T5, T6, HC, LI, LFI	1 for every 50 feet of trail length, may be clustered.
<b>Landscape</b>	MH, T2, T3, R1, T4	At least 4 feet wide on both sides of the trail and no less than 10 feet in total width. Must include ground cover and shrubs.
	T5, T6, HC, LI, LFI	At least 5 feet wide on both sides of the trail and no less than 16 feet in total width. May be up to 60% paved and must include ground cover and shrubs where unpaved.
<b>Seating</b>	MH, T2, T3, R1, LI, LFI	1 bench for every 200 feet of trail length, may be clustered.
	T4, HC	1 bench for every 100 feet of trail length, may be clustered.
	T5, T6	1 bench for every 50 feet of trail length, must be distributed.
<b>Lighting</b>	MH, T2, T3, R1, T4, LI, LFI	At least every 100 feet of trail length. Pole height between 10 and 12 feet.
	T5, T6, HC	At least every 50 feet of trail length, unless provided by adjacent buildings. Pole height between 12 and 14 feet.

**(c) On-street Bicycle Facilities**

- (1) If an on-street bicycle facility is identified in the [Trail Master Plan](#) or [Connecting Bentonville Bike & Pedestrian Master Plan](#):
  - a. Facility design must follow the standards specified in master plan, including the facility, buffering or separation, intersection crossings, lighting, and wayfinding;
  - b. If facility design is not specified in the master plan, it must meet the requirements below.
- (2) All other on-street bicycle facilities must follow the rules in [Sec. 514. Street Design](#).

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**SEC. 514. STREET DESIGN**

This Section is in progress and will be included in the next release.

**SEC. 515. PUBLIC STREET IMPROVEMENTS**

This Section is in progress and will be included in the next release.

**SEC. 516. UTILITY LOCATION STANDARDS**

This Section is in progress and will be included in the next release.

**SEC. 517. COMMUNICATIONS EQUIPMENT**

This Section is in progress and will be included in the next release.

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City of Bentonville, Arkansas

**ARTICLE 6 ADMINISTRATION**

This Article is in progress and will be included in the next release.

**ARTICLE 7 NONCONFORMITIES**

This Article is in progress and will be included in the next release.

City of Bentonville, Arkansas

**ARTICLE 8 TERMINOLOGY**

This Article is in progress and will be included in the next release.

