

ORDINANCE NO. 2025-84

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE  
APPENDIX A ZONING CODE SEC. 401.07 RESIDENTIAL (R) DISTRICT  
REGULATIONS, TO ESTABLISH A LOT SIZE STANDARD FOR  
ATTACHED SINGLE FAMILY DWELLINGS IN THE R-2 MEDIUM  
DENSITY TWO-FAMILY AND TOWNHOME RESIDENTIAL ZONING  
DISTRICT; AND FOR OTHER PURPOSES.**

**WHEREAS**, the purpose of the R-2 Medium Density Two Family and Townhome Residential zoning district states “The R-2 district should provide areas for the development of two-family residential structures, attached or detached”;

**WHEREAS**, R-2 Medium Density Two Family and Townhome Residential zoning district does not provide lot and area standards for attached single-family, which is a two-family residential structure with the individual units sitting on separate lots; and

**WHEREAS**, this use and structure type are described in the district purpose statement and should be allowed with standards established.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY  
OF BENTONVILLE, ARKANSAS:**

Section 1: That Bentonville Municipal Code, Appendix A Zoning Code, *Sec. 401.07 Residential (R) District Regulations, Sec. (b)(1) Standards* shall be and is hereby amended by adding lot standards for the R-2 Medium Density Two Family and Townhome Residential zoning district as shown below as underline red text:

District	Building type	Min. Lot area (sq. ft.)	Min. Land area / Dwelling Unit (sq. ft.)	Min. lot width	Interior lot	Exterior/ corner lot
R-2	Single-family	5,000	--	50'	40%	45%
	<u>Single-family attached – structure</u>	5,000	--	50'	50%	55%
	<u>Single-family attached - unit</u>	<u>2,500</u>	--	<u>25'</u>	--	--
	Two-family	5,000	--	50'	50%	55%
	Cottage Court	8,000	2,000	80'	50%	55%
	Townhouse – unit	2,000	--	20'	--	--
	Townhouse – structure	6,000	2,000	60'	65%	70%
	All others not listed	6,000	6,000	60'	40%	45%

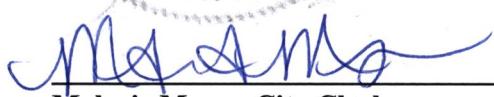
Section 2- Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED and APPROVED this 22 day of April, 2025.



ATTEST:



Malorie Marrs, City Clerk

APPROVED:



Stephanie Orman, Mayor