

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DC, Downtown Core

The Downtown Core comprises that area of the Bentonville Square and extends those urban characteristics along the primary downtown street of SW A Street to Highway 102. The intent of this zone is to maintain and expand the pedestrian oriented character of the town square. The physical form is of an urban character with uses that promote retail and entertainment venues with upper story residential uses permitted. Mixed use is defined as vertical mixed use with commercial and retail on the first floor and office and residential on the upper floors. Buildings are spaced closely or attached.

Primary and Secondary Streets: Developments that face **primary streets** have specific regulations pertaining to the relationship between the building and the street. The designated **primary streets** in the downtown districts are: Central Avenue, SW A Street, SW 8th Street, and S. Main Street. All other streets in the downtown districts shall be considered **secondary streets**.

Lot and Area Standards			
Density	48 dwelling units per acre		
Minimum Lot Area	No min. / No max.		
Minimum Lot Width	No min. / No max.		
Maximum Lot Coverage	100%		
Height	20 ft. min. / 80 ft. max.		
Encroachment Requirements: following are the requirements for encroachments such as canopies, awnings and balconies. Height clearance is measured from the pavement to the bottom most portion of the encroachment. The setback is measured from back of curb or, if not curb is present, from the edge of street pavement.	Height Clearance	Setback - Adjacent to Primary Street	Setback - Adjacent to Secondary Street
	8 ft. min.	2 ft. min.	2 ft. min.

Minimum Setback Standards								
Building Type	Front Yard		Side Yard		Rear			
					Adjacent to Residential		Adjacent to Non-residential	
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Residential	--	20 ft.	0 ft.	--	0 ft.	--	0 ft.	--
Non-residential	--	0 ft.	0 ft.	--	0 ft.	--	0 ft.	--

Side setbacks are not applicable when a common wall is proposed or present.

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Permitted, Conditional and Accessory Uses		
Permitted	Conditional	Accessory
Agriculture and Animals	Recreation, Education & Public Assembly	Residential
Animal - domestic or household	Arena / auditorium	Dwelling - accessory
Community Garden	Educational facility	Transportation, Communication & Utilities
Residential	Religious facilities	Solar energy system
Dwelling - condominium	Services	Wind energy system, small
Dwelling - multi-family	Lodging - bed & breakfast	Other
Dwelling - townhouse or rowhouse	Office/warehouse	Building, accessory - nonresidential
Home occupation - type a	Public safety services	
Home occupation - type b	Retail	
Recreation, Education & Public Assembly	Convenience store that sells beer and/or light wine for off-site consumption	
Aquarium	Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail	
Commercial recreation facility - indoor	Outdoor vendor park	
Community Center	Restaurant, microbrewery	
Conference / convention center	Transportation, Communication & Utilities	
Cultural studio	Transportation facilities excluding airports	
Library	Utility facility	
Museum	Wireless communication facility (cell tower)	
Park - mini	Other	
Park - neighborhood	Temporary uses	
Services		
Adult day care		
ATM machine		
Auction house		
Child care - commercial		
Child care - residential (4 children)		
Copy services		
Financial institution		
Governmental services facility		
Lodging - hotel / motel		
Medical services - doctor office		
Medical services - laboratory		
Medical services - urgent care clinic		
Office - small scale ($\leq 4,000$ gsf)		
Office - large scale ($\geq 4,000$ gsf)		
Personal services		
Postal services		
Repair services - household		
Retail		
Artisan shop		
Bakery		
Bar, lounge or tavern		
Convenience store		
Medical marijuana dispensary		

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Outdoor vending - private property		
Outdoor vending - public right-of-way		
Pharmacy		
Restaurant		
Retail - small scale ($\leq 4,000$ gsf)		
Retail - large scale ($\geq 4,000$ gsf)		
Sidewalk café in public right-of-way		
Industrial and Warehousing		
Medical marijuana cultivation facility		
Transportation, Communication & Utilities		
Broadcasting studio		
Parking facility (as principal use)		
Solar energy system		
Wind energy system, small		