

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 14 ZONING CODE OF THE  
BENTONVILLE MUNICIPAL CODE.**

**WHEREAS**, the City of Bentonville periodically reviews the Zoning Code to identify needs for clarification or updates to meet current conditions.

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

**Section 1.** That within this ordinance, except section headings, all underlined text shall be added and strikethrough text shall be deleted.

**Section 2.** That Bentonville Municipal Code, Chapter 14 Zoning Code, **Sec. 401.05 Table of uses for zoning districts** shall be and is hereby amended with the following:

*(d) Uses allowed as an accessory use.* Where the letter “A” appears in the box where the land use row and the district column intersect, the use is allowed as an accessory use to the primary use and shall not be a primary use and is subject to all development standards.

Use Regs.	A1	RE	R1	R2	R3	R4	R-C2	R-C3	R-MH	R-ZL	RO	DN-1	DN-2	DN-3	DN-4	C1	C2	C3	DC	DE	I1	I2	
community garden	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•				•				
<u>urban farm</u>		C	C	C	C	C	C	C	C	C	C	C	C	C	C	•	•	•	•	•	•	•	•
home occupation – type A	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•				•	•	•		
office – small scale, less than 4,000 sq. ft.											•			C	•	•	•	•	•	•	•	•	•
medical services – doctor office											•			C	•	•	•	•	•	•			
personal services											C			C	•	•	•	•	•	•			
artisan shop														C	•	•	•	•	•	•			
bakery								P						C	•	•	•	•	•	•			
convenience store that sells beer and/or light wine for off-site consumption														C	•	•	•	•	C				
restaurant								C							P	C	•	•	•	•	C		
restaurant, microbrewery															P	C	C		C		C	C	
retail, small scale, less than 4,000 sq. ft.														•	•	•	•	•	•	•	•		
sidewalk café in public right of way														•	•			•	•	•			
<u>event center</u>	C														C	C	•	C	•	C	•	•	•

**Section 3.** That Bentonville Municipal Code, Chapter 14 Zoning Code, **Sec. 401.03 Calculations and measurements** shall be and is hereby amended with the following:

- (a) *Measuring lot width.* Lot width is measured from side lot line to side lot line along the front building setback line.

**Section 4.** That Bentonville Municipal Code, Chapter 14 Zoning Code, **Sec. 501.06 Number of off-street parking spaces required** be amended by adding the following:

(f) *Standards.*

Land Use	Parking Ratio
<u>Event center</u>	<u>1 space for every 4 occupants at the maximum permitted occupancy allowed under the building code and 1 space per 1 employee based on the largest shift.</u>

**Section 5.** That the following sections of the Bentonville Municipal Code, Chapter 14 Zoning Code, shall be and are hereby amended with the respective attachment, an electronic copy and paper copy of which are on file with the City Clerk, and are hereby adopted by reference as though they were copied herein fully:

- **Sec. 201.02 Definitions** amended with Attachment A: Zoning Definitions;
- **Sec. 401.07 Residential (R) districts regulations** amended with Attachment B: Residential District Standards;
- **Sec. 401.08-B Downtown Neighborhood (DN) districts regulations** amended with Attachment C: DN Districts Standards;
- **Sec. 601.01 Accessory non-residential buildings** and **Sec. 601.02 Accessory dwelling units** amended with Attachment D: Accessory Uses & Structures;
- **Sec. 601.25 Temporary uses and structures** amended with Attachment E: Temporary Uses & Structures; and,
- **Article 801 Sign Ordinance – Private Property** amended with Attachment F: Signs.

**Section 6.** This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

**PASSED and APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

**Approved:**

**ATTEST:**

\_\_\_\_\_  
**Mayor Stephanie Orman**

\_\_\_\_\_  
**City Clerk**