

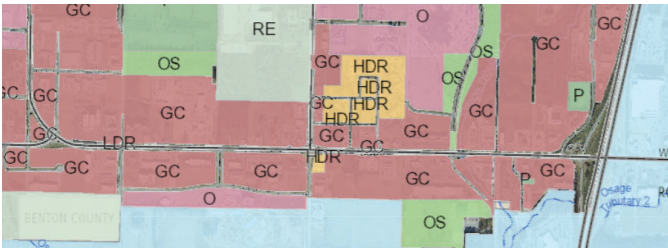
Future Land Use and Zoning Code

FUTURE LAND USE

Description

The Future Land Use Plan and Map is a planning tool required by state statutes to enact zoning. It is adopted by resolution as part of the city's Community Plan. It does not carry the weight of law, but is to be used as a guide when making land use decisions. The Future Land Use Plan and Map is general in nature and describes preferred land use categories and locations.

Land Use Plan Map



Land Use Plan Classifications

Agriculture

Residential Classifications

- Residential Estate
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential

Public Use Classifications

- Public/Semi-Public
- Parks
- Open Space
- Utility/Transportation

Commercial Classifications

- Mixed-Use Commercial
- General Commercial
- Office
- Downtown Commercial

Industrial Classifications

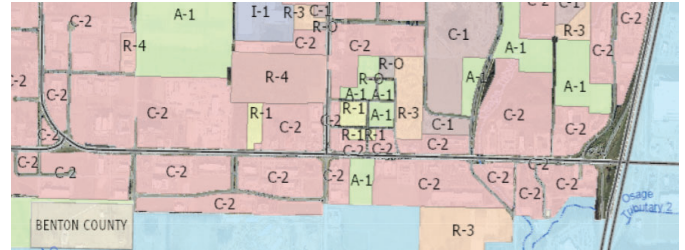
- Light Industrial
- Heavy Industrial

ZONING CODE

Description

Zoning is the regulatory tool to implement the plan. It is adopted by ordinance and is an enforceable law. Zoning establishes districts with specific regulations for land uses, lot sizes, setbacks and heights.

Zoning District Map



Zoning Districts

A1, Agricultural

Residential Districts

- RE Residential Estate
- R1 Single Family Residential
- R2 Duplex and Patio Home Res.
- R3 Medium Density Res.
- R4 High Density Res.
- RMH Manufactured Home Res.
- RZ Zero Lot Line Residential
- RO Residential Office
- PRD Planned Res. Development

Downtown Residential Districts

- RC2 Central Res. Mod. Density
- RC3 Central Res. High Density
- DN1 Downtown Low Density Res.
- DN2 Downtown Med. Density Res.
- DN3 High Density Res.
- DN4 Downtown Mixed Use Res.

Overlay Districts

- Municipal Airport Overlay District
- XNA Airport Overlay District

Commercial Districts

- C1 Neighborhood Com.
- C2 General Commercial
- C3 Mixed-use Com.
- PUD Planned Unit Dev.

Downtown Commercial Districts

- DC Downtown Core
- DE Downtown Edge

Industrial Districts

- I1 Light Industrial
- I2 Heavy Industrial



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FUTURE LAND USE

Example of Land Use Category Descriptions

Low Density Residential

Low density residential areas include detached single-family residential properties with a typical density of 3 to 8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

Future Land Resources

- [Bentonville Community Plan](#)
- [Future Land Use Map Categories](#)

ZONING CODE

Example of Zoning District Regulations

R-1, Single-family Residential

Lot and Area Standards:

District	Type	Lot Area	Lot Width	Coverage
R-1	All	6,000 sq. ft.	60'	40%

Min. Setback Standards:

District	Type	Front	Side	Rear
R-1	All	20'	7'	25'

Max. Height Allowed: 36'

Zoning Resources

- [Article 401 Zoning Regulations](#)
- [Zoning Resources webpage](#)

Primary Differences

FUTURE LAND USE

Adopted by resolution.

Serves as a guide for land use decision making.

Is a planning tool.

Establishes land use categories.

Does not regulate.

Land use classification can be amended with a resolution.

Includes a Future Land Use Map and policy text in the Community Plan.

Land use categories shown on the map are desired or preferred land uses.

Does not require compliance. Used in the decision making process for rezonings.

ZONING CODE

Adopted by ordinance.

Is the law regarding land use.

Is a regulatory tool.

Establishes zoning districts.

Regulates land use, lot size, setbacks, height, lot coverage, and parking by zoning district.

Zoning district can only be changed with a rezoning ordinance.

Includes an official zoning map and the regulatory text in the Zoning Code.

Zoning districts shown on the map are the land uses allowed by law.

Rezoning, conditional use permit, and variance are tools used to achieve compliance with the Zoning Code.