

Overview

Bringing the vision to life.

Your thoughtful input shaped Bentonville's Future Land Use Plan—establishing our shared priorities for growth, quality of life, and neighborhood character. Now, it's time to make that vision real through clear, effective zoning rules to guide development through the new Community Development Code (CDC).

Why update our ordinances?

Zoning and land development rules shape how property is used, what gets built, and how neighborhoods connect and grow. You've worked hard to set priorities for Bentonville's future. The updated zoning regulations will ensure that these priorities aren't just words on paper, but actionable guidelines that shape real outcomes:

- » **Neighborhood Feel:** Standards that thoughtfully integrate new development, protecting the scale and intensity of existing neighborhoods.
- » **Connectivity & Congestion Relief:** Clear requirements to expand street, pedestrian, and bicycle networks, easing traffic and making travel safer and more enjoyable across all modes of use.
- » **Housing Diversity & Affordability:** Flexible yet predictable zoning tools that encourage more diverse housing options, meeting the changing needs of our growing community.
- » **Vibrant Centers & Thriving Downtown:** Zoning that actively reinforces existing walkable, mixed-use areas as well as providing a method to create new ones to strengthen our economy and enhance community life.
- » **Clear, Predictable Standards:** One consolidated code — written in clear, understandable language — to replace separated, outdated regulations.

From policy to practice

The Future Land Use Plan sets clear, community-driven goals. The CDC is the critical next step, transforming these policy goals into practical rules that shape how Bentonville grows:

- » **You told us** walkability, bikeability, and daily quality of life are priorities.
- » **The CDC delivers** new street design and connectivity standards to support safer, more enjoyable daily travel.
- » **You prioritized** preserving neighborhood character.
- » **The CDC provides** precise guidance on infill and redevelopment to ensure compatibility.
- » **You emphasized** sustainable growth and fiscal responsibility.
- » **The CDC introduces** more efficient, compact land uses to reduce infrastructure costs and expand your tax dollars' impact.

This clear linkage between your community vision and development rules will guide Bentonville's growth, delivering the outcomes you worked hard to define.

COMMUNITY DEVELOPMENT CODE

Key Changes to Know

Clarity and accessibility: one clear code.

The new Community Development Code consolidates all relevant regulations into a single, user-friendly document. Clear language, detailed diagrams, and logical organization eliminate confusion, making the code easy to navigate and predictable to apply.

Neighborhood compatibility: standards you can count on

Compatibility standards provide measurable guidance for integrating new development into existing neighborhoods. Clear standards for building height, setbacks, and step-down transitions protect existing scale and intensity while enabling thoughtful growth.

Connectivity: managing congestion, improving daily life

Updated connectivity standards require more interconnected streets, sidewalks, and multi-use trails. These standards reduce congestion, enhance safety, and promote all modes of travel, making neighborhoods more accessible for everyone.

Mixed-use and infill: predictable and context-sensitive

The CDC introduces straightforward, predictable standards for mixed-use development and infill projects. Clear zoning tools ensure diverse housing types and small-scale commercial uses can coexist comfortably, enhancing neighborhood vitality without compromising scale or character. Large-scale mixed-use will be allowed in areas aligned with Regional Centers in the Future Land Use Plan. These are typically located at a distance from existing neighborhoods.

New neighborhoods: clear standards from the start

For new neighborhoods, the CDC guides developers in creating thoughtfully designed communities with walkable amenities, parks, and efficient street networks, ensuring new developments align seamlessly with Bentonville's overall vision.

ARTICLE 4 – ZONING UDC
City of Bentonville, Arkansas

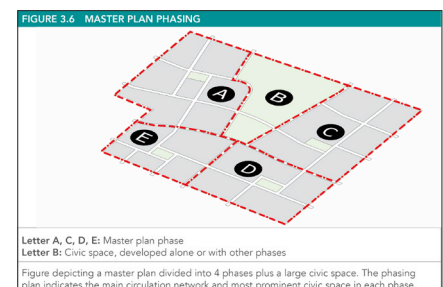
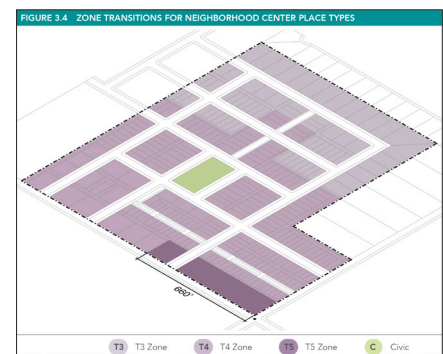
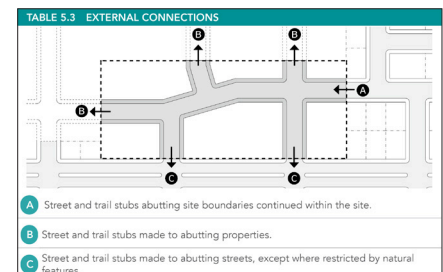
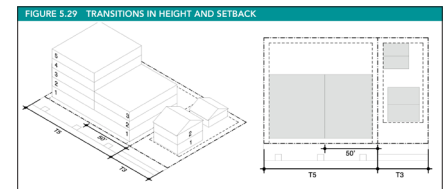
T4.1: NEIGHBORHOOD GENERAL



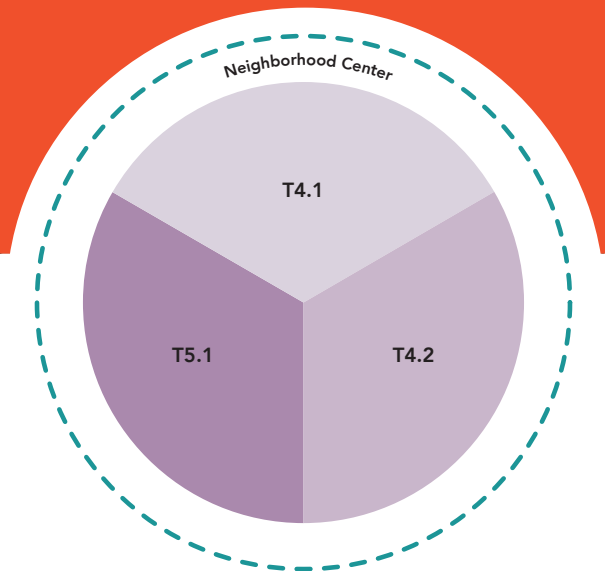
T4.1 is a residential zone for medium-intensity neighborhoods with blended density, including townhomes, and small-scaled lodging. Parking is normally accessed from alleys and occasionally from the street.

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	

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FAQs



How does the new CDC align with Bentonville's Future Land Use Plan?

Compatibility standards provide measurable guidance for integrating new development into existing neighborhoods. Clear standards for building height, setbacks, and step-down transitions protect established scale and intensity while enabling thoughtful growth.

Will the new code change existing neighborhoods significantly?

No, the CDC protects established scale and intensity to the fullest extent legally allowable. Standards help new development fit smoothly, without disruptive height, scale, or intensity. The code respects what residents value most about their neighborhoods today, while thoughtfully guiding future infill.

How does the CDC address congestion and traffic concerns?

The code prioritizes connectivity through clear requirements for interconnected street networks, sidewalks, trails, and bikeways. By creating multiple, convenient travel routes, over time these standards will ease congestion, reduce bottlenecks, and make daily transportation of all types safer and more efficient for everyone.

Does the CDC encourage more mixed-use development?

Yes, mixed-use areas like Neighborhood Centers, City Centers, and Regional Centers were identified as desirable during the Future Land Use Plan process. The new CDC makes mixed-use development straightforward and predictable, allowing neighborhoods to evolve naturally with local services, small businesses, and diverse housing choices that enrich daily life.

How does the CDC guide development of new neighborhoods?

The CDC provides clear, predictable standards for planning entirely new neighborhoods. Requirements include a range of zoning districts, integrated trails, well-designed civic spaces, and efficient street networks. These guidelines ensure new developments align with Bentonville's vision, creating cohesive, connected communities from the outset.

How can residents remain involved?

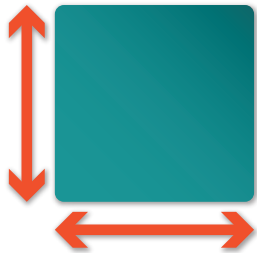
Public involvement continues to be critical. Upcoming community meetings, open houses, and comment periods offer opportunities for detailed feedback on the draft code. Comments and questions can be directed to the *Contact* tab at planbentonville.com. Your continued input will shape the final version, ensuring it reflects Bentonville's community priorities and vision.

Putting Values into Action



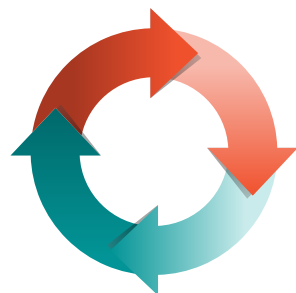
Growth that balances the books

Bentonville's Future Land Use Plan highlighted the need for development that balances growth with the city's ability to maintain infrastructure and services. The CDC supports this by encouraging more efficient land use patterns, clear connectivity standards, and well-planned neighborhood nodes. These tools reduce costly sprawl, make better use of existing infrastructure, and help ensure that new development contributes enough value to cover its long-term costs.



Clear tools, better results

The new code gives residents, builders, and city staff clear rules to follow. Predictable standards for streets, parks, and civic spaces mean fewer surprises and fewer hidden costs. With well-connected street grids and walkable centers, new neighborhoods make it easier and more affordable to provide services like fire protection, utilities, and street maintenance.



A code built to evolve

The CDC is designed to be clear today and adaptable tomorrow. As Bentonville grows, new challenges and opportunities will arise. Regular reviews and updates will help keep the code responsive to changing needs, making sure it remains an effective tool for fiscal responsibility, neighborhood quality, and community priorities well into the future.



Up next

The first draft of the CDC is just that — a draft. Community feedback will shape refinements and improvements before the code moves to adoption. Continued public conversations, open houses, and your thoughtful input ensure Bentonville's new code reflects not only where we are today but the shared vision of where we want to go.