

Reading the Use Matrix

TABLE 4.2 DISTRICT USE MATRIX

Use	T2.1	T2.2	R1	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	C	HC	LI	LFI		
Agriculture																	
Agricultural processing, packaging, and warehousing	R													R	R		
Auction yard	■														■		
Commercial dairy, poultry, and swine production	R														R		
Commercial greenhouse	■	■											■	■			
Farming and ranching	■	■															
Feedlot															R		
Grain storage	■													■	■		
Medical marijuana cultivation facility	R	R												R	R		
Stables	■	■															
Stockyard	R														R		
Commercial																	
Adult oriented businesses														R	R	R	
Automobile sales									R	R				■	■	■	
Automobile service														R	■	■	
Commercial laundry								R	R	R				■	■	■	
Child care			R	R	R	R	R	R	R	R	R			R	R		
Crematorium																R	
Dry cleaners						R	■	■	■					■	■	■	
Food and beverage	R	■				R	■	■	■					■	■	■	
Funeral home						R	■	■	■					■	■		
Gas station		■					R	R	R					R	■	■	
Hospital							■	■	■					■	■	■	
Medical marijuana dispensary		R					R	R	R	R				R	R	R	
Medical services: urgent care								■	■					■	■		
Medical services: ambulatory care									■					■	■		
Medical services: substance abuse treatment														■	■		
Office, including medical						R	■	■	■					■	■	■	
Retail, including pharmacies		■						■	■	■				■	■	■	
Self-storage									R	R				R	■	■	
Service (personal or professional)		■					R	■	■	■				■	■	■	
Entertainment																	
Adult entertainment															R	R	
Indoor entertainment facility		■						■	■	■				■	■	■	
Outdoor entertainment facility		■												■	■		
Theater, excluding drive-in								■	■	■	■			■	■	■	
Industrial and Manufacturing																	
Airport facilities	R													R	R	R	R
Electric substation														■	■	■	■
Ground transportation terminal														■	■	■	■
Industrial, heavy																	R
Industrial, light															■	■	
Manufacturing, heavy																	R
Manufacturing, light									R	R				R	■	■	
Recycling or salvage facility																	R
Sewer facility														■	■	■	■
Solar energy system	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Solid waste disposal														■	■	■	R
Warehouse and distribution														R	■	■	
Water supply facility														■	■	■	■
Wind energy, large		■															■
Wind energy, small	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Wireless communication: cell tower	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Institutional																	
Convention or exhibition facilities								■	■	■				■	■	■	
Cultural (library, museum, gallery)							R	■	■	■				■	■	■	
Emergency services								■	■	■	■			■	■	■	■
Event venue	R	R					R	■	■	■				■	■	■	■
Government facilities								■	■	■	■			■	■	■	■
Performing arts							R	■	■	■				■	■		
Religious assembly	R	R	R	R	R	R	R	■	■	■	■	R		■	■		
School: K-12	R	R	R	R	R	R	R	■	■	■	■	■		■	■	■	■
School: post-secondary								■	■	■				■	■	■	■
Lodging																	
6 rooms or less		■	■					■	■	■	■			■			
12 rooms or less			■					■	■	■	■			■			
More than 12 rooms								■	■	■	■			■			
Parks																	
Parks	See Table 5.9 Civic Space Types for park correlation with zoning districts																
Residential																	
Home occupation	R	R	R	R	R	R	R										
Accessory dwelling	R	R	R	R	R	R	R	R									
Group home			R	R	R	R	R	R	R			R					
1 dwelling detached	■	■	■	■	■	■	■	■									
1 dwelling attached (townhomes)							■	■	■								
2 dwellings per building							■	■	■								
3 - 4 dwellings per building							■	■	■	■							
5 - 8 dwellings per building							■	■	■	■				■	■		
More than 8 dwellings per building							■	■	■					■	■		

■: Allowed use
R: Use subject to additional restrictions, see (b) Specific Use Restrictions

Zone Identification

Identifies the zone following the zones outlined in the bulk standards.

Primary Category

Identifies the general use category.

Specific Use

Identifies the specific building use.

Gray Box

Boxes containing neither an A or R indicate that the use is not permitted within the zone.

■ Classification

The "square" indicates the use is allowed without any additional restrictions

R Classification

R indicates that a use if permitted but is subject to additional restrictions.

Residential Designations

Note that residential dwellings are classified into specific use categories based on the number of dwellings per building.

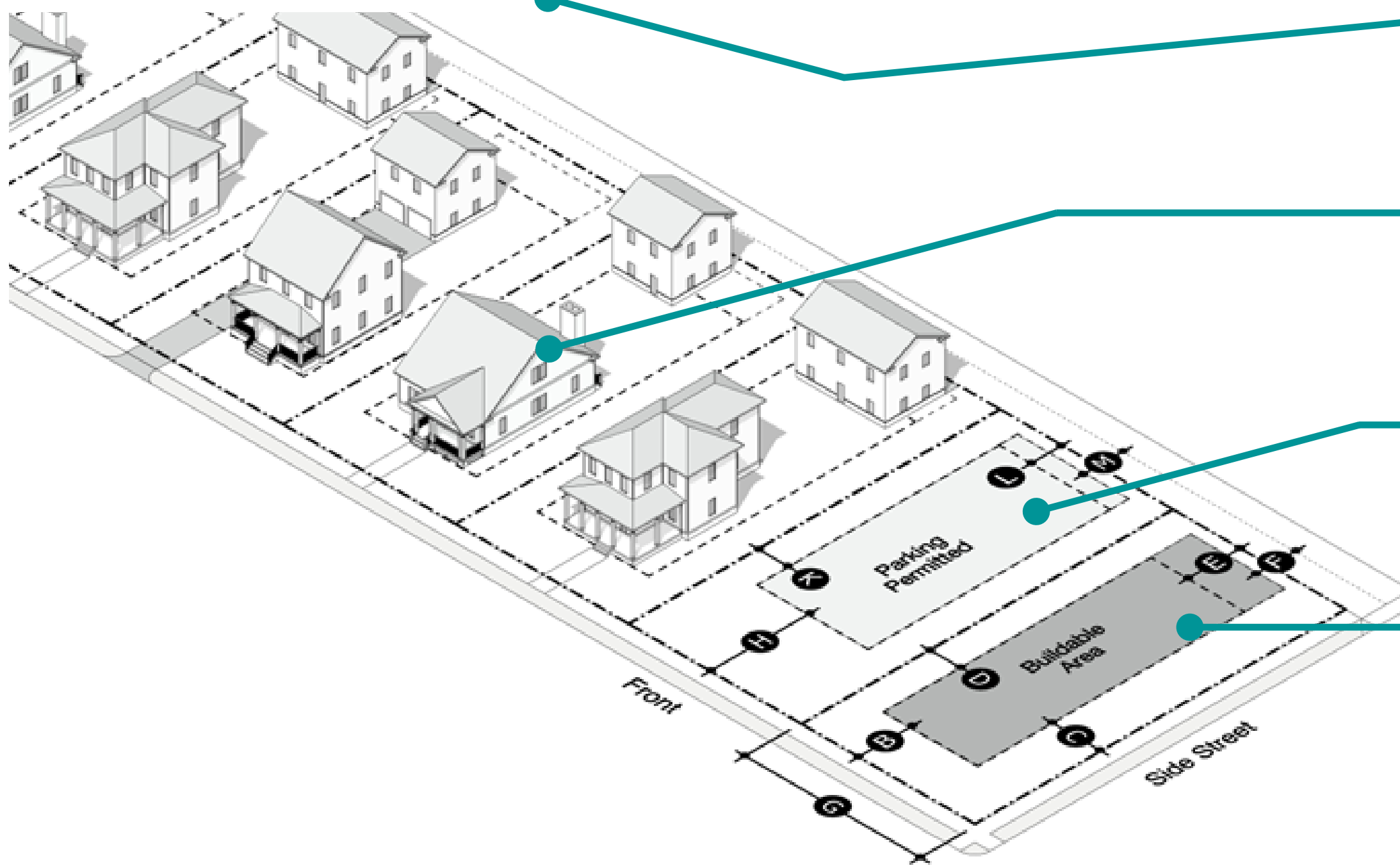
Reading the Bulk Standards

ARTICLE 4 – ZONING

BCC

City of Bentonville, Arkansas

T3.2: NEIGHBORHOOD TRANSITION



Zoning District Name

Identifies what zone the corresponding standards apply to - each zone has its own standards.

Illustration

Depicts common building types and placement expected within the zone.

Parking Setbacks

Illustrates where parking setbacks apply to a typical lot, keyed to the chart below.

Building Setbacks

Illustrates where building setbacks apply to a typical lot, keyed to the chart below.

T3.2 is a residential zone for low to medium-intensity neighborhoods with single-family homes on medium-sized lots. Parking may be accessed from the street or from alleys.

Zoning District Description

Describes the character of the zone and identifies common building types within that zone.

Buildings

Location	Height
A Building Footprint 50% max.	Buildings 3 stories max.
B Front Setback 15 ft. min.	Accessory Structures 14 ft. max.
C Side Street Setback 12 ft. min.	Parking Structures N/A
D Side Setback 5 ft. min.	Ground Floor Height N/A
E Rear Setback 15 ft. min.	
F Alley Setback 15 ft. from centerline of alley, or 3 ft. from lot line	

Height Standards

Identified standards that relate to building height within the zone.

Building Setback Chart

Setback standards that correspond with the setback illustrations above. Also note the building footprint, which limits the amount of the lot that can be built upon.

BCC

ARTICLE 4 – ZONING

City of Bentonville, Arkansas

T3.2: NEIGHBORHOOD TRANSITION

Building Elevations

Required Entries	Required Glass
Entry Frequency N/A	Ground Floor 15% min.
Required Active Uses N/A	Upper Floor 15% min.

Entry Requirements

Identified standards for the frequency of entries along abutting sidewalks in the zone.

Glass Requirements

Standards that identify the amount of glass for both the ground floor and upper floor(s).

Active Interior Space

Along sidewalks, requirements for spaces other than storage, parking, bathrooms, and other non-active spaces

Site Design

Lot Size	Parking Location
G Lot Width 50/30 ft. min.	H Front Setback 40 ft. min.
Fencing and Walls See (e) Fences and Walls	J Side Street Setback 20 ft. min.
Impervious Areas	K Side Setback 12 ft. min.
Impervious Area 50% max.	L Rear Setback 12 ft. min.
	M Alley Setback 15 ft. from centerline of alley

Parking Setback Chart

Setback standards that correspond with the setback illustrations above

Lot Size

The minimum width of new lots, measured along the front lot line. A minimum lot area is also included in T2 only.

Impervious Area

The percent of the lot that can be covered by impervious surfaces such as buildings and paving.

Uses

See Sec. 406. Use Standards

* end of block/mid-block

Uses & Fencing and Walls

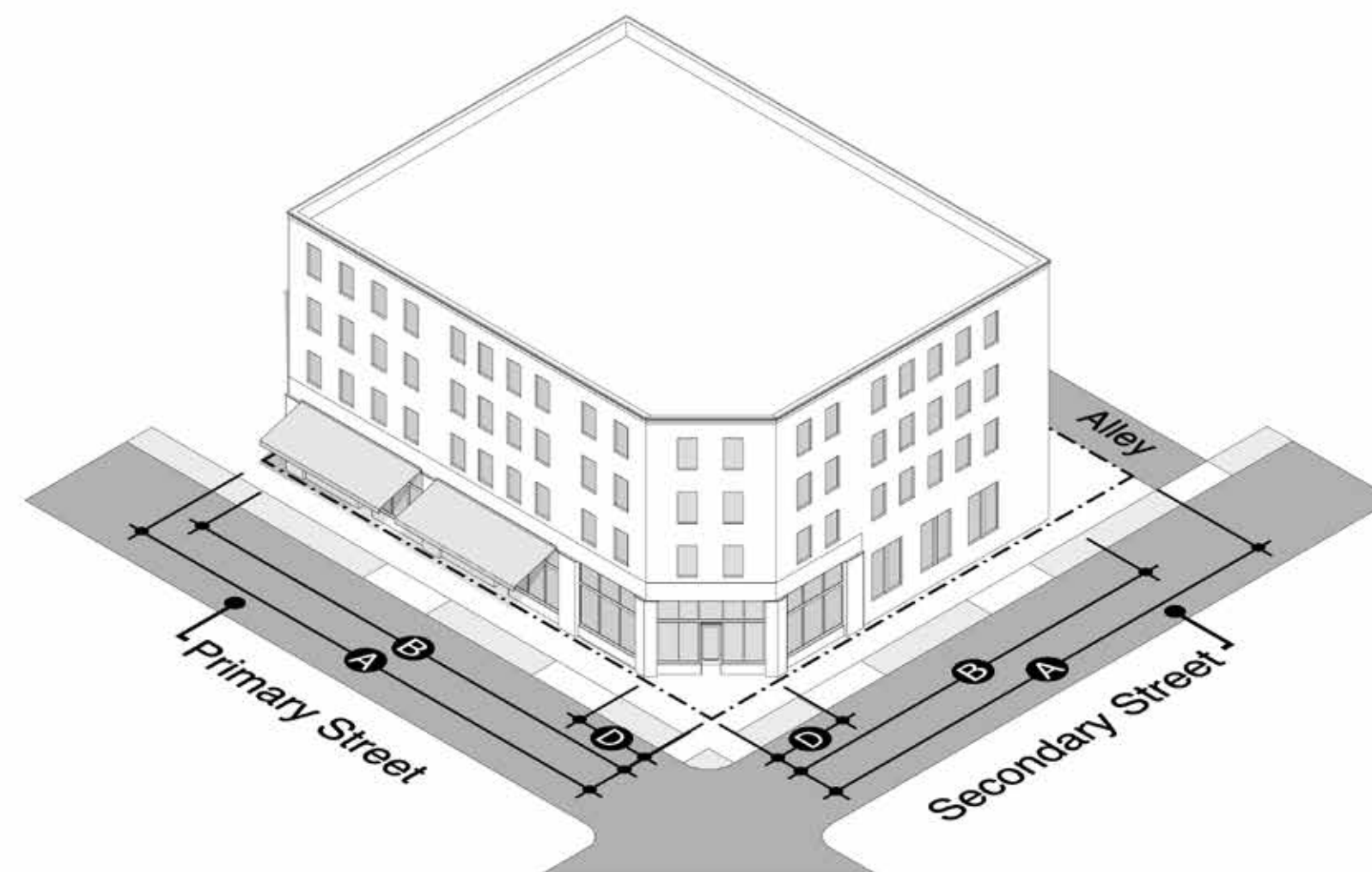
References the code sections which detail the applicable standards.

DOWNTOWN CENTER OVERLAY DISTRICT

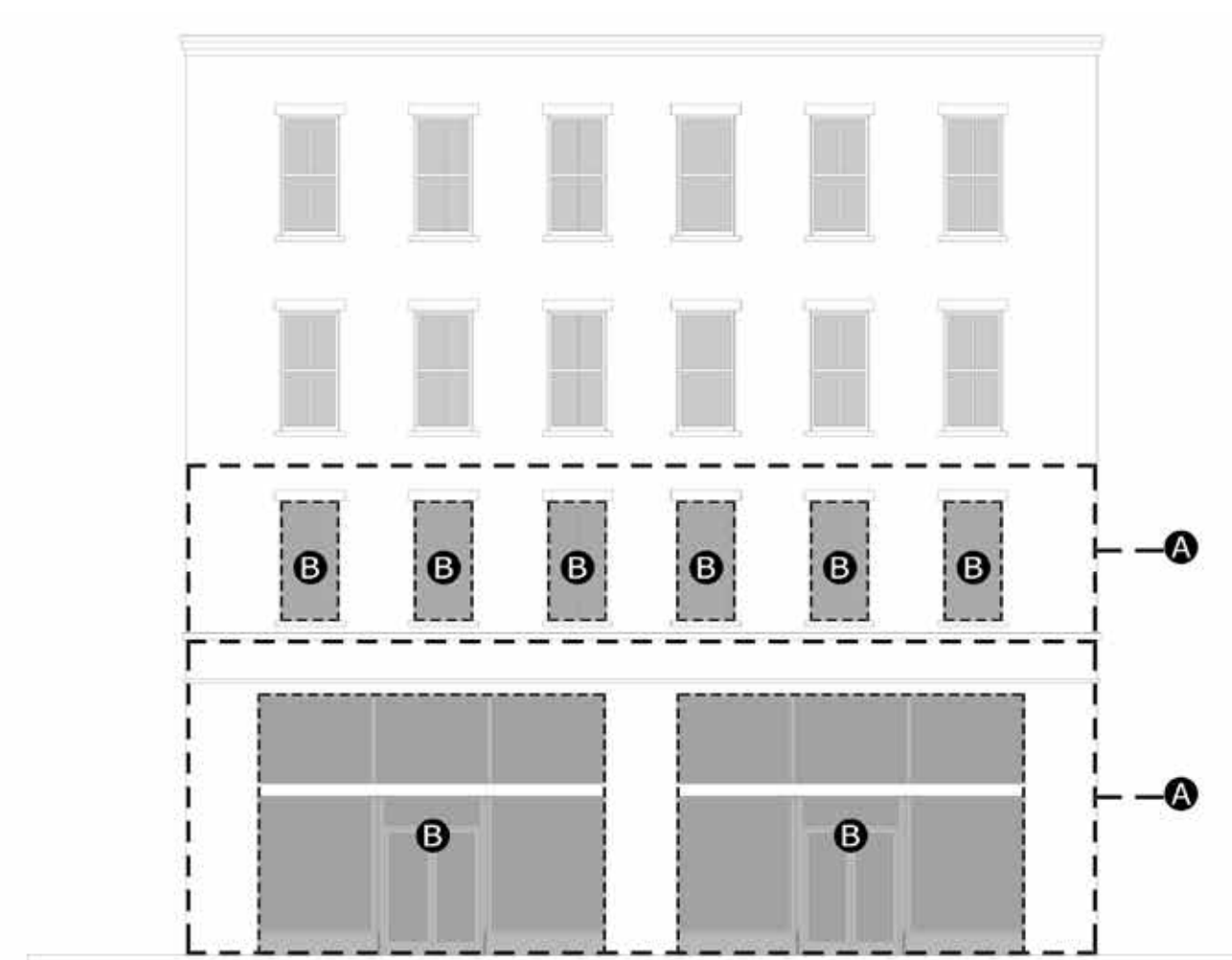
Downtown Center & Neighborhoods

Downtown Center Overlay (DCO)

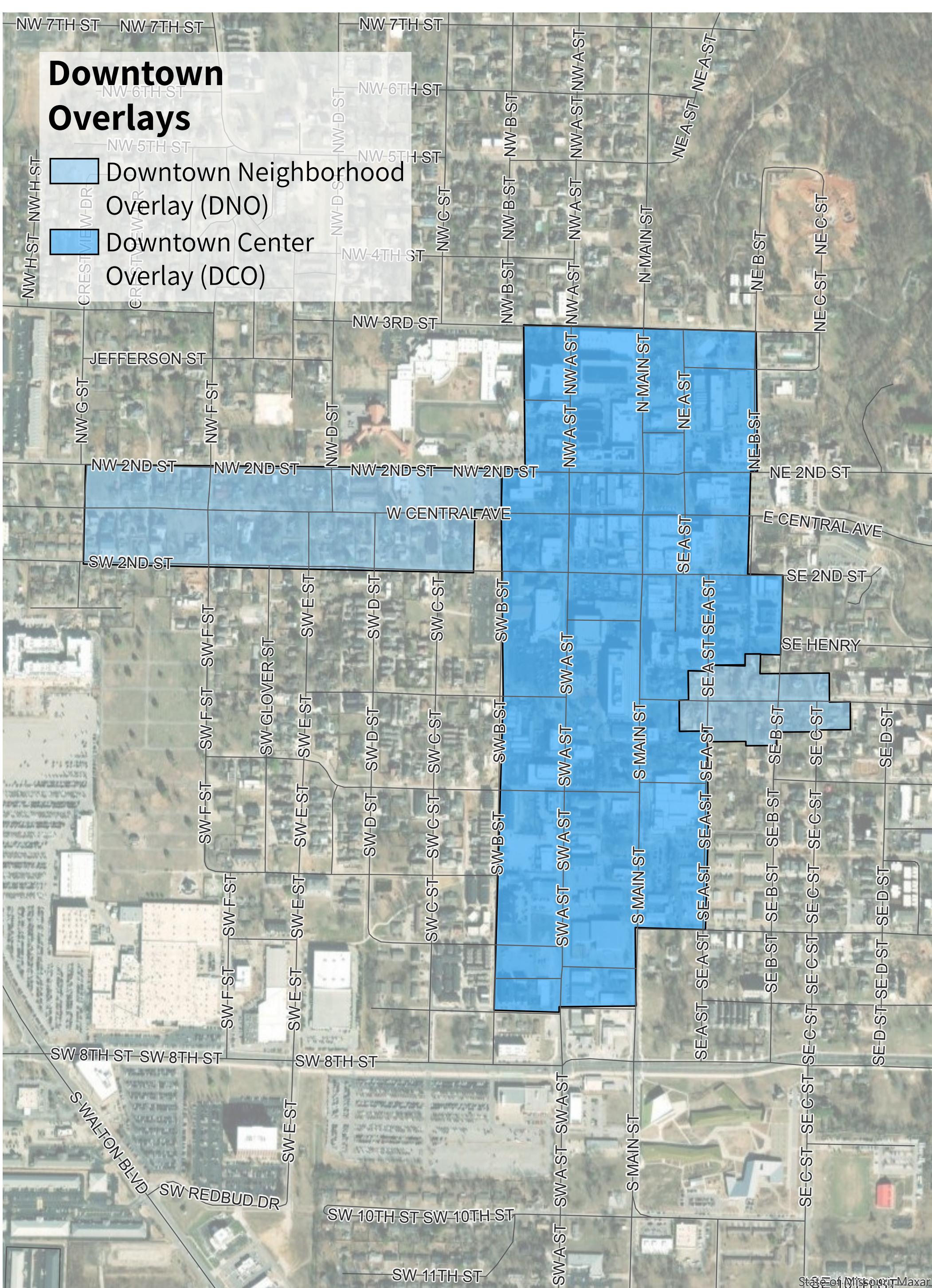
- Buildings meet build-to lines
- Creates street activity
- Ground floors are “retail ready”
- Windows provide adequate daylight and cross-ventilation
- Materials must be brick, stone, or plater facing the street



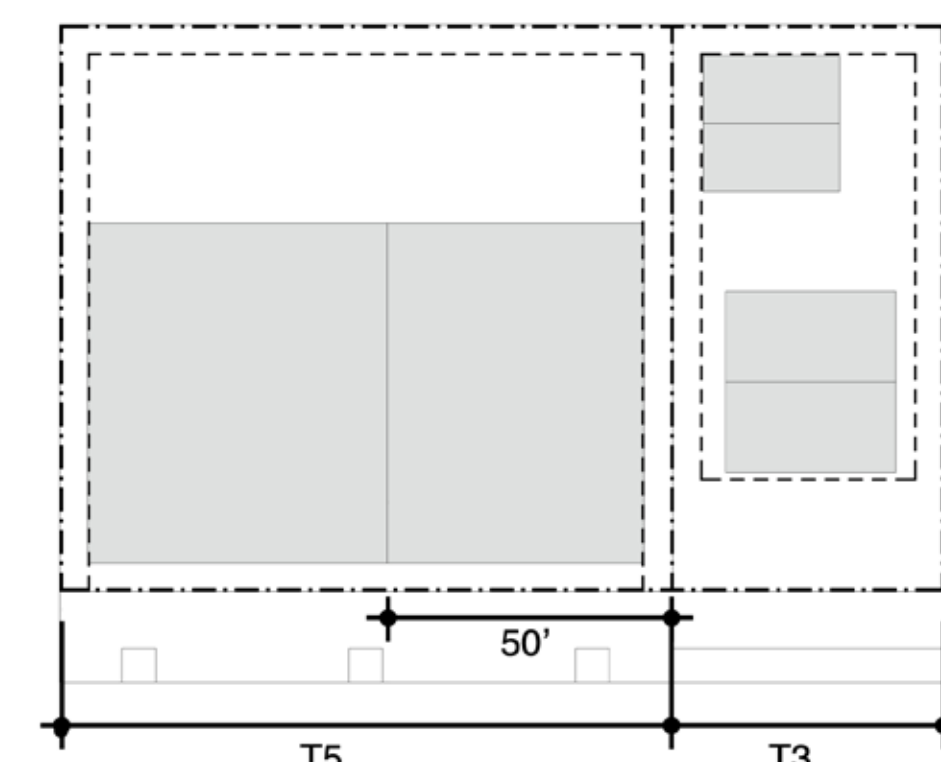
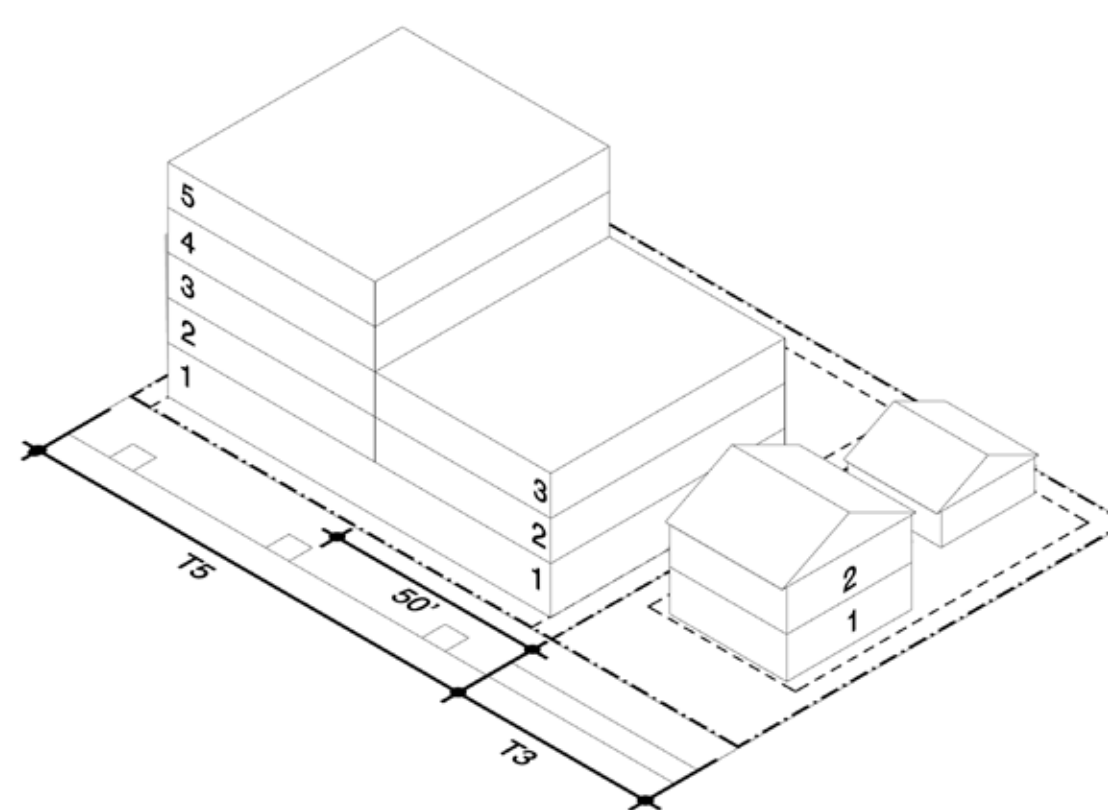
Frontage Buildout Standards



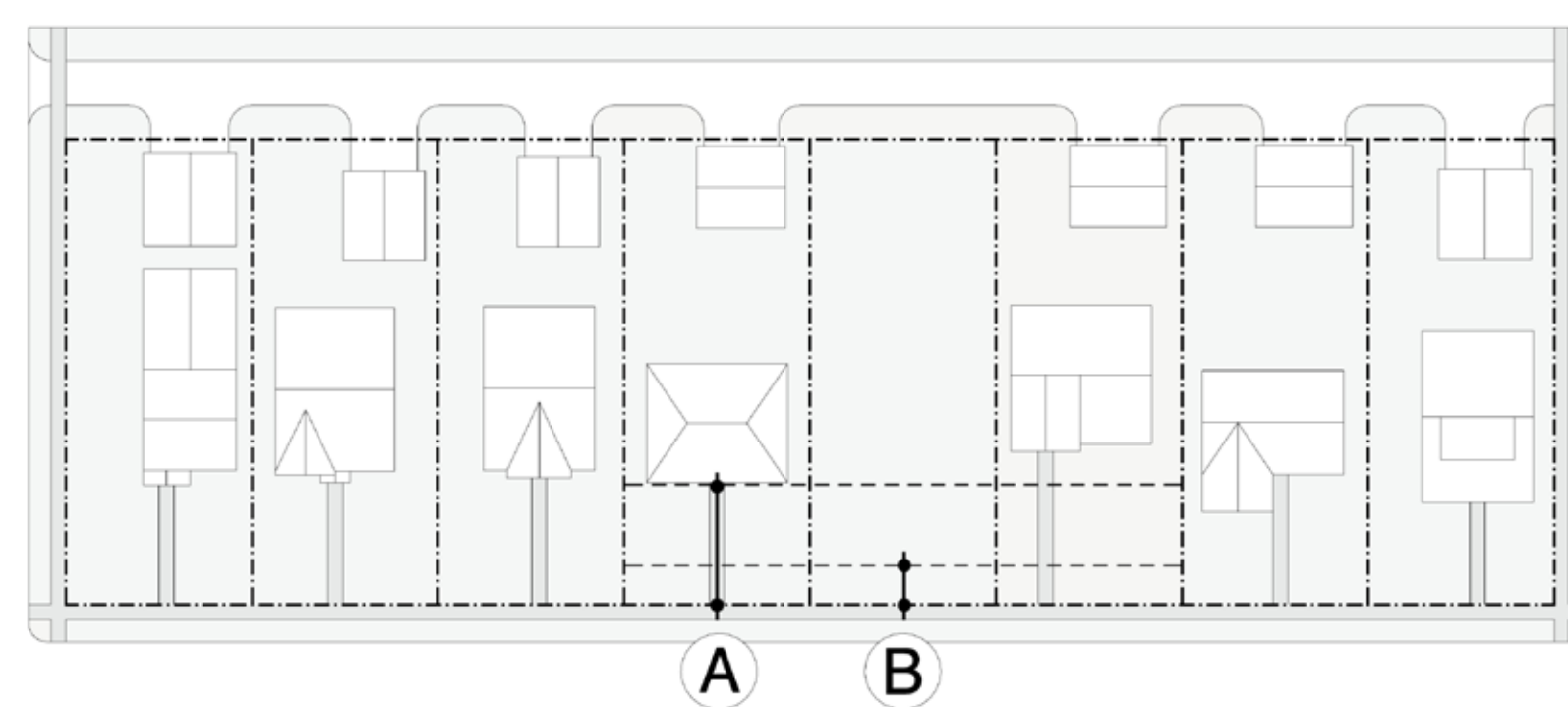
Glass Minimum Standards



Downtown Neighborhood Overlay (DC)



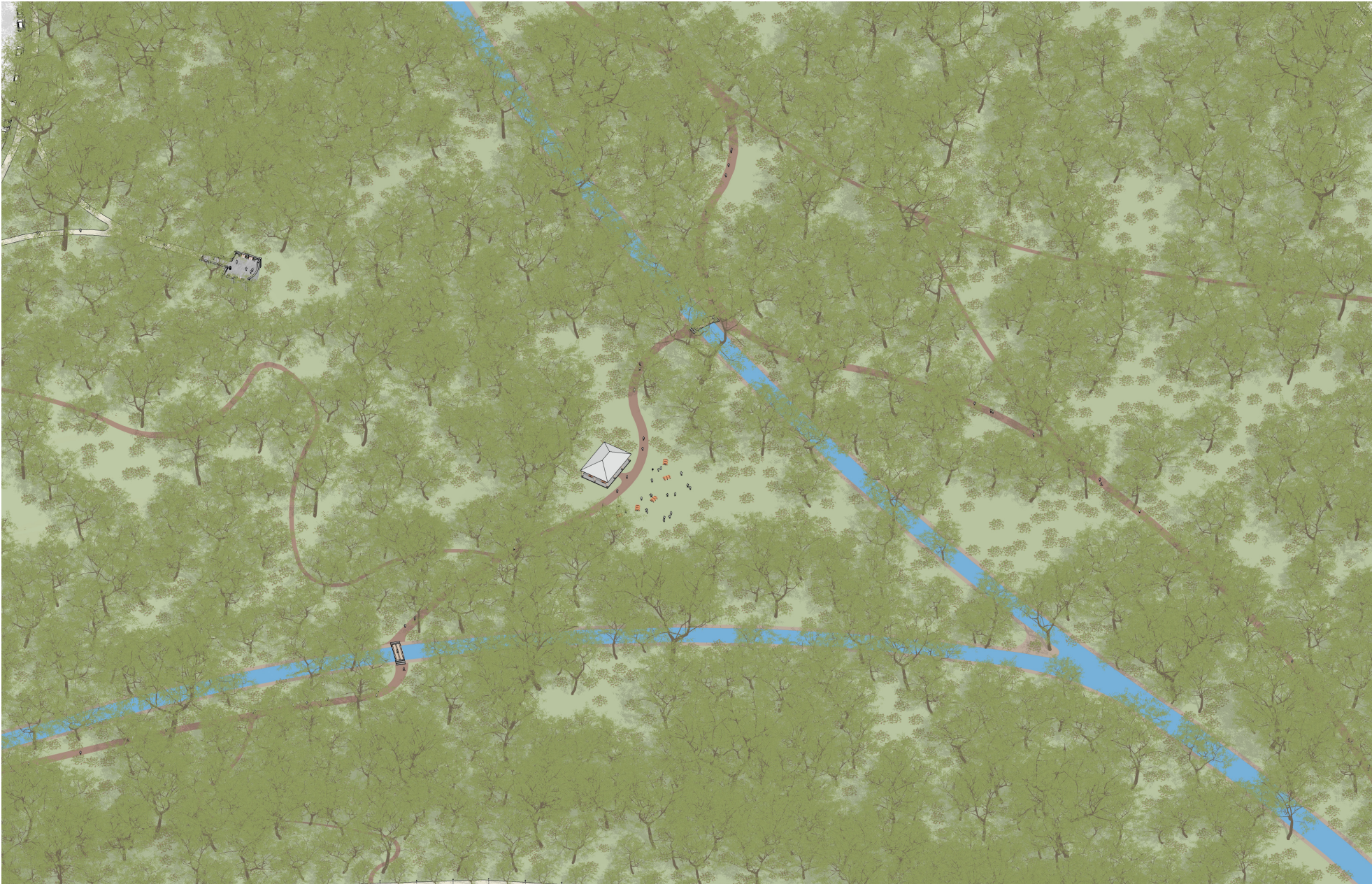
Height Transition Standards



Setback Compatibility Standards

- Meet average block setbacks
- Height transition requirements

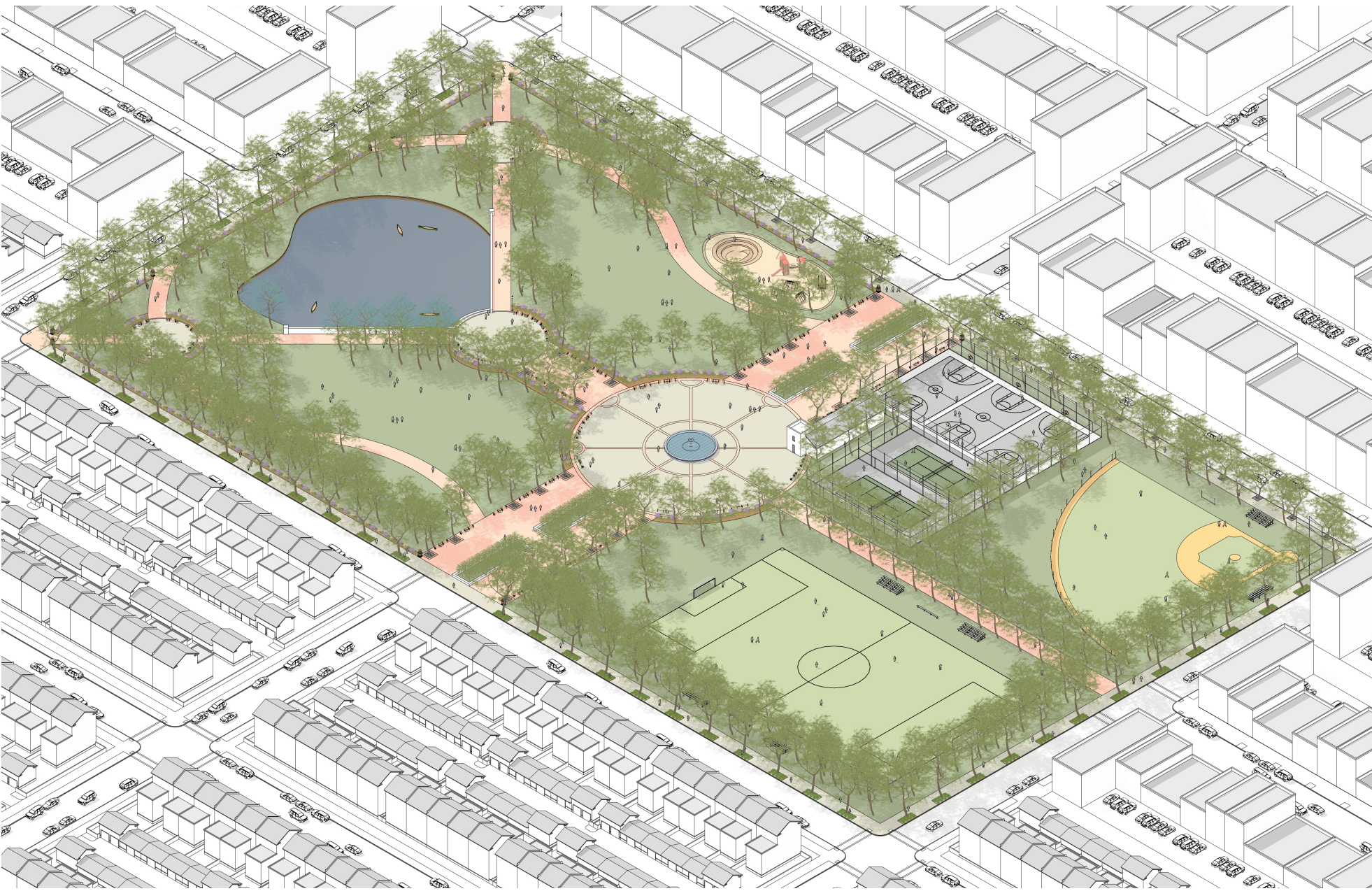
Civic Space Type



Conservation Park



Multipurpose Field



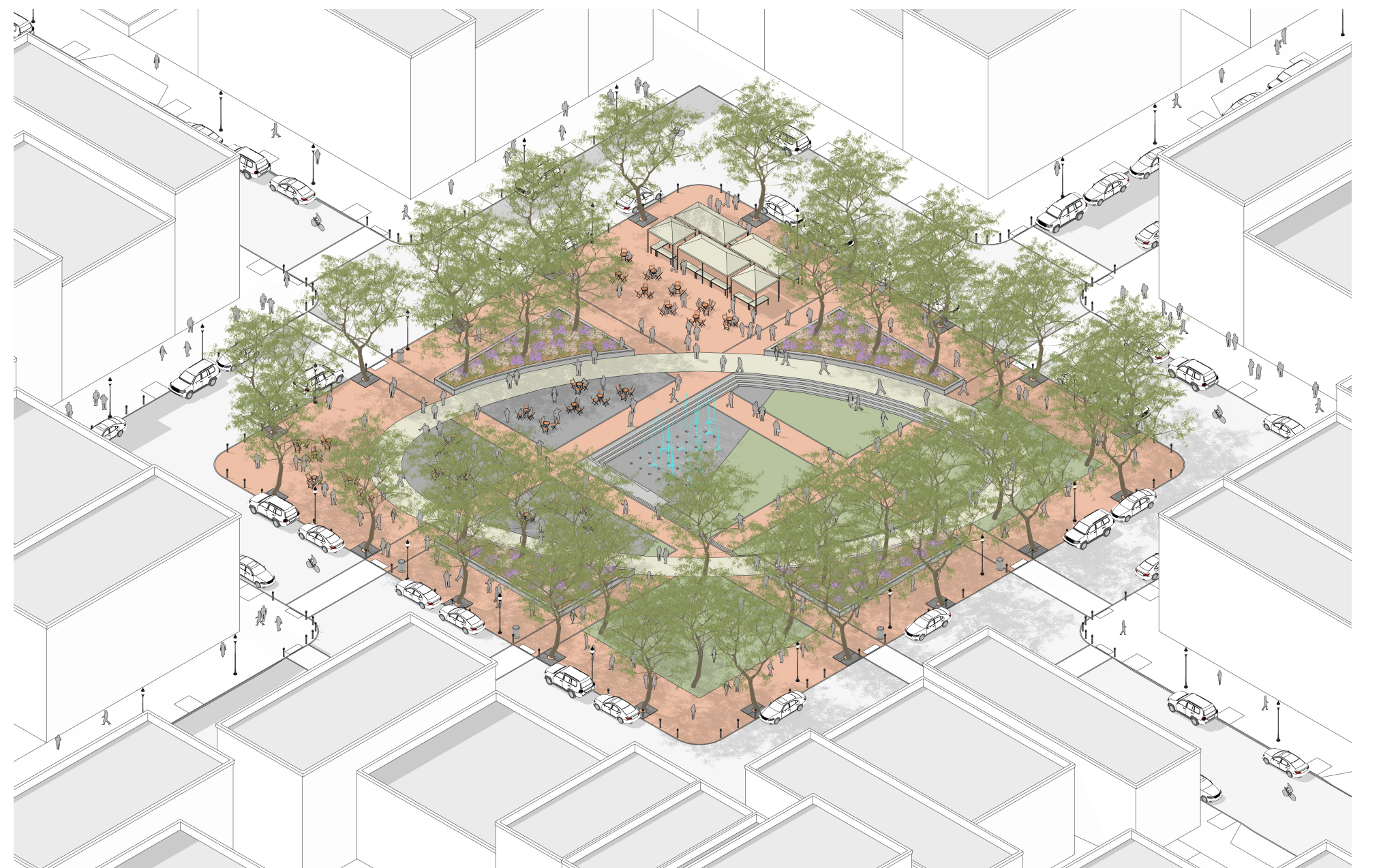
Park



Green



Square



Plaza



Greenway



Pocket Park