

Sec 1100.21 Large-Scale Development Design Standards

- (a) *Purpose and intent.* The design standards in this section are intended to implement the city's vision for commercial and multifamily development as set forth in the city's Community Plan. The Community Plan recommends a high quality of design, improved functionality and appearance of commerce and industry areas, and to support transformation and modernization of aging areas. The intent of these standards is to improve the overall quality of development with surrounding land uses and enhance pedestrian safety and walkability.
- (b) *Applicability.* The provisions of this section shall apply to all developments requiring large scale development approval. ~~Agriculture and industrial zoned properties shall only be required to meet the standards for the side(s) facing a street frontage or clearly visible from a public right of way.~~ The standards in this section and in Sec. 1100.23 Downtown (D) ~~districts-Non-residential and Mixed use~~ design standards shall apply in the DC, Downtown Core and DE, Downtown Edge zoning districts.
- (c) *Exemptions.*
- (1) ~~*Downtown Neighborhood (DN) districts.* Development that is subject to the design standards for the Downtown Neighborhood (DN 1, DN 2, DN 3, and DN 4) zoning districts, which have specific site and architectural design standards established in Section 1100.22, Downtown Neighborhood (DN) districts design standards, shall be exempt from this section. Residential uses in Downtown districts. Residential development in the Downtown (DC and DE) and Downtown Neighborhood (DN1, DN-2, DN-3, DN-4) districts shall be exempt from this section but shall be subject to Sec. 1100.22 Downtown Residential Design Standards.~~
 - (2) ~~*Downtown (DC and DE) districts.* Development that is subject to the design standards for the Downtown Core and Downtown Edge zoning districts, which have specific site and architectural design standards established in Section 1100.23 Downtown (D) districts design standards, shall be exempt from the site amenities requirement in subsection (r). Nonresidential, commercial and mixed-uses in Downtown Districts. Nonresidential, commercial and mixed-use development in the Downtown (DC and DE) and Downtown Neighborhood (DN1, DN-2, DN-3, DN-4) districts shall be exempt from the site amenities requirement in subsection r but shall be subject to Sec. 1100.22 Downtown Non-residential Design Standards.~~
 - (3) *Municipal airport.* Development subject to the design standards for the Bentonville Municipal Airport, which have specific site and architectural design standards established in Section 1100.24, Municipal Airport design standards, shall be exempt from this section.
 - (4) *Existing structures.* When a large-scale development is only an addition to an existing structure, the design standards shall only apply to the addition itself. Facade re-skins, where building facade materials are fully or in part replaced, shall be subject to the building material requirements of this section unless otherwise approved by the Planning Director.
- (d) *Review process.* These standards shall be applied in the normal review process for large-scale developments and shall be approved by the planning commission.

~~(1) Waiver request. Requests for waivers to these requirements must be accompanied by the following items:~~

- ~~1. *Narrative.* A written narrative explaining why the waiver is necessary to enhance the architectural design of the structure.~~
- ~~2. *3-D Rendering.* A 3-D full color architectural rendering of the final product to include an outline of adjacent structures.~~
- ~~3. *Existing examples.* Photos of existing buildings or structures that have incorporated the related design element. Examples are not required to be located in Bentonville.~~

(e) *Building material.* A minimum of seventy five percent of each façade of a building, not including ~~windows, doors, or glazing~~, shall be composed of a maximum of three primary materials ~~unless otherwise recommended by the Planning and Community Development Director and approved by the Planning Commission. Anything less than seventy five percent must be approved by planning commission.~~ The remaining 25% may be composed of trim.

(1) *Primary Materials.* All structures in all zoning districts may utilize brick, stone, marble, granite, cast stone, ~~windows, glazing~~ and copper, bronze, or similar quality metals as primary materials.

(2) *Special Use Primary Materials.* Fiber cement siding, wood lap siding, three-coat cement-based stucco, 24-gauge architectural metal panel systems, textured concrete block, glass block, concrete tilt-up panels, and other durable or innovative materials may be used as primary materials subject to the following ~~approval~~ review criteria:

1. *Location:* Exterior materials should be consistent with the character of the surrounding neighborhood context and be appropriate for the building use type. Applicants shall provide 3-D renderings of their project, and example photos of the material ~~in use to the Planning Director for evaluation with the application.~~

2. *Design and Innovation:* The materials list above are not meant to be exhaustive, but applicants should be prepared to present compelling reasons to the Planning Commission to accept alternatives, such as for specific design purposes or due to new, innovative materials coming available to the development community. Applicants shall supply a written narrative ~~to the Planning Director~~ explaining why the alternative material is necessary for their proposed structure ~~with the application.~~

3. *Quality.* Selected materials should be high-quality and durable. Applicants ~~should~~ shall provide cut sheets and warranty information ~~to the Planning Director~~ with the application.

4. *Building Form and Pedestrian Scale.* Special use materials should be integrated to compliment the building form, articulation, and may be used alongside other allowed primary materials. Examples may include limiting their use to non-street facing facades, as a material change for articulation purposes, or to the upper stories of multi-story buildings.

5. Intent. Exterior materials shall meet the purpose and intent of this Article.

(3) Prohibited Primary Materials. ~~Masonite, Corrugated Metal Panel, Non-textured non-textured concrete block, vinyl, and Exterior Insulation Finish System (EIFS) shall not constitute a portion of any building except trim. Loading docks, overhead doors, and other service entries are prohibited on primary street-facing facades.~~

~~Prohibited Materials. Masonite, Corrugated Metal Panel, Non-textured concrete block, vinyl, and Exterior Insulation Finish System (EIFS) shall not constitute a portion of any building.~~

~~(e) A minimum of two primary building materials is required constituting at least 75 percent of the wall area. No single primary material shall constitute less than 25% of wall area. The standard shall apply to all sides of any building. Materials shall comply with the standards established below.~~

LARGE SCALE DEVELOPMENT BUILDING MATERIALS		
	Primary Materials	Trim Materials
Allowed	Brick Textured concrete block Natural stone Glass veneer Pre-finished architectural metal panels (min. 24 gauge)	Tile Stone Glass block Copper flashing Metal Wood EIFS Pre-finished concrete masonry board
Prohibited	Wood Masonite Asphaltic wall or roof material Aluminum siding Steel siding Non- textured concrete block Stucco Vinyl Fiberglass Ribbed metal panel	

(f) *Building color.* The building's exterior color scheme shall utilize primarily muted, neutral, or earth tone type colors. The primary use of bright, intense, or extreme colors not consistent with the adjoining developments shall not be permitted. This regulation is not intended to prohibit the use of these colors for specifically approved architectural detailing. ~~All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match or compliment the color of the adjacent surface, unless being used expressly as a trim or accent element. Building color shall be consistent with the standards established below.~~

LARGE SCALE DEVELOPMENT BUILDING COLOR STANDARDS		
	Primary Colors	Trim Colors
Allowed	Muted Neutral Earth tone	Muted Neutral Earth tone Bright Light Primary
Prohibited	Bright Primary	

(g) *Building compatibility.* ~~All commercial structures shall be designed in a manner compatible with other structures in the surrounding vicinity.~~ The exterior building design, including roof style, color, materials, architectural form and detailing, shall ~~be consistent~~ use common design characteristics among all buildings in a common commercial development and on all elevations of each building to achieve design harmony and continuity within itself.

(h) *Scale and bulk.* The height and scale of new buildings shall be consistent or compatible with the height and scale of adjacent buildings. Special care, however, shall be taken to achieve the compatibility of larger buildings next to small scale buildings; techniques shall include limited size, building articulation, and shadow patterns. The scale of the building shall also consider building setback, lot size and relationship to street width.

(i) *Wall-Facade articulation.* Buildings shall avoid long uninterrupted façade planes and/or blank walls and shall meet the following requirements.

(1) *Vertical articulation.* Vertical articulation is required to visually break up the massing of front and corner facades. Vertical articulation elements are required at intervals no less than 20-feet and no more than 50-feet from each other and may include architectural features such as bays, columns, pilasters, mullions, regular repetition of window patterns, a break in the building plane, recessed entries, or other architectural that meet the intent of this article.

(2) *Horizontal articulation.* Horizontal articulation is required to help distinguish the ground floor from upper stories on buildings with 3 or more stories. Allowable methods include base, belt courses, awnings or canopies, changes in materials or window patterns, recessed entries, or other architectural treatments that meet the intent of this article.

(3) *Color.* Variation in color shall not be used to meet the required articulation.

(4) *Roofs.* Roof lines and/or parapets shall be varied with a change in height proportionate to the building length and height. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view.

(5) *Entrances.* All primary building entrances shall be visible and accessible from the public street and sidewalk. Each primary building on a site, regardless of size, shall have clearly defined, highly visible customer entrances. This may be satisfied through the use of architectural features such as canopies or porticos, overhangs, recesses/projections, arcades, arches, architectural detail such as tile work and moldings integrated into the building structure and design, integrated planters or wing walls that incorporate landscaped areas and/or places for sitting or other architectural features approved by the planning commission.

(j) _____

LARGE SCALE DEVELOPMENT WALL ARTICULATION	
Vertical	50' max. between articulation
Horizontal	Articulation required between first and second floor

Techniques	<ul style="list-style-type: none"> • Relief change (projection or recess at least <u>no less than 2'</u> deep) • Breaks in the surface wall • Windows and door openings • Balconies, awnings and canopies • Series of display windows • Recessed entries • Decorative materials / tile • Material change • Texture change • Other techniques that meet the intent of these regulations and approved by Planning Commission.
------------	---

~~(j) *Façades.* All commercial structures shall be architecturally finished on all sides with same materials, detailing, and features when visible from the public realm or adjacent residential areas. The degree of visibility from the public realm shall be evaluated using the following criteria:~~

- ~~(1) The degree of visibility from all adjacent public ways;~~
- ~~(2) Possible visibility from future buildings and public ways; and~~
- ~~(3) Internal overall appearance in relation to the site.~~

~~(k) *Roofs.* Roof lines and/or parapets shall be varied with a change in height every 100 linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view. Alternative lengths and designs may be acceptable and may be approved by planning commission if the required design would create water drainage or structural issues; or is necessary to enhance the architectural design of the building.~~

~~(l) *Entrances.* primary Each primary building on a site, regardless of size, shall have clearly defined, highly visible customer entrances featuring no less than two (2) of the following:~~

- ~~(1) Canopies or porticos;~~
- ~~(2) Overhangs;~~
- ~~(3) Recesses/projections;~~
- ~~(4) Arcades;~~
- ~~(5) Raised corniced parapets over the door;~~
- ~~(6) Peaked roof forms;~~
- ~~(7) Arches;~~
- ~~(8) Architectural detail such as tile work and moldings integrated into the building structure and design;~~
- ~~(9) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;~~
- ~~(10) Change in material; or,~~
- ~~(11) Other architectural features approved by planning commission.~~

~~(m) *Architectural details.* All buildings shall be designed to incorporate no less than three (3) of the architectural elements from the list below, in addition to regulations regarding the design of entrances above. Buildings over fifty thousand (50,000) square feet shall include a minimum of five (5) of the referenced architectural elements. Buildings over one hundred thousand (100,000) square feet shall include a minimum of six (6) of the referenced architectural elements.~~

- ~~(1) Canopies, awnings, or porticos;~~
- ~~(2) Recesses/projections;~~
- ~~(3) Arcades;~~

- ~~(4) Peaked roof forms;~~
- ~~(5) Arches;~~
- ~~(6) Display windows;~~
- ~~(7) Accent materials (minimum of 15% of exterior façade);~~
- ~~(8) Architectural details (such as tile work and moldings) integrated into the building façade;~~
- ~~(9) Articulated cornice line;~~
- ~~(10) Articulated ground floor levels or base;~~
- ~~(11) Varied roof heights; or,~~
- ~~(12) Other architectural features approved by planning commission.~~

~~(j)(k)~~ Utility and mechanical equipment screening.

- (1) Screening of service yards, utility meters and hardware, mechanical equipment, and/or other potentially unattractive places from public view, shall be accomplished by the use of walls constructed with the same materials as the primary building, fencing, planting, or a combination of the measures that follow. Screening shall be equally effective in the winter and the summer seasons. For rooftop equipment, parapet walls or other screening methods approved by planning commission are required along street frontages and bordering residential areas.
 1. Adjusting the architectural or landscape profile to screen those elements from view.
 2. Placing those elements on service courts or other locations usable by the general public.
 3. Integrating those elements into the architecture or landscaping of the site.
 4. Use materials similar to that of the primary structure.
- (2) The degree of visibility and screening of service yards, utility meters and hardware, mechanical equipment, refuse areas, and/or other potentially unattractive places shall be evaluated using the following criteria:
 1. The degree of visibility from all adjacent public ways;
 2. The architectural compatibility of the design and color of the yards, meters and equipment of the building;
 3. Possible visibility from future buildings and public ways; and
 4. Internal overall appearance in relation to the site.

~~(j)(l)~~ Building placement. Place as much of the building width at the front of the lot as possible to maximize front façade exposure to the public. The front façade shall be kept parallel with the street. On corner lots, place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility.

~~(j)(m)~~ Parking placement. No more than 60% of the off-street parking area for the entire property shall be located between the front façade within the front yard of the principal building and the primary abutting street unless the principal building and/or parking lots are screened from view by out-lot development and additional tree plantings or berms. Whenever possible, attempt to link with adjacent parking lots or provide shared parking areas which can serve neighboring buildings simultaneously. Parking lots shall be designed in regular, rectangular shapes.

~~(j)(n)~~ Pedestrian circulation. Clearly defined pedestrian walkways or paths shall be provided from public sidewalks to primary building entrances. Design walkways and parking lots so that pedestrians do not have to cross parking aisles and landscape islands to reach building entries. All internal walkways shall be distinguished from driving surfaces through the use of durable,

low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Painted crosswalks shall not be considered sufficient definition of the pedestrian path from the driving surface.

~~(+)(o)~~ *Site amenities.* Each commercial development shall contribute to the establishment or enhancement of the community and public spaces by providing at least two (2) of the amenities listed below. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

- (1) Patio, seating area;
- (2) Pedestrian plaza with benches;
- (3) Mini park, square or green;
- (4) Transit stop;
- (5) Public art;
- (6) Window shopping walkway;
- (7) Outdoor play area;
- (8) Kiosk area;
- (9) Water feature;
- (10) Clock tower or steeple;
- (11) Bike racks that hold at least 2 bikes; or
- (12) Any other deliberately shaped area and/or focal feature that, in the planning commission's judgment adequately enhances such development and serves as a gathering place.

Sec 1100.22 Downtown ~~Neighborhood (DN) Districts~~ Residential Design Standards

- (a) *Purpose and intent.* The design standards in this section are intended to improve the overall quality of development and enhance pedestrian safety and walkability in ~~the downtown neighborhood districts, residential areas.~~
- (b) *Applicability.* The provisions of this section shall apply to all residential development in the DC, DE, DN-1, DN-2, DN-3 and DN-4 districts.
- (c) ~~DN districts general~~ General Residential *Building orientation and design.*
 - (1) *Building orientation.* All residential buildings shall be oriented with their primary facades toward the public street. For corner lots, the primary façade must be oriented toward the designated front lot line.
 - (2) *Materials and design.* Front, side, and rear building facades visible from the public street shall incorporate attractive design materials and massing elements that create visual interest and a character consistent with surrounding development. Such design and massing elements could include porches or stoops, dormers, varied roof lines planar modulation or varied façade materials.
 - (3) *Character elements.* Character elements such as porches, window bays, dormers, etc., if used in a way that is consistent with the intended character of the neighborhood, can result in a maximum lot coverage bonus of up to 5% based on the discretion of the Director.
 - (4) *Functional character elements.* Where appropriate, character elements shall be fully functional. Dormers shall be constructed to allow for occupiable space, and porches shall be a minimum depth of 6' to allow for regular use.
 - (5) *Exterior materials.* Exterior façade materials and details should be consistent with the character of the surrounding context.
- (d) ~~DN districts general~~ General Residential *Site access and parking.*
 - (1) *Parking location.*
 - a. *Prohibited in front yards.* Garages, parking lots or designated parking spaces are prohibited in the front yard .
 - b. *Attached garages.* Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.
 - c. *Detached garages.* Detached garages shall be located to the rear of the primary structure.
 - (2) *Parking setbacks.*
 - a. *Corner lot.* On a corner lot, the garage shall not be located closer than 20' to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.
 - b. *Detached garages.* Detached garages must be separated from the primary structure by a minimum of 10'.
 - c. *Garages with alley access.* Garages with alley access must be setback 8' from the alley.

(3) *Parking access.*

- a. *With alleys.* Where alleys are platted and paved, vehicular access to the designated parking area shall be provided from the alleys.
- b. *Without alleys.*
 1. Where alleys are not platted, or are platted and not paved, property owners are encouraged to locate parking areas in such a way that parking access could be easily converted to an alley if one is installed in the future. Property owners may choose to pave platted alleys provided they pave the portion of the alley that abuts their property to the nearest public road as identified by the Master Street Plan and shall construct the alley in accordance with Section 1100.16.
 2. Where no alley is provided, vehicular access shall be provided in accordance with the standards for each building type.

(4) *Shared parking access.* Where a private drive from the public street is permitted, adjacent properties are encouraged to utilize a shared private drive in order to reduce the overall number of private drives and curb cuts on a block. Where this is done, the following standards shall be met:

a. *Adjacent single-family.*

1. Driveway width. The driveway width shall be a minimum 12' and a maximum of 14'. This area should be kept clear of parked vehicles or other property that would inhibit vehicular circulation.
2. Clear circulation. A clear circulation area shall be provided between designated parking areas or garages and shall have a minimum width of 22' to allow for backing out of vehicles. This area should remain clear of parked vehicles or other property that would inhibit vehicular circulation.
 - i. Garages may be located up to the edge of the required clear circulation area so long as they meet the other setbacks and locational requirements of this chapter.
 - ii. Outdoor parking can be accommodated by setting back the façade of the garage a minimum of 18' and a maximum of 22' from the property line.

b. *Adjacent townhouse or multi-family.*

1. Driveway width. The minimum driveway width shall be 12'. This area shall be kept clear of parked vehicles or other property that would inhibit vehicular circulation.
2. Access. The driveway from the public street shall lead to separate drive aisles for parking on each lot. These drive aisles shall conform to parking lot standards included in the zoning ordinance and shall provide access to individual parking spaces or garages.

c. *Pedestrian access.* Pedestrian access from public sidewalk to front façade shall be provided in accordance with the standards for each building type.

(e) ~~DN districts single-family~~ Single-Family standards.

- (1) *Street access.* Where no alley is provided, one private drive can be provided from the public street. For corner lots, drive access should be provided from the designated side street.
- (2) *Alley access.* Vehicular access to all lots with a width less than 50' must be provided by a rear alley.
- (3) *Pedestrian access.* Direct pedestrian access shall be provided from the public sidewalk to an articulated building entrance on the front façade of the building.

(f) ~~DN districts townhouse~~ Townhouse standards.

(1) *Townhouse design standards.*

- a. *Townhouse unit width.* The minimum width of a townhouse unit is 20'.
- b. *Townhouse cluster size.* One townhouse cluster can have a maximum of 6 dwelling units.
- c. *Townhouse cluster spacing.* Multiple townhouse clusters can be provided on a single lot so long as there is a minimum spacing of 20' between clusters and all clusters are oriented toward the public street.
- d. *Townhouse unit articulation.* Individual townhouse units should be articulated through the exterior design of the cluster. This can be accomplished through dormers, porches, vertical design elements, varying roof forms, or other appropriate techniques.

e. *Block end townhouses.* ~~In the DN-2 district~~ In districts where, townhouse clusters are only ~~permitted~~ allowed at the end of a block. ~~In such instances,~~ the cluster(s) shall be oriented toward the intersecting side street. Where existing alleys exist and intersect with the side street, the alley must either be accommodated by new development, or reconfigured and dedicated as part of the new development in order to preserve alley access to other properties on the block.

f. *Mid-block townhouses.* In ~~the DC, DE, DN-3 and DN-4 Districts~~ districts where, townhouse clusters are ~~permitted~~ allowed on any portion of a block. ~~In these districts,~~ when a cluster is located at the end of a block, it may orient toward either public street.

(2) *Townhouse access and parking management.*

- a. *Alley and drive access.* Vehicular access to townhouse clusters shall be served by a rear alley, or by a private on-site drive.
- b. *Drive access width.* The private on-site drive with a maximum width of 20' can be provided for each cluster of townhouse units. (The drive can be provided in the required 20' spacing between clusters.) However, wherever possible, one private drive should be used to provide access to multiple townhouse clusters.
- c. *Pedestrian access.* Direct pedestrian access shall be provided from the public sidewalk to an articulated entrance for each unit on the front façade of the building.

(g) ~~DN districts multi-family~~ Multi-Family standards.

(1) *Multi-family design standards.*

- a. *Design elements.* Multi-family buildings shall incorporate design elements that create visual interest and avoid large blank facades. Such elements should be used to create a façade rhythm that is consistent with surrounding attached or detached single-family buildings. Appropriate elements include protruding or recessed patios, vertical and horizontal design elements, planar variations, varied roof lines, dormers, and others.
- b. *Multiple buildings on a lot.* More than one multi-family building can be provided on a single lot so long as there is a minimum spacing of 20' between buildings and all buildings are oriented toward the public street.
- c. *Block-end multi-family buildings.* In the DN-3 district, multi-family buildings are only permitted at the end of a block. In such instances, the building(s) shall be oriented toward the intersecting side street. Where existing alleys exist and intersect with the side street, the alley must either be accommodated by new development, or reconfigured and dedicated as part of the new development in order to preserve alley access to other properties on the block.
- d. *Mid-block multi-family buildings.* In the DC, DE, and DN-4 districts, multi-family buildings are permitted on any portion of a block. In this district, when a building is located at the end of a block, it may orient toward either public street.

(2) *Multi-family access and parking management.*

- a. *Vehicular alley access.* Vehicular access to all multi-family buildings must be provided by an alley. Where no alley exists, a private drive may be provided. However, the private drive should be dedicated as a future public alley and designed to be integrated with future alleys as they are built.
- b. *Pedestrian access.* Direct pedestrian access shall be provided from the public sidewalk to an articulated entrance or entrances on the front façade of the building.

(h) ~~DN districts integrated~~ Integrated commercial use standards. Commercial uses that are integrated into a primarily residential structure, shall meet the following standards.

(1) *Allowed location.*

- a. *Ground floor.* Ground-floor commercial uses are permitted in multi-family buildings along property frontages indicated on the City's zoning map and in accordance with items 1.a.—3.c. below.
- b. *Corners.* Commercial uses should be located at the corner of the building and at the corner where a side street exists, if possible.

(2) *Dedicated entrance.* Commercial uses must provide a dedicated entrance from either the public sidewalk or publicly accessible vestibule of the building. Entry from an internal residential corridor is prohibited.

(3) *Commercial area and operations.*

- a. *Size.* The area of any single commercial use shall not exceed 3,000 sq. ft., and the total commercial area in a multi-family building shall not exceed 5,000 sq. ft. Structures that

exceed the maximum size requirements shall be classified and regulated as Mixed-Use structures (1100.22.9)

- b. *Multiple uses.* The commercial use shall not be the only use on the ground floor. Other qualifying uses include residential units or resident amenities (i.e. laundry, parking, storage, building management, etc.).
- c. *Functional operations.* Operations related to the function of commercial tenants (i.e. outdoor trash receptacles, loading areas, etc.) shall be located and designed so they do not interfere with resident access or substantially impact residents through noise, odor, etc.

Sec 1100.23 Downtown Non-residential and Mixed-Use Design Standards

- (a) Purpose and intent. The design standards in this section are intended to implement the city's vision for the downtown area as outlined in the Downtown Master Plan and the Bentonville Community Plan. The intent of these standards is to improve the overall quality of development and enhance pedestrian safety and walkability in the downtown districts.
- (b) Applicability. The provisions of this section shall apply to all commercial, non-residential and mixed-use developments requiring approval within the DN-1, DN-2, DN-3, DN-4, DC, and DE, districts. These standards are in addition to the regulations in Sec. 1100.21 Large scale development design standards. Where there is conflict between regulations, the regulations in this section shall prevail. These regulations do not apply to residential, integrated commercial or mixed use which are regulations in Sec. 1100.22 Downtown Residential Design Standards.
- (c) Review process. These standards shall be applied in the normal review process for large scale developments and shall be approved by the planning commission.
- (d) Downtown commercial design standards. Buildings design for non-residential or commercial only uses, shall meet the following standards.
 - (1) Downtown commercial building design standards.

- a. Façades. Loading docks, overhead doors, and other service entries are prohibited on primary street-facing façades. Features added to the façade, such as balconies and shutters, shall be useable and/or operational to ensure authenticity of design.

~~b. Roofs. Roof styles in the Downtown districts shall meet the standards below:~~

<u>DOWNTOWN (D) DISTRICTS ROOF STYLES ALLOWED</u>	
<u>DC</u>	<u>Gable, hipped, flat</u>
<u>DE, DN-1, DN-2,</u>	<u>Gable, hipped</u>

- c. Entrances.
 - 1. Doors adjacent to sidewalk. All doors from the structure that are immediately adjacent to the sidewalk shall be recessed from the front of the structure a minimum of the width of the door to allow for safe pedestrian use of the sidewalk.
 - 2. Primary entrance emphasized. All primary entrances to a building shall be emphasized with one of the following techniques, or as approved by planning commission: slightly recessed; change in color; and/or materials or paving treatment.
- d. Glazing. Commercial, mixed use- and non-residential buildings shall create visible interest at the pedestrian scale. For the purposes of this Section, glazing is the percent of the façade square footage covered by windows and doors, excluding trim. Glazing shall constitute a minimum of 50% of the façade square footage of the ground floor, between 2 and 12 feet, visible from the public street for commercial and mixed use

~~buildings and shall be transparent enough to allow for the public to view inside at the ground floor be visible to an interior depth of five feet inside the floorplate.~~

- e. *Corner architecture.* All buildings located at the corner of the intersection between any combination of arterial and collector streets shall incorporate a minimum of one of the following architectural elements, or as approved by planning commission: Cupola, Turret, Pitched roof.
- f. *Awnings, canopies, and balconies.* Awnings, canopies and balconies shall meet the standards below.

DOWNTOWN (D) DISTRICTS AWNING, CANOPIES AND BALCONY STANDARDS	
Material	Durable, protective, water repellent
Prohibited	Plastic, aluminum, fiberglass Backlighting of awning

- g. *Franchise architecture.* Franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) is prohibited. Franchises or national chains shall follow these standards to create a unique building that is compatible with the DC, Downtown Core ~~and~~ DE, Downtown Edge, DN-1, DN-2, DN-3, Downtown High-Density Residential, and DN-4, Downtown Mixed-Use Residential districts.

(2) Downtown Commercial site design standards.

- a. *Building placement.* A minimum of 80% of the façade must be placed along the maximum setback allowed in the Downtown zoning districts. Any section along the maximum setback on an arterial or collector street that is not defined by a building up to a 10-foot setback of the maximum setback shall be defined by a 2'6" to 4'6" high fence or wall. The material on the fence or wall shall be consistent and compatible with the adjacent structure and approved by planning commission. The fence or wall may consist of a gate or opening for access.
- b. *Parking placement.* Off-street parking shall be located behind or to the side of the primary building. On corner lots, parking drive shall not be located on arterial or collector streets, unless at the intersection of any combination of arterial and collector streets Parking drives are highly discouraged along arterial and collector streets and only allowed if there is no other option for access to parking areas. Off-site parking may be provided off-site within 600' or as shared parking. A shared parking agreement shall be provided to Planning for all residential use parking spaces. ~~The standards for garages and parking for residential uses set forth in Sec. 1100.22 Downtown Neighborhood (DN) Districts Design Standards shall apply to residential uses in the DC and DE districts.~~

- (e) *Downtown Mixed-use design standards.* Buildings that mix residential and commercial/non-residential uses shall meet the following standards.

(1) *Downtown Mixed use building standards.*

- a. *Upper floor design.* Upper-floor residential portions of mixed-use buildings shall incorporate design elements that create visual interest and avoid large blank facades. Such elements should be used to create a façade rhythm that is consistent with surrounding attached or detached single-family buildings. Appropriate elements include protruding or recessed patios, vertical and horizontal design elements, planar variations, varied roof lines, dormers, and others.
- b. *Ground floor design.* Ground-floor commercial facades must integrate a high level of transparency and elements typical of traditional commercial design. Such elements should include knee walls, window bays framed by architectural columns and pilasters, transom windows, recessed entries, awnings, and others.
- c. *Buildings on a corner lot.* Mixed-use buildings located on corners should integrate prominent massing elements such as corner turrets or chamfered facades.
- d. *Signage and lighting.* Commercial signage and lighting should be integrated into the design of the façade and have a minimal impact on the aesthetic of the area. All commercial signs should comply with the regulations for signs located in the D-C Downtown Core District.
- e. ~~Commercial~~ *floor delineation.* For buildings taller than two stories, there should be a clear delineation between the ground-floor commercial or nonresidential space and upper-floor residential areas. Such a delineation can be created through the use of varying materials, slight upper-floor recession, projection or horizontal variation.
- f. *Large scale development compliance.* Mixed-use buildings are subject to the standards for Large Scale Developments and Downtown Commercial development as described in Appendix B, Sec. 1100.21, Large-Scale Development Design Standards and Sec. 1100.23, Downtown Commercial Design Standards and the requirements of Sec. 1100.23 shall prevail.
- g. *Functional operations.* Operations related to the function of commercial tenants (i.e. outdoor trash receptacles, loading areas, etc.) shall be located and designed so they do not interfere with resident access or substantially impact residents through noise, odor, etc. Trash receptacles should not be adjacent to a public right-of-way or located in a front setback.
- h. *Screening of adjacent residential lots.* Mixed-use buildings shall provide screening against abutting residential properties that is compliant with regulations established in Section 1400.09 of the City's Land Development Code.

(2) *Downtown Mixed-use access and parking management.*

- a. *Vehicular access.* Vehicular access to all multi-family buildings must be provided by an alley. Where no alley exists, a private drive may be provided. However, the private drive should be dedicated as a future public alley and designed to be integrated with future alleys as they are built.

b. *Pedestrian access.*

1. *Ground floor commercial.* Direct pedestrian access shall be provided from the public sidewalk to an articulated entrance for each ground-floor commercial unit on the front façade of the building.
2. *Residential.* Direct pedestrian access shall be provided from the public sidewalk to a dedicated entrance that provides access to upper-floor residential units.

(f) *Downtown Site amenity standards.* ~~Site amenities are not required. However, if a specific site amenity is being provided, it~~ A minimum of two site amenities are required and shall meet the standards below. ~~for all streets in the DC, Downtown Core and DE, Downtown Edge districts.~~ All street furniture shall be installed per manufacturer's specifications.

(1) *Street amenity placement.*

- a. Street trees and streetlights shall not be placed directly in front of an entrance to a building.
- b. All street furniture shall be placed so that a minimum of 4' of the width of the sidewalk is clear and unobstructed.
- c. Trees, street lamps, and all street furniture shall be placed a minimum of 36" away from the back of curb to allow for car doors opening.

(2) *Streetlight standard.*

- a. Luminaire: Granville
- b. Pole: Wadsworth
- c. Pole height: 12' maximum
- d. Color: Black
- e. Spacing: Determined by Bentonville Electric Utility Department.

(3) *Bench standard.*

- a. Length: 6' minimum
- b. Style: Victor Stanley "Classic" Series (Model # C-10) (or approved equal)
- c. Color: Black

(4) *Trash receptacle standard.*

- a. Size: 40-gallon
- b. Style: Victor Stanley "Ironsites" (Model # S-35), or approved equal
- c. Color: Black

(5) *Bicycle rack standard.*

- a. Size: 34" x 21.5"
- b. Style: Single hoop, Dero Swerve Rack, Black
- c. Tube Width: 1.9"
- d. Setback from parallel wall: 24"
- e. Setback from horizontal wall: 28"
- f. Setback from parallel street: 36"
- ~~g. Distance from horizontal street: 62"~~

g.