

### Future Land Use Plan Category Descriptions

*Adopted 2007; Amended April 22, 2014 with Resolution No. 04-22-14A;  
Amended on October 11, 2016 with Resolution No. 10-11-16B*

Category	Description	Average Dwelling Units per Acre	Zoning Districts Included	Typical Floor Area Ratio
<b>Agriculture (A)</b>	Agricultural lands and other undeveloped lands that are generally located outside the city limits. Uses include farms, ranches, forestry, and agriculture-related businesses.	Less than 1 DU/Acre	A-1	
<b>Residential Estates (RE)</b>	Single-family detached residential development on larger lots that may be served by on-site septic systems.	0.5-1 DUs/Acre	RE	-
<b>Low Density Residential (LDR)</b>	Primarily single-family detached residential development with home occupations, schools, churches and other neighborhood organizations.	1-6 DUs/Acre	R-1 PRD	-
<b>Medium Density Residential (MDR)</b>	Moderate-density residential development serving as a transition between commercial and low-density residential land uses. Housing types are varied, including zero-lot line single-family, duplexes, townhomes, and low-scale apartment buildings. Some neighborhood-scale commercial uses may be included where appropriate access is available.	7-12 DUs/Acre	R-2 R-3 R-C2 R-MH R-ZL PRD	
<b>High Density Residential (HDR)</b>	Consists of high-density residential structures and mixed use structures with commercial and service establishments on the lower floors.	Up to 24 DUs/Acre	R-4 R-C3 PRD	-
<b>Commercial (C)</b>	Commercial uses include a wide variety of retail and service uses, such as convenience stores, restaurants, car dealerships, and supermarkets.	-	C-1 C-2 C-3	0.3 to 1.5
<b>Office (O)</b>	Office uses include single buildings and office parks of several buildings. Buildings are generally 1 to 3 stories in height and cover approximately a third of the site. Small retail components may be included to serve on-site employees.	-	R-O C-1	0.25 to 1.0

<b>Industrial (I)</b>	Industrial uses range from shipping and warehousing to more intense manufacturing uses. Industrial uses sometimes require open space in order to buffer them from adjacent uses and often generate high volumes of heavy truck traffic.	-	I-1 I-2	0.25 to 0.5
<b>Mixed Use (MU)</b>	Permits a mix of residential and non-residential development (excluding industrial uses). The ideal mix of uses in Bentonville is one-third each of medium density residential, office, and commercial uses, with additional open space amenities included within the development site.	7-12 DUs/Acre	D-C R-O C-3 PUD	0.5 to 2.0
<b>Downtown Low-Density Residential (D-LDR)</b>	Established downtown neighborhoods that are predominantly single-family with large lots.	8	DN-1 PRD	--
<b>Downtown Medium-Density Residential (D-MDR)</b>	Established downtown neighborhoods where increased single-family density can be accomplished with small-lot single family development.	12-16	DN-2 PRD	--
<b>Downtown High Density Residential (D-HDR)</b>	Downtown neighborhoods with increased density achieved through small lot single family and townhouse development.	36-48	DN-3 PRD	--
<b>Downtown Mixed Use Residential (DMUR)</b>	Downtown neighborhoods allowing a range of residential types and densities with supportive neighborhood-scale commercial uses. Appropriate uses will be considered on an individual basis with an emphasis on compatibility.	36	DN-4 PRD	0.5 to 4.0
<b>Public / Semi-Public</b>	Public uses include government buildings, schools, churches, parks, educational institutions, and cultural facilities.	-	-	-
<b>Open Space</b>	Floodplains, detention ponds, and other environmentally sensitive lands where development is precluded.	-	-	-