

**CITY OF
BENTONVILLE**

Zoning Code

Quick Reference Guide

City of Bentonville

CONVERSION OF DISTRICTS	
Current District	Former District
Agricultural	
A-1, Agricultural	A-1
Residential	
R-E, Residential Estate	R-E
R-1, Single Family Residential	R-1, R-1A, and R-2
R-2, Duplex/Patio Home Residential	R-2A
R-3, Medium Density Residential	R-3 and R-3A
R-4, High Density Residential	R-4
R-MH, Mobile Home Residential	R-MHP and R-MHS
R-ZL, Residential Zero Lot Line	R-ZL
R-O, Residential Office	R-O and R-B
Commercial	
C-1, Neighborhood Commercial	C-1
C-2, General Commercial	C-2
C-3, Central Commercial	C-3
C-4, Shopping Center Commercial	C-4
Industrial	
I-1, Light Industrial	I-1
I-2, Heavy Industrial	I-2 and I-3
Special	
PUD, Planned Unit Development	PUD

Residential Setback Requirements					
District	Structure Type	Front	Side		Rear
			Interior	Exterior	
All	Garage	30'	-	-	-
R-E	All	30	30	30	30
R-1	All	20	7	20	25
R-2	All	20	7	20	25
R-3	All	20	10	20	25
R-4	All	20	10	20	25
R-MH	Manufactured home lots	20	10	20	25
	Manufactured home park	25	15	25	25
R-ZL	Zero Lot Line	20	12/0	20	25
R-O	Single-family	20	7	20	25
	Two-family	20	10	20	25
	Office with parking in front	50	10	50, with parking; 20 without parking	25
	Office without parking in front	20	10	20	25

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City of Bentonville

Commercial Setback Requirements						
District	Front		Side		Rear	
	With Parking in Front	Without Parking in Front	Adjacent to Non-residential District	Adjacent to Residential District	Adjacent to Non-residential District	Adjacent to Residential District
C-1	50	20	7	15	20	25
C-2	50	20	7	30	20	30
C-3	0	0	0	10	0	0
C-4	50	20	20	30	25	30

Industrial Setback Requirements								
District	Front		Side			Rear		
	With Parking in Front	Without Parking in Front	Adjacent to ROW	Adjacent to Non-residential District	Adjacent to Residential District	Adjacent to ROW	Adjacent to Non-residential District	Adjacent to Residential District
I-1	75	30	30	50	75	30	50	75
I-2	75	50	50	50	75	50	50	75

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A-1, Agricultural District

The regulations for the A-1 Agricultural District are designed to preserve and protect prime agricultural lands and to protect undeveloped areas from intensive uses until a use pattern is approved.

Bulk and Area Regulations	
Density	One d.u. per five (5) acres
Lot area	Five acres
Lot Width	100 ft.
Lot Depth	100 ft.
Street Frontage	100 ft.
Coverage	30%
Height	30 ft.

Setbacks	
Front	30 ft.
Side	30 ft.
Rear	30 ft.

Permitted Uses
<ul style="list-style-type: none"> • Agricultural products processing • Agriculture • Animal – domestic and farm • Arboretum • Carpentry/woodworking • Contract sorting, grading and packing of fruits and vegetables for grower • Cotton ginning • Dwellings – single-family, accessory, modular • Farming • Fishery • Greenhouse • Hay, grain or feed store • Home occupation (Type A) • Livestock assembly, auction, breeding, feeding, sales, salesbarn, shipment and pens • Manager/caretaker residence • Park • Plant nursery • Recreational vehicle park • Single-family dwelling • Stable • Taxidermist
Conditional Uses
<ul style="list-style-type: none"> • Airport facilities • Arena/auditorium • Art gallery, museum • Auctioneer • Bed & breakfast • Carnival / circus • Cemetery/mausoleum • Child care facility • Community Center • Community welfare/health center • Country club • Day camp • Home occupation (Type B) • Mining • Public protection facility • Recreational facility – indoor and outdoor • Religious facility • Sand, gravel, or earth sales and storage • Sawmill • School facility • Sewage treatment plant • Slaughtering of animals • Temporary use • Utility facility, water filtration plant, pump station, elevated storage treatment plant, or reservoir • Wholesaling or warehousing of farm products and/or by-products • Wireless telecommunication facility (cell tower)

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R-E, Residential Estate District

The R-E District is an extremely low density residential district designed to provide for maximum privacy through the use of open spaces, permit the keeping of animals, specifically approved by the Planning Commission, promote scenic attraction, expand and promote residential alternatives and encourage the development of residential areas most protective of the environment.

Bulk and Area Regulations	
Density	One (1) d.u. per two (2) acres
Lot area	2 acres
Land Area per Dwelling Unit	2 acres
Lot Width	100 ft.
Lot Depth	100 ft.
Coverage	10%
Height	40 ft.

Setbacks	
Garage	30 ft. front setback
Front	30 ft.
Side, Interior	30 ft.
Side, Exterior	30 ft.
Rear	30 ft.
Easements	Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Permitted Uses
<ul style="list-style-type: none"> • Animal – domestic (no more than 4) • Carpentry • Cotton ginning • Dwelling – single-family, accessory, modular • Greenhouse • Home occupation (Type A) • Manager / caretaker residence • Sorting and packaging of fruits and vegetables
Conditional Uses
<ul style="list-style-type: none"> • Arboretum / botanical garden • Bed & breakfast • Cemetery/mausoleum • Child care facility • Community center • Country club • Day camp • Home occupation (Type B) • Park - neighborhood • Recreational facility - outdoor • Public safety facility • Religious facility • School facility • Temporary use • Utility facility • Wireless telecommunication facility (cell tower)

R-1, Single Family Residential

The R-1 District serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.

Bulk and Area Regulations	
Density	Six (6) d.u. per acre
Lot area	6,000 sq. ft.
Land Area per Dwelling Unit	6,000 sq. ft.
Lot Width	60 ft.
Lot Depth	100 ft.
Coverage	Interior Lot – 40% Exterior Lot – 45%
Height	40 ft.

Setbacks	
Garage	30 ft. front setback
Front	20 ft.
Side, Interior	7 ft.
Side, Exterior	20 ft.
Rear	25 ft.
Easements	Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Permitted Uses
<ul style="list-style-type: none"> • Animal – domestic (no more than 4) • Dwelling – single-family, accessory, modular • Home occupation (Type A) • Park - mini • Manager / caretaker residence
Conditional Uses
<ul style="list-style-type: none"> • Cemetery or mausoleum • Child care facility • Community center • Country club • Day camp • Home occupation (Type B) • Park - neighborhood • Public safety facility • Recreational facility - outdoor • Religious facility • School facility • Temporary use • Utility facility • Wireless telecommunication facility (cell tower)

R-2, Duplex & Patio Home Residential

The R-2 District encourages the basic land use restrictions as the R-1 District. It permits slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity.

1. Such a district shall encourage and maintain duplex and patio home development at appropriate locations.
2. The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate conversion of one family residences to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area.

Bulk and Area Regulations			
	Two-family	Townhouses	Others
Density	9 d/u per acre		
Lot area	7,000	2,000	7,000
Land Area per Dwelling Unit	3,500	3,500	7,000
Lot Width	70'	interior lot - 14' exterior lot - 21'	65'
Lot Depth	100 ft.	100 ft.	100 ft.
Coverage	interior lot - 50%, exterior lot - 55%,	interior lot - 50%, exterior lot - 55%,	interior lot - 40% exterior lot - 45%
Height	40 ft.		

Setbacks	
Garage	30'
Front	20'
Side, Interior	7'
Side, Exterior	20'
Rear	25'
Easements	Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.
Permitted Uses	
<ul style="list-style-type: none"> • Animal – domestic (no more than 4) • Caretaker residence • Duplex • Dwelling – single-family, two-family, accessory, attached, modular • Home occupation (Type A) • Park – mini and neighborhood • Townhouse 	
Conditional Uses	
<ul style="list-style-type: none"> • Bed & breakfast • Cemetery/mausoleum • Child care facility • Community center • Country club • Day camp • Home occupation (Type B) • Recreational facility - outdoor • Public safety facility • Religious facility • School facility • Temporary use • Utility facility • Wireless communication facility (cell tower) 	

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R-3, Medium Density Residential

The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development. Within this District, zero lot line and townhouses are permitted.

Bulk and Area Regulations		
	Two-family	All others
Density	12 d/u per acre	12 d/u per acre
Lot area	7,000 sf.	7,000 sf
Land Area per Dwelling Unit	3,500 sf	7,000 sf
Lot Width	70'	60'
Lot Depth	100'	100'
Coverage	Interior lot - 50% Exterior lot - 55%	Interior lot - 40% Exterior lot - 45%
Height	40'	40'

Setbacks	
Garage	30'
Front	20'
Side, Interior	10'
Side, Exterior	20'
Rear	25'
Easements	Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Permitted Uses
<ul style="list-style-type: none"> • Animal – domestic (no more than 4) • Duplex • Dwelling – single-family, two-family, multi-family, accessory, attached, modular, zero lot line • Home occupation (Type A) • Manager / caretaker residence • Park – mini and neighborhood • Temporary shelter • Townhouse
Conditional Uses
<ul style="list-style-type: none"> • Bed & breakfast • Cemetery/mausoleum • Child care facility • Community center • Country club • Day camp • Home occupation (Type B) • Recreational facility - outdoor • Public safety facility • Religious facility • School facility • Temporary use • Utility facility • Wireless communication facility (cell tower)

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R-4, High Density Residential

The R-4 District is established in order to provide high-density residential development and conversion of existing residential structures. This area could exist in the older sections and newer developed areas of town. Such a district may be developed adjacent to, or in conjunction with neighborhood commercial or shopping center development. Adequate public utilities and services shall exist prior to or be provided in conjunction with development. Such a district may exist as a buffer zone between single-family and non-compatible use districts. Within this district, buildings, structures or uses having commercial characteristics and not planned as a main part of the total development shall be excluded.

Bulk and Area Regulations		
	Two-family	All Others
Density	24 d/u per acre	24 d/u per acre
Lot area	7,000 sf	10,00 sf
Land Area per Dwelling Unit	3,000 sf	--
Lot Width	65'	65'
Lot Depth	100'	100'
Coverage	Interior: 50% Exterior: 55%	Interior: 50% Exterior: 55%
Height	40'	40'

Setbacks	
Garage	30'
Front	20'
Side, Interior	10'
Side, Exterior	20'
Rear	25'
Easements	Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Permitted Uses
<ul style="list-style-type: none"> • Animal – domestic (no more than 4) • Duplex • Dwelling – single-family, two-family, multi-family, accessory, attached, modular, zero lot line • Home occupation (Type A) • Manager / caretaker residence • Park – mini and neighborhood • Temporary shelter • Townhouse
Conditional Uses
<ul style="list-style-type: none"> • Bed & breakfast • Cemetery/mausoleum • Child care facility • Community center • Convalescent / nursing / maternity home • Country club • Day camp • Public safety facility • Home occupation (Type B) • Recreational facility - outdoor • Religious facility • School facility • Temporary use • Utility facility • Wireless communication facility (cell tower)

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R-MH, Manufactured Home Residential

The R-MH District is established to permit and encourage the development of single family manufactured home subdivisions or manufactured home parks in a suitable environment.

Bulk and Area Regulations		
	Lots	Parks
Density	6 d/u per acre	6 d/u per acre
Lot area	4,500 sf	11,000 sf
Land Area/ Dwelling Unit	4,500 sf	3,500 sf
Lot Width	50'	60'
Lot Depth	100'	100'
Coverage	Interior: 30% Exterior: 35%	Interior: 30% Exterior: 35%
Height	40'	40'

Setbacks		
	Lots	Parks
Garage	30'	30'
Front	20'	25'
Side, Interior	10'	15'
Side, Exterior	20'	25'
Rear	25'	25'
Easements	Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.	

Permitted Uses
<ul style="list-style-type: none"> • Animal – domestic (no more than 4) • Dwelling – single-family, manufactured, modular, accessory • Home occupation (Type A) • Manufactured home subdivision sales office without display • Manufactured home park • Park - mini
Conditional Uses
<ul style="list-style-type: none"> • Bed & breakfast • Cemetery/mausoleum • Child care facility • Community center • Country club • Day camp • Home occupation (Type B) • Recreational facility - outdoor • Public safety facility • Religious facility • School facility • Temporary use • Utility facility • Wireless communication facility (cell tower)

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R-ZL, Zero Lot Line Residential

The R-ZL District is a moderate density residential district designed to permit and encourage the development of a variety of dwelling types including “zero lot line” units suitable for a low cost per unit development. To be approved, an R-ZL district must be efficient in the use of land and utilities. It should be considered compatible with other residential use and may be used to create a transition from purely residential districts to medium and high-density residential zones.

Bulk and Area Regulations	
Density	9 d/u per acre
Lot area	4,000 sf
Land Area per Dwelling Unit	4,000 sf
Lot Width	40'
Lot Depth	100'
Coverage	Interior: 60% Exterior: 65%
Height	40'

Setbacks	
Garage	30'
Front	20'
Side, Interior	12' / 0'
Side, Exterior	20'
Rear	25'
Easements	Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Permitted Uses
<ul style="list-style-type: none"> • Animal – domestic (no more than 4) • Dwelling – single-family, zero lot line, accessory, modular • Home occupation (Type A) • Park - mini
Conditional Uses
<ul style="list-style-type: none"> • Bed & breakfast • Cemetery/mausoleum • Child care facility • Community center • Country club • Day camp • Home occupation (Type B) • Park - neighborhood • Recreational facility - outdoor • Public safety facility • Religious facility • School facility • Temporary use • Utility facility • Wireless communication facility (cell tower)

R-O, Residential Office

The R-O District is designed primarily to provide area for offices without limitation to the nature or size of the office, together with community facilities and compatible residential uses. It is further the intent of this district to establish a transition area where the continuation of residential activity is no longer practical between residential and nonresidential uses.

Bulk and Area Regulations		
	Two-family	All others
Density	6 d/u per acre	6 d/u per acre
Lot area	7,000 sf	6,000 sf
Land Area per Dwelling Unit	3,500 sf	6,000 sf
Lot Width	70'	60'
Lot Depth	100'	100'
Height	40'	40'

Lot Coverage			
	Single-family	Two-family	All others
Interior	40%	50%	60%
Exterior	45%	55%	65%

Setbacks - Residential		
Residential	Single-family	Two-family
Garage	30'	30'
Front	20'	20'
Side, Interior	7'	10'
Side, Exterior	20'	20'
Rear	25'	25'

Setbacks - Office		
Office	Parking in front	No parking in front
Front	50'	20'
Side, Interior	10'	10'
Side, Exterior	50'	20'
Rear	25'	25'
Easements	Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.	

Permitted Uses
<ul style="list-style-type: none"> • Animal – domestic (no more than 4) • Auctioneer • Detective or protective services • Drafting services • Duplex • Dwelling – single-family, two-family, accessory, attached, modular • Home occupation (Type A & B) • Loan office • Lodge or fraternal organization • Office - general • Park - mini • Studio – cultural, arts, recording • Tailor • Taxidermist • Temporary shelter • Townhouse

Conditional Uses
<ul style="list-style-type: none"> • Art gallery, museum • Catering service • Cemetery/mausoleum • Child care facility • Custom clothing • Community center • Community health center • Community park • Convalescent/ nursing / maternity home • Country club • Day camp • Loan office • Lodge or fraternal organization • Park – neighborhood and community • Recreational facility - outdoor • Public protection facility • Religious facility • School facility • Utility facility • Wireless communication facility (cell tower)

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C-1, Neighborhood Commercial

The C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas. Signage and lighting should be subdued while landscaping and open space should be maximized. Parking areas should be as inconspicuous as possible as should loading and trash collection areas.

Bulk and Area Regulations	
Lot area	7,000 sq.ft.
Lot Width	70 ft.
Coverage	50%
Height	4 ft.

Setbacks	
Front	
With parking	50'
Without parking	20'
Side	
Adjacent to non-residential	7'
Adjacent to residential	15'
Rear	
Adjacent to non-residential	20'
Adjacent to residential	25'

Permitted Uses
<ul style="list-style-type: none"> • Animal – domestic (no more than 4) • Auctioneer • ATM machine • Bank • Catering service • Convenience store • Custom clothing • Detective or protective service • Drafting service • Drugstore or pharmacy • Dry-cleaning, pickup or self-service • Dwelling - accessory • Financial institution • Office - general • Health studio or spa • Lodge or fraternal organization • Lumber distribution • Optical shop • Park – mini, neighborhood and community • Photo finishing service – limited processing • Photography studio • Postal service facility • Public Buildings • Retail and service – restricted • Studio – cultural, arts, recording • Tailor • Taxidermist
Conditional Uses
<ul style="list-style-type: none"> • Airport facilities • Animal clinic or hospital (indoor) • Art gallery, museum • Auto glass or muffler shop • Bar, lounge or tavern • Bed & breakfast • Blueprinting, photocopying, and similar reproductive service • Cemetery/mausoleum • Child care facility • Community center • Community health center • Convalescent / nursing / maternity home • Day camp • Food products – retail • Funeral home • Greenhouse • Mining • Recreational facility – indoor and outdoor • Plant nursery • Public safety facility • Religious facility • Restaurant • Retail and service - General • Retail food products • School facility • Service station – gas station • Temporary use • Utility facility • Wireless communication facility (cell tower)

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C-2, General Commercial

The C-2 District represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries. The potential for conflict with local traffic will increase with each development. For this reason, staff and the Planning Commission will carefully monitor the type, location, and design of access points to individual properties. This will require frontage roads and shared accesses.

Bulk and Area Regulations	
Lot area	7,000 sq.ft.
Lot Width	70 ft.
Coverage	60%
Height	60 ft.

Setbacks	
Front	
With parking	50'
Without parking	20'
Side	
Adjacent to non-residential	7'
Adjacent to residential	30'
Rear	
Adjacent to non-residential	20'
Adjacent to residential	30'

Permitted Uses
<ul style="list-style-type: none"> • Animal – domestic • Animal clinic or hospital (inside) • Animal pound or kennel • Appliance repair • Arboretum / botanical garden • Armored car service • Art gallery or museum • ATM machine • Auctioneer • Auto auction • Auto glass and muffler shop • Auto parts and accessory sales • Automobile, motorcycle and boat display, sales or service • Auto repair garage • Bank • Bar, lounge or tavern • Blueprint and photocopying • Building materials – retail sales • Car wash • Caretaker residence • Convenience store • Dance hall

Permitted Uses
<ul style="list-style-type: none"> • Delivery service • Dry goods store • Drugstore or pharmacy • Dry cleaning, self service or pick up • Financial institution • Food products – retail • Funeral home • Greenhouse • Hardware store • Health studio or spa • Hospital, mental health center • Hotel/motel • Laboratory – dental, medical or research • Lodge or fraternal organization • Manufactured home sales and service • Newspaper office • Office, general • Parking facility – as principal use • Park – mini, neighborhood and community • Pawn shop • Photofinishing services-limited & bulk processing • Photography studio • Plant nursery • Plumbing sales and service • Postal service facility • Private club with dining or bar service • Recreational facility, indoor • Restaurant and drive-in restaurant • Retail and service – restricted, general, high impact • Service station – gas station • Studio – cultural, arts, recording, broadcasting • Tailor • Taxidermist • Theater – indoor and outdoor
Conditional Uses
<ul style="list-style-type: none"> • Airport facilities • Arena/auditorium • Auto painting or body rebuilding • Building materials or lumber – wholesale • Carnival or circus • Cemetery/mausoleum • Child care facility • Community center • Convalescent / nursing / maternity home • Day camp • Machinery sales and service • Mini-warehouse storage • Mining • Recreational facility – outdoor • Public safety facility • Recreational vehicle park • Religious facility • School facility • Sexually oriented business • Temporary use • Utility facility • Wireless communication facility (cell tower)

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C-3, Central Commercial

The C-3 District comprises that area generally referred to as "Downtown." Because of its unique and historic nature, properties within the district enjoy privileges not afforded other commercial or residential developments. Chief among these is the fact that no off street parking requirements are imposed on downtown businesses and the requirements for residential properties is relaxed. Further, the Zoning Ordinance does not require front yards or side yards in the Central Commercial District. Additional fire code protections as well as historic preservation requirements apply in this district, however, and redevelopment plans are closely monitored in order to maintain the design integrity of the district.

Bulk and Area Regulations	
Density	48 d/u per acre
Lot area	None
Lot Width	25' 14' for townhouses
Coverage	100%
Height	80'

Setbacks	
Front	
With parking	0'
Without parking	0'
Side	
Adjacent to non-residential	0'
Adjacent to residential	10'
Rear	
Adjacent to non-residential	0'
Adjacent to residential	0'

Permitted Uses
<ul style="list-style-type: none"> • Art gallery, museum • Animal – domestic (no more than 4) • ATM machine • Auctioneer • Auto parts and accessory sales • Bank • Bar, lounge or tavern • Blueprinting and photocopying • Catering • Community health center • Convenience store • Custom clothing • Drugstore or pharmacy • Dry cleaning, pick up or self service

Permitted Uses
<ul style="list-style-type: none"> • Dry goods store • Duplex • Dwelling – accessory, attached, single-family, two-family, modular, multi-family • Financial institution • Food products – retail • Greenhouse • Hardware store • Health studio or spa • Home occupation (Type A & B) • Hotel / motel • Laboratory – medical, dental • Loan office • Lodge or fraternal organization • Newspaper office • Office, general • Park – mini, neighborhood, community • Photofinishing service – limited processing • Photography studio • Private club with dining or bar service • Recreational facility – indoor • Restaurant and drive-in restaurant • Retail and service – restricted and general • Service station / gas station • Studio – arts, cultural, recording, broadcasting • Tailor • Taxidermist • Theater – indoor • Townhouse

Conditional Uses
<ul style="list-style-type: none"> • Airport facility • Arena / auditorium • Auto glass or muffler shop • Bed & breakfast • Carnival or circus • Cemetery/mausoleum • Child care facility • Community center • Convalescent home • Country club • Dance hall • Day camp • Funeral home • Hospital or mental health center • Parking facility – as primary use • Plant nursery • Public safety facility • Recreational facility - outdoor • Religious facility • School facility • Temporary use • Utility facility • Wireless communication facility (cell tower)

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C-4, Shopping Center Commercial

The C-4 District is for community shopping centers composed of varied retail services and shopping facilities located on a major street or highway with adequate off-street parking. Normally, such a center is planned and developed as a unit containing many of the same retail stores and services found in the general business districts. The trade area of this district extends beyond the city's planning area. These districts, therefore, attract traffic from outlying areas that can present possible conflicts with local traffic. The location of the district should be on the periphery of the built-up area of the city in order to separate, as much as possible, regional and local traffic. The bulk and design forms of the C-4 District are likely to be out of scale with residential neighborhoods and thus the Planning Commission will consider their locations carefully. Where they are located near residential areas, the Planning Commission may impose mitigating landscaping, buffering, and open space requirements.

Bulk and Area Regulations	
Lot area	7,000 sf
Lot Width	70'
Coverage	40%
Height	60'

Setbacks	
Front	
With parking	50'
Without parking	20'
Side	
Adjacent to non-residential	20'
Adjacent to residential	30'
Rear	
Adjacent to non-residential	25'
Adjacent to residential	30'

Permitted Uses
<ul style="list-style-type: none"> • Animal – domestic (no more than 4) • Animal clinic or hospital (enclosed) • Art gallery, museum • ATM machine • Auto parts and accessory sales • Automobile, motorcycle, and boat display, sales or service • Auto repair garage • Bank • Bar, lounge or tavern

Permitted Uses
<ul style="list-style-type: none"> • Blueprinting and photocopying • Car wash • Catering • Clothing sales • Community welfare or health center • Convenience store • Dance hall • Drug store or pharmacy • Dry-cleaning, pick up or self serve • Dry goods store • Financial institution • Food products, retail • Funeral home • Greenhouse • Hardware store • Health studio or spa • Hotel/motel • Laboratory-dental, medical, research • Lodge or fraternal organization • Newspaper offices, print shop • Office - general • Parking facility – as principal use • Park – mini, neighborhood, community • Pawn shop • Photo finishing service-limited processing • Photography studio • Plant nursery • Plumbing fixtures, sales and services • Plumbing, electrical, air conditioning, heating shop • Private club with dining or bar service • Recreational facility – indoor • Restaurant and drive-in restaurant • Retail and service – general, high impact, restricted • Service station / gas station • Studio – cultural, arts, recording, broadcasting • Tailor • Taxidermist • Theater – indoor
Conditional Uses
<ul style="list-style-type: none"> • Airport facilities • Auto glass or muffler shop • Carnival or circus • Cemetery/mausoleum • Child care facility • Community center • Convalescent home • Day camp • Hospital and mental health center • Mining • Public safety facility • Recreational facility - outdoor • Religious facility • School facility • Temporary use • Transportation facility, excluding airports • Utility facility • Wireless communication facility (cell tower)

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I-1, Light Industrial

The I-1 District is designed primarily to provide for general offices, light manufacturing, assembly and accessory warehousing for products which present low risk of objectionable environmental and aesthetically offensive influences, have low traffic volumes and provide no health or safety hazards.

Bulk and Area Regulations	
Lot area	20,000 sf
Lot Width	100'
Lot Depth	100'
Street Frontage	50'
Coverage	60%
Height	60'

Setbacks	
Front	
With parking	75'
Without parking	30'
Side	
Adjacent to right-of-way	30'
Adjacent to non-residential	50'
Adjacent to residential	75'
Rear	
Adjacent to right-of-way	30
Adjacent to non-residential	50'
Adjacent to residential	75'

Permitted Uses	
<ul style="list-style-type: none"> • Agricultural products processing • Animal – domestic • Animal clinic or hospital • Animal pound or kennel • Appliance repair • Armored car service • Auto auction • Auto painting or body rebuilding shop • Automobile, motorcycle, at boat display, sales or service • Auto repair garage 	

Permitted Uses	
<ul style="list-style-type: none"> • Blueprinting and photocopying • Building materials – retail and wholesale • Cold storage plant • Construction equipment repair, sales or storage • Contractor maintenance yard • Delivery service • Disinfecting, deodorizing, or exterminating service • Hardware, industrial sales • Hauling and storage • Junk or salvage yard • Laboratory • Light fabrication and assembly process • Lumber distribution • Machinery sales and service • Manufacturing, light • Mini-warehouse storage • Monument works • Office - general and warehouse • Parking facility – as primary use • Photo-finishing – bulk processing • Plumbing, electrical, air conditioning, heating shop • Recreational facility – indoor • Recycling and reclamation • Sang, gravel or earth sales and storage • Secondhand automotive parts, accessories, battery or tire dealer • Service station / gas station • Theater – outdoor • Transportation facilities – except airports • Vehicle salvage • Warehousing – inside 	

Conditional Uses	
<ul style="list-style-type: none"> • Airport facility • Apparel and other textile products manufacturing • Carnival or circus • Cemetery or mausoleum • Cesspool cleaning establishment • Child care facility • Community center • Crematory • Day camp • Diaper service • Food products – manufacturing • Mining • Petroleum product – storage and wholesale • Public safety facility • Recreational facility – outdoor • Religious facility • School facility • Sewage treatment plant • Temporary use • Utility facility • Warehouse – outside • Wireless communication facility (cell tower) 	

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I-2, Heavy Industrial

The I-2 District is designed primarily to minimize the high risk of deleterious, hazardous and environmentally objectionable uses of general manufacturing processes and storage facilities as well as provide for warehousing, heavy equipment repair and transportation facilities.

Bulk and Area Regulations	
Lot area	20,000 sf
Lot Width	100'
Lot Depth	100'
Street Frontage	50'
Coverage	50%
Height	60'

Setbacks	
Front	
With parking	75'
Without parking	50'
Side	
Adjacent to right-of-way	50'
Adjacent to non-residential	50'
Adjacent to residential	75'
Rear	
Adjacent to right-of-way	50'
Adjacent to non-residential	50'
Adjacent to residential	75'

Permitted Uses
<ul style="list-style-type: none"> • Agricultural products processing • Animal clinic, hospital, pound or kennel • Apparel and other textile products manufacture • Appliance repair • Arena/auditorium • Armored car service • Art gallery, museum • Auto auction • Auto glass or muffler shop • Automobile, motorcycle and boat sales or service • Auto repair garage • Blueprinting and photocopying • Building material – retail and wholesale

Permitted Uses (Cont.)
<ul style="list-style-type: none"> • Cesspool cleaning establishment • Construction equipment repair, sales or storage • Contractor maintenance yard • Day camp • Delivery service • Diaper service • Disinfecting, deodorizing, or exterminating service • Fire extinguisher service • Food locker plant and cold storage plant • Food product - manufacturing • Hardware, industrial sales • Hauling and storage • Hay, grain or feed store • Junk or salvage yard • Laboratory • Light fabrication and assembly • Lumber distribution • Machinery sales and service • Manufactured home manufacturing • Manufacturing – light and intensive • Mini-warehouse storage • Monument works • Motor freight terminal • Office – general and warehouse • Parking facility – as principal use • Photo finishing – bulk processing • Recreational facilities – indoor • Recycling and reclamation • Sand, gravel or earth sales and storage • Secondhand automotive parts, accessories, battery or tire dealer • Service station / gas station • Tire recapping • Transportation facilities – excluding airports • Vehicle salvage • Warehousing - inside
Conditional Uses
<ul style="list-style-type: none"> • Bulk storage of highly flammable material • Cemetery/mausoleum • Child care facility • Crematory • Electric generating plant • Flammable gasses or liquids storage • Hazardous material storage • Manufacturing – hazardous • Mining • Petroleum product – storage and wholesale • Recreational facility - outdoor • Public safety facility • Sawmill • Sewage treatment plant • Slaughtering of animals • Solid waste disposal • Temporary use • Utility facility • Warehousing – outside • Water filtration plant • Wireless communication facility (cell tower)

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