

ORDINANCE NO. 2011-72

**AN ORDINANCE AMENDING CHAPTER 15 SUBDIVISION CODE, SECTION 1100.13 SITE AND BUILDING DESIGN STANDARDS FOR COMMERCIAL DEVELOPMENT TO REQUIRE THE STANDARDS TO APPLY TO ALL LARGE SCALE DEVELOPMENTS**

**WHEREAS**, the Site and Building Design Standards for Commercial Development were adopted in 2008 with Ordinance No. 2008-44 on April 27, 2008, and,

**WHEREAS**, the commercial design standards do not apply to commercial developments in residential districts, and,

**WHEREAS**, it is the intent of the commercial design standards to apply to all multifamily and nonresidential developments, regardless of zoning district, and,

**WHEREAS**, the term “architectural steel panel” is not defined within the code and can be confused with metal siding, which is not a permitted primary building material, and,

**WHEREAS**, the Downtown Core and Downtown Edge Zoning Districts were adopted with Ordinance No. 2009-11 on November 10, 2009 which established design standards for those districts.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:**

**Section 1.** That the Bentonville Municipal Code, Chapter 15 Subdivision Code, Sec. 1100.13 Site and Building Design Standards for Commercial Development shall be hereby amended to read “Design Standards for Large Scale Developments.”

**Section 2.** That the Bentonville Municipal Code, Title 15 Subdivision Code, Sec. 1100.13 Site and Building Design Standards for Commercial Development, Sec. B Applicability shall be hereby deleted and replaced with the following text:

*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.*

**Section 4.** That the Bentonville Municipal Code, Title 15 Subdivision Code, Sec. 1100.13 Site and Building Design Standards for Commercial Development, Sec. C Exemptions shall be hereby deleted and replaced with:

*C. Exemptions. 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.*

**Section 5.** That the Bentonville Municipal Code, Title 15 Subdivision Code, Sec. 1100.13 Site and Building Design Standards for Commercial Development, Sec. E Building Design be hereby amended with the following:

1. **Material.** *The primary material shall constitute at least 75 percent of the wall area, excluding glass. The primary exterior material shall consist of a combination of brick, ~~architectural concrete panels~~, textured concrete block, or natural stone, ~~architectural~~*

~~steel or stone panels.~~ The standard shall apply to all sides of any building. Use of any primary material not herein described may be requested with a waiver approval from the Planning Commission. The remaining exterior material shall be considered building trim. Trim is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. This commonly consists of moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgement. No wood, masonite, asphaltic exterior wall or roof material, aluminum or steel siding, ~~non-architectural sheet metal~~, non-textured concrete block, stucco, vinyl, ~~E.I.F.S. (Exterior Insulation and Finish Systems)~~ or other similar materials shall constitute a portion of any building except trim.

**Section 6.** This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

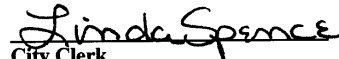
PASSED and APPROVED this 9<sup>th</sup> day of Aug, 2011.

Approved:

  
Mayor Bob McCaslin

Attest: Linda Spence, City Clerk

ATTEST:

  
City Clerk