

ARTICLE 101 PURPOSE

SEC. 101.1 TITLE

The title of this ordinance shall be known as the "Zoning Ordinance of the City of Bentonville, Arkansas." The ordinance shall consist of the text written herein as well as the map described in Section 401.1, Zoning District Boundary Map.

SEC. 101.2 AUTHORITY

These regulations are adopted under the authority conferred on the City of Bentonville by the General Assembly of the State of Arkansas by A.C.A. § 14-56-402 through § 14-56-425.

All membership in various boards and commissions acting prior to the effective date of this ordinance shall remain in office and serve for the duration of the term, unless otherwise relieved of duty.

SEC. 101.3 PURPOSE

The general purpose of this ordinance is to carry out and protect various elements of the General Plan of the City of Bentonville, Arkansas. In doing so, the ordinance promotes in accordance with present and future needs, the safety, health, and general welfare of the citizens. Specifically, this ordinance supports the provisions of the General Plan which provides, among other things, for:

- A. Efficiency and economy in the process of development;
- B. The appropriate and best use of land;
- C. Convenience of traffic and circulation of people and goods;
- D. Safety from fire and other dangers;
- E. Adequate light and air in the use and occupancy of buildings;
- F. Healthful and convenient distribution of population;
- G. Good civic design and arrangement;
- H. Adequate public utilities and facilities; and
- I. Wise and efficient expenditure of funds.

SEC. 101.4 JURISDICTION

The provisions of the ordinance shall apply to all land and structures within the corporate limits of Bentonville, Arkansas, as they now or may hereafter exist. This ordinance shall also apply to any land annexed into the city limits for whatever reason after the adoption of this ordinance.

SEC. 101.5 NATURE AND APPLICATION

For the purposes hereinbefore stated, the City has been divided into zoning districts in which the regulations contained herein will govern lot coverage; the height, area, bulk, location and size of buildings; open space and the uses of land, buildings and structures. In interpreting and applying the provisions of this Zoning Ordinance, they shall be held to be the minimum requirements for the promotion of public health, safety, and general welfare.

After the adoption of this ordinance, the use of any land within the ordinance's jurisdiction shall conform completely with its provisions, except as may be hereinafter set forth.

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