

Table of Contents

(Condensed)

ARTICLE 101 – PURPOSE101-1
 Sec. 101.1 Title 101-1
 Sec. 101.2 Authority..... 101-1
 Sec. 101.3 Purpose 101-1
 Sec. 101.4 Jurisdiction 101-1
 Sec. 101.5 Nature and Application 101-1

ARTICLE 201 – DEFINITIONS201-1
 Sec. 201.1 Interpretations201-1
 Sec. 201.2 Definitions of Terms and Uses.....201-1

ARTICLE 301 – ADMINISTRATION.....301-1
 Sec. 301.1 Enforcement.....301-1
 Sec. 301.2 Fees.....301-1
 Sec. 301.3 Planning Commission.....301-1
 Sec. 301.4 Board of Adjustment301-1
 Sec. 301.5 Building Permits301-2
 Sec. 301.6 Conditional Uses301-2
 Sec. 301.7 Violation and Penalties301-5
 Sec. 301.8 Zoning Ordinance Amendments301-5
 Sec. 301.9 Appeals to City Council301-7
 Sec. 301.10 Variances.....301-7
 Sec. 301.11 Severability301-9
 Sec. 301.12 Repeal of Conflicting Ordinance.....301-9
 Sec. 301.13 Emergency Clause301-9
 Sec. 301.14 Conversion of Previous Zoning Districts.....301-10

ARTICLE 401 – ZONING DISTRICT REGULATIONS401-1
 Sec. 401.1 Zoning District Boundary Map401-1
 Sec. 401.2 Classification of Districts401-2
 Sec. 401.3 General Provisions401-2
 Sec. 401.4 Table of Permitted Uses.....401-2
 Sec. 401.5 Application of District Regulations401-2
 Sec. 401.6 A-1, Agricultural District401-3
 Sec. 401.7 Residential Districts401-4
 Sec. 401.8 Commercial Districts.....401-9
 Sec. 401.9 Industrial Districts401-12
 Sec. 401.10 Planned Unit Development.....401-15
 Sec. 401.11 Municipal Airport District.....401-18
 Sec. 401.12 Northwest Arkansas Regional (XNA) Airport Overlay District..... 401-20
 Sec. 401.13 Planned Residential Development..... 401-26

ARTICLE 501 – OFF-STREET PARKING, LOADING AND501-1
 LANDSCAPING
 Sec. 501.1 Applicability501-1
 Sec. 501.2 Parking Dimensions501-1

Table of Contents

Sec. 501.3 Location of Off-Street Parking501-2
Sec. 501.4 Ownership501-2
Sec. 501.5 Accessibility501-2
Sec. 501.6 Number of Off-Street Parking Spaces Required501-2
Sec. 501.7 Surfacing of Parking Lots501-6
Sec. 501.8 Off-Street Parking Lots in Residential Districts501-6
Sec. 501.9 Joint Parking Facilities501-6
Sec. 501.10 Off-Street Loading501-6
Sec. 501.11 Appeals.....501-7

ARTICLE 601 SUPPLEMENTAL REGULATIONS601-1

Sec. 601.1 Conditions for Certain Uses601-1
Sec. 601.2 Wireless Communication Facilities601- 6
Sec. 601.3 Recreational Vehicle Park.....601-11
Sec. 601.4 Supplemental Development Regulations.....601-14
Sec. 601.5 Outdoor Vendors601-16

**ARTICLE 701 NONCONFORMING BUILDINGS, STRUCTURES701-1
AND USES OF LAND**

Sec. 701.1 Continuation of Nonconforming Buildings, Structures and Uses701-1
Sec. 701.2 Nonconforming Buildings and Structures701-1
Sec. 701.3 Nonconforming Lots of Record701-1
Sec. 701.4 Nonconforming Uses701-1
Sec. 701.5 District Changes701-2

ARTICLE 801 SIGNS AND BILLBOARDS801-1

Sec. 801.1 Purpose801-1
Sec. 801.2 Common Signage Plan801-1
Sec. 801.3 Application for a Sign Permit801-2
Sec. 801.4 Review and Approval801-2
Sec. 801.5 Interpretation of Sign Regulations801-2
Sec. 801.6 General Regulations.....801-3
Sec. 801.7 Signs Permitted without a Permit801-4
Sec. 801.8 Signs Permitted in Public Right-of-Way without a Permit801-8
Sec. 801.9 Signs Permitted with a Sign Permit801-9
Sec. 801.10 Signs Permitted with a Temporary Sign Permit801-15
Sec. 801.11 Signs not Permitted.....801-16
Sec. 801.12 Enforcement.....801-16
Sec. 801.13 Severability801-16

Appendix A, Table of Permitted UsesA-1
Appendix B, Flag Standards.....B-1

Table of Contents

(Expanded)

ARTICLE 101 – PURPOSE101-1

Sec. 101.1 Title101-1

Sec. 101.2 Authority.....101-1

Sec. 101.3 Purpose101-1

Sec. 101.4 Jurisdiction101-1

Sec. 101.5 Nature and Application101-1

ARTICLE 201 – DEFINITIONS201-1

Sec. 201.1 Interpretations201-1

Sec. 201.2 Definitions of Terms and Uses.....201-1

ARTICLE 301 – ADMINISTRATION.....301-1

Sec. 301.1 Enforcement.....301-1

Sec. 301.2 Fees.....301-1

Sec. 301.3 Planning Commission.....301-1

Sec. 301.4 Board of Adjustment.....301-1

 A. Creation and Appointment301-1

 B. Organization.....301-1

 C. Powers and Duties.....301-2

Sec. 301.5 Building Permits301-2

Sec. 301.6 Conditional Uses301-2

 A. General Purpose301-2

 B. Description301-2

 C. Table of Permitted Uses301-3

 D. Procedure301-3

 E. Standards for Approval301-4

 F. Amendments301-4

 G. Building Permit.....301-4

Sec. 301.7 Violation and Penalties301-5

Sec. 301.8 Zoning Ordinance Amendments.....301-5

 A. Authority301-5

 B. Guidelines for Decision Making301-5

 C. Procedures for Amendments by Property Owners301-5

 D. Procedures for Amendments by City Council301-6

 E. Procedures for Amendments by Planning Commission301-6

Sec. 301.9 Appeals to City Council301-7

Sec. 301.10 Variances.....301-7

 A. Application.....301-7

 B. Public Notice and Hearing.....301-8

 C. Findings.....301-8

 D. Effect of Appeal.....301-9

 E. Time Limit on Permits301-9

 F. Fee301-9

 G. Appeals from Board of Adjustment.....301-9

Sec. 301.11 Severability301-9

Sec. 301.12 Repeal of Conflicting Ordinance.....301-9

Sec. 301.13 Emergency Clause301-9

Table of Contents

Sec. 301.14 Conversion of Previous Zoning Districts.....301-10

ARTICLE 401 – ZONING DISTRICT REGULATIONS.....**401-1**

Sec. 401.1 Zoning District Boundary Map401-1

 A. Official Zoning District Map401-1

 B. Boundary of Districts401-1

 C. Interpretation of District Boundary401-1

Sec. 401.2 Classification of Districts401-2

 A. Agriculture401-2

 B. Residential.....401-2

 C. Commercial.....401-2

 D. Industrial.....401-2

 E. Planned Unit Development401-2

Sec. 401.3 General Provisions.....401-2

Sec. 401.4 Table of Permitted Uses.....401-2

 A. Location and Description.....401-2

 B. Permitted Uses.....401-2

 C. Conditional Uses.....401-2

 D. Prohibited Uses.....401-2

 E. Uses Not Listed.....401-2

Sec. 401.5 Application of District Regulations401-2

Sec. 401.6 A-1, Agricultural District.....401-3

 A. General Description401-3

 B. Bulk and Area Regulations.....401-3

Sec. 401.7 Residential Districts401-4

 A. General Description401-4

 B. District Purposes401-4

 1. R-E, Residential Estate401-4

 2. R-1, Single Family Residential.....401-4

 3. R-2, Duplex and Patio Home Residential401-4

 4. R-3 Medium Density Residential.....401-4

 5. R-4 High Density Residential401-4

 6. R-MH, Manufactured Home Residential401-5

 7. R-ZL, Zero Lot Line Residential401-5

 8. R-O, Residential Office401-5

 9. R-C2, Central Residential – Moderate Density.....401-5

 10. R-C3, Central Residential – High Density.....401-5

 C. Residential Bulk and Area Regulations401-5

 1. Density401-5

 2. Lot and Area Requirements401-5

 3. Minimum Setback Requirements401-7

 4. Height Requirements401-7

 D. Residential Development Criteria401-8

 1. Replacement of Existing Single-wide
 Manufactured Homes in Residential Districts401-8

 2. Modular Homes.....401-8

 3. Urban Design Guidelines.....401-9

Sec. 401.8 Commercial Districts.....401-9

 A. General Description401-9

 B. District Purposes401-9

 1. C-1, Neighborhood Commercial401-9

 2. C-2, General Commercial401-9

 3. C-3, Central Commercial401-9

 4. C-4, Shopping Center Commercial.....401-9

 C. Commercial Bulk and Area Regulations.....401-10

Table of Contents

1. Density	401-10
2. Lot and Area Requirements	401-10
3. Minimum Setback Requirements	401-10
4. Height Requirements	401-11
D. Commercial Development Criteria	401-11
1. All Commercial Districts	401-11
2. Open Display Developments	401-11
3. C-3, Central Business District	401-12
4. C-4, Shopping Center Developments	401-12
Sec. 401.9 Industrial Districts	401-13
A. General Description	401-13
B. District Purposes	401-13
1. I-1, Light Industrial District	401-13
2. I-2, Warehouse and Medium Industrial District	401-13
C. Industrial Bulk and Area Regulations	401-14
1. Lot and Area Requirements	401-14
2. Minimum Setback Requirements	401-14
3. Height Requirements	401-14
D. Industrial Development Criteria	401-15
1. All Industrial Districts	401-15
2. I-1, Industrial District	401-15
Sec. 401.10 Planned Unit Development	401-16
A. General Description	401-16
B. Permitted Uses	401-16
C. Modification of Development Standards	401-16
D. PUD Development Criteria	401-17
Sec. 401.11 Municipal Airport District	401-19
A. Purpose	401-19
B. Municipal Airport Zoning Ordinance Map	401-19
C. Zones within the Municipal Airport District	401-19
D. Height Limitations	401-19
E. Use Limitations	401-20
Sec. 401.12 Northwest Arkansas Regional Airport (XNA) Overlay District	401-21
A. Purpose	401-21
B. Interpretation	401-21
C. Northwest Arkansas Regional Airport (XNA) Overlay Zones Map	401-21
D. Height Limitations	401-21
E. Use Restrictions within the XNA Airport Overlay District	401-21
F. Table of Permitted Uses for the XNA Airport Overlay District	401-22
Sec. 401.13 Planned Residential Development	401-26
A. General Description	401-26
B. Permitted Uses	401-28
C. Modification of Development Standards	401-28
D. PRD Development Criteria	401-28
ARTICLE 501 – OFF-STREET PARKING, LOADING AND LANDSCAPING	501-1
Sec. 501.1 Applicability	501-1
A. Zoning Districts	501-1
B. New construction, expansion, new use	501-1
C. Existing spaces	501-1
Sec. 501.2 Parking Dimensions	501-1
A. Standard Parking Space Size	501-1
B. Access Drive Width	501-1
C. Standards	501-1
Sec. 501.3 Location of Off-Street Parking	501-2

Table of Contents

A. Maximum Distance.....	501-2
B. Satellite Lots.....	501-2
Sec. 501.4 Ownership	501-2
Sec. 501.5 Accessibility	501-2
A. ADA Requirements	501-2
B. Accessible Spaces Required	501-2
Sec. 501.6 Number of Off-Street Parking Spaces Required	501-2
A. Floor and Lot Area Defined	501-2
B. Uses Not Listed.....	501-2
C. Waivers	501-2
D. C-3, Central Commercial District	501-2
E. R-C2, Central Residential – Moderate Density & R-C3, High Density Districts.....	501-3
F. Standards	501-3
Sec. 501.7 Surfacing of Parking Lots.....	501-6
Sec. 501.8 Off-Street Parking Lots in Residential Districts	501-6
A. Landscaping.....	501-6
B. Paving	501-6
C. Lighting.....	501-6
D. Signage.....	501-6
Sec. 501.9 Joint Parking Facilities	501-6
Sec. 501.10 Off-Street Loading	501-6
A. Size	501-6
B. Location.....	501-6
C. Number of Loading Spaces Required.....	501-6
Sec. 501.11 Appeals.....	501-7
 ARTICLE 601 SUPPLEMENTAL REGULATIONS	 601-1
 Sec. 601.1 Conditions for Certain Uses	 601-1
A. Animals	601-1
B. Art Gallery, Library, Museum or Similar Facility	601-1
C. Automobile, Go-Kart, Miniature Auto, Racing or Driving Tracks.....	601-1
D. Automobile Wash Service, Including Self-Service Establishments.....	601-1
E. Bed and Breakfast.....	601-1
F. Temporary Uses and Structures	601-2
G. Child Care	601-2
H. Commercial Vehicles in Residential Zones.....	601-3
I. Community Center	601-3
J. Home Occupations.....	601-3
K. Hospitals	601-4
L. Junk Yard, Salvage or Auto Wrecking Yard.....	601-5
M. Mini-Warehouse, Mini-Storage Facilities.....	601-5
N. Nonresidential Uses in or Abutting R Districts	601-5
O. Residential in Commercial District – Existing.....	601-5
P. Religious Activities	601-5
Q. Sewage Treatment Plan or Sludge Drying Bed	601-5
R. Sexually Oriented Business	601-6
Sec. 601.2 Wireless Communication Facilities	601-6
A. General Provisions.....	601-6
B. Administrative Approvals – Minor Wireless Communication Facilities	601-7
C. Special Use Permits – Major Wireless Communication Facilities	601-7
D. General Guidelines	601-8
E. Setbacks and Separation	601-10
F. Tower and Antenna Height Limitations	601-10
G. Landscaping	601-10
H. Aesthetics.....	601-10

Table of Contents

I. Abandoned Antennas or Towers.....	601-11
J. Notification of Change of Ownership/Operator.....	601-11
K. Appeals and Variances	601-11
Sec. 601.3 Recreational Vehicle Park.....	601-11
Sec. 601.4 Supplemental Development Regulations.....	601-14
A. Accessory Non Residential Structures.....	601-14
B. Accessory Residential Structures	601-14
C. Building Groups.....	601-14
D. Completion of Structures	601-14
E. Structures to Have Access.....	601-15
F. Erection of More Than One Principal Structure on a Lot.....	601-15
G. Fences, walls and hedges	601-15
H. Height.....	601-15
I. Parking and Storage of Certain Vehicles.....	601-15
J. Setbacks	601-15
K. Visibility	601-15
Sec. 601.5 Outdoor Vendors	601-16
A. Purpose and Intent.....	601-16
B. Permit Required	601-16
C. Exemptions	601-17
D. Private Property	601-17
E. Public Property / Right-of-Way.....	601-17
F. Town Square Vendor District	601-18
G. Size Restrictions	601-18
H. Location Restrictions.....	601-18
I. Goods, Wares and Merchandise Permitted	601-18
J. Hours of Operation	601-19
K. Littering and Trash Removal.....	601-19
L. Prohibited Conduct.....	601-19
M. Suspension and Revocation of Permit	601-19
 ARTICLE 701 NONCONFORMING BUILDINGS, STRUCTURES	 701-1
AND USES OF LAND	
 Sec. 701.1 Continuation of Nonconforming Buildings, Structures and Uses	 701-1
Sec. 701.2 Nonconforming Buildings and Structures	701-1
A. Alteration, Enlargement or Relocation of Buildings and Structures	701-1
B. Destruction of Nonconforming Buildings or Structures	701-1
Sec. 701.3 Nonconforming Lots of Record	701-1
Sec. 701.4 Nonconforming Uses	701-1
A. Building Vacancy.....	701-1
B. Damage or Destruction of Buildings or Structures	701-1
C. Accessories to Primary Nonconforming Uses	701-2
D. Expansion of Building	701-2
E. Discontinuance of Use	701-2
F. Land.....	701-2
Sec. 701.5 District Changes	701-2
 ARTICLE 801 SIGNS AND BILLBOARDS	 801-1
Sec. 801.1 Purpose	801-1
Sec. 801.2 Common Signage Plan	801-1
A. Drawings.....	801-1
B. Multiple Signs	801-2
C. Amendments	801-2
D. Minor Alterations.....	801-2

Table of Contents

Sec. 801.3 Application for a Sign Permit 801-2

- A. Application..... 801-2
- B. Fee 801-2
- C. Drawings 801-2
- D. Site plan 801-2
- E. Materials list 801-2

Sec. 801.4 Review and Approval 801-2

- A. Approval 801-2
- B. Permanent signs 801-2
- C. Temporary signs 801-2
- D. Revocation of permits 801-2
- E. Minor alterations..... 801-2

Sec. 801.5 Interpretation of Sign Regulations 801-2

- A. Street frontage 801-2
- B. Maximum area 801-3
- C. Measurable area 801-3
- D. Maximum height..... 801-3
- E. Appeal of Interpretation..... 801-3

Sec. 801.6 General Regulations 801-3

- A. Design and Construction 801-3
- B. Sight Triangle..... 801-3
- C. Maintenance 801-3
- D. Obstructions 801-3
- E. In public right-of-way 801-3
- F. Illumination..... 801-3
- G. Changeable Copy on Signs 801-4
- H. Nonconforming, Obsolete and Un-permitted Signs..... 801-4

Sec. 801.7 Signs Permitted Without a Permit 801-4

- A. Art 801-4
- B. Construction signs 801-4
- C. Farm signage..... 801-5
- D. Flags..... 801-5
- E. Hand carried noncommercial signs 801-5
- F. Historic markers 801-5
- G. Holiday decorations..... 801-5
- H. Identification signs..... 801-5
- I. Incidental or directional signs..... 801-5
- J. Interior signs..... 801-5
- K. Non-legible..... 801-5
- L. Non-profit announcements..... 801-5
- M. Political signs 801-6
- N. Public notice 801-6
- O. Public park signs 801-6
- P. Public sign 801-6
- Q. Real estate signs – residential 801-6
- R. Real estate signs – nonresidential 801-7
- S. Religious institution directional signs..... 801-7
- T. Stadium signage 801-7
- U. Traffic control signs 801-7
- V. Vending machines, ATMs, gas pumps..... 801-7
- W. Window signs – temporary 801-7
- X. Yard Sale Signs 801-7

Sec. 801.8 Signs Permitted in Public Right-of-Way without a Permit 801-8

- A. Emergency..... 801-8
- B. Public 801-8
- C. Moveable sidewalk signs..... 801-8

Table of Contents

D. Subdivision	801-8
Sec. 801.9 Signs Permitted with a Sign Permit	801-9
A. Height and Area Regulations.....	801-9
B. Awning Signs	801-11
C. Canopy signs	801-11
D. Freestanding Signs - Nonresidential District.....	801-11
E. Freestanding Signs - Residential District	801-13
F. Marquee Signs	801-13
G. Noncommercial Signs.....	801-13
H. Projecting Signs	801-14
I. Roof Signs	801-14
J. Suspended Signs.....	801-14
K. Wall Signs - Nonresidential Districts	801-14
Sec. 801.10 Signs Permitted with a Temporary Sign Permit	801-15
A. Special Sales Events & Promotions.....	801-15
B. Vertical Streetscape Banners.....	801-15
Sec. 801.11 Signs not Permitted	801-16
A. Fluctuating illumination	801-16
B. Obsolete signs.....	801-16
C. Off-site signs.....	801-17
D. Portable signs.....	801-17
E. Vehicle signs.....	801-17
F. Rotating or revolving signs	801-17
G. Strung lights	801-17
H. Windblown	801-17
I. Others not exempt.....	801-17
Sec. 801.13 Enforcement.....	801-17
Sec. 801.14 Severability	801-17
Appendix A, Table of Permitted Uses	A-1
A	A-1
B	A-2
C	A-2
D	A-3
E	A-4
F.....	A-4
G	A-4
H	A-4
J.....	A-5
L.....	A-5
M.....	A-5
N	A-6
O.....	A-6
P	A-6
R.....	A-6
S	A-7
T.....	A-7
U	A-7
V	A-7
W	A-8
Appendix B, Flag Standards.....	B-1