



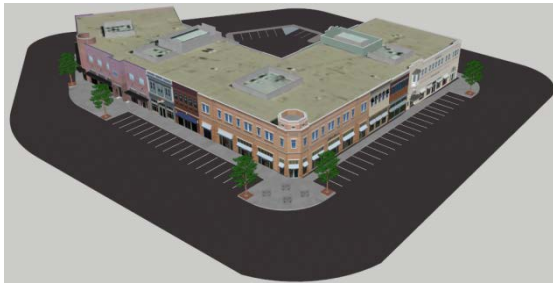
# Downtown Core and Downtown Edge Informational Packet

## ZONING

(Zoning Code: Sec. 401.8-B Downtown Districts)

### DC, Downtown Core

The Downtown Core comprises that area of the Bentonville Square and extends those urban characteristics along the primary downtown street of SW A Street to Highway 102. The intent of this zone is to maintain and expand the pedestrian oriented character of the town square. The physical form is of an urban character with uses that promote retail and entertainment venues with upper story residential uses permitted. Mixed use is defined as vertical mixed use with commercial and retail on the first floor and office and residential on the upper floors. Buildings are spaced closely or attached.



Downtown Core

### DE, Downtown Edge

The Downtown Edge creates an area of transition between the Downtown Core with its retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mixed use allows retail, commercial, office and residential uses on all floors. Live/work housing, personal services and small offices are strongly evident in this district. Buildings are spaced closely, but are separated by setbacks.



Downtown Edge

### Primary and Secondary Streets

Developments that face primary streets have specific regulations pertaining to the relationship between the building and the street. The designated Primary Streets in the downtown districts are: Central Ave, SW A St, SW 8t St, and S Main St. All other streets in the downtown districts shall be considered secondary streets.

## BULK AND AREA REGULATIONS

(Zoning Code: Sec. 401.8-B Downtown Districts)

	<b>DC</b>	<b>DE</b>
<b>Density</b>	48 du/acre	18 du/acre
<b>Min. Lot Area</b>	No Min./ No Max.	No Min./ No Max
<b>Min. Lot Width</b>	No Min./ No Max.	No Min./ No Max
<b>Max. Lot Coverage</b>	100%	80%
<b>SETBACKS</b>		
<b>Front - <i>Nonresidential</i></b>	0' Max.	0' Max.
<b>Front -<i>Residential</i></b>	20' Max.	20' Max.
<b>Side</b>	0' Min.	6' Min.
<b>Rear – <i>Adjacent to Non-Residential Zones</i></b>	0' Min.	6' Min.
<b>Rear – <i>Adjacent to Residential Zones, height &lt; 20'</i></b>	0' Min.	8' Min.
<b>Rear –<i>Adjacent to Residential Zone, height &gt; 20'</i></b>	0' Min.	12' Min.
<b>HEIGHT</b>		
<b>Minimum</b>	20'	None
<b>Maximum</b>	80'	60'
<b>ENCROACHMENTS</b>		
<b>Height Clearance</b>	8' Min.	8' Min.
<b>Setback – <i>Primary Street</i></b>	2' Min.	4' Min.
<b>Setback – <i>Secondary Street</i></b>	2' Min.	6' Min.

# PERMITTED USES

(Zoning Code: Appendix A – Table of Permitted Uses)

A = Accessory Use  
P = Permitted Use  
C = Conditional Use

	Supp. Regs.	DWN TN	
		DC	DE
<b>AGRICULTURE AND ANIMALS</b>			
agriculture			
agricultural product processing			
agriculture-related business			
animal clinic	601.3		C
animal kennel or shelter	601.3		
animal - domestic or household		P	P
animal - exotic			
animal - farm	601.3		
apiculture	601.4		
botanical garden			
chicken, hobby	601.11		P
community garden		P	P
greenhouse			P
livestock market			
plant nursery			P
slaughterhouse			
stable, commercial			

<b>RESIDENTIAL</b>			
dwelling - accessory	601.4	A	A
dwelling - condominium		P	P
dwelling - manufactured			
dwelling - modular			P
dwelling - multi-family		P	P
dwelling - single family			P
dwelling - townhouse or rowhouse		P	P
dwelling - two-family			P
home occupation - type a	601.12	P	P
home occupation - type b	601.12	P	C
manufactured home park			
residential facility - assisted living			
residential facility - extended medical care			
residential facility – rehabilitation			
residential facility – temporary shelter			

	Supp. Regs.	DC	DE
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY</b>			
arena / auditorium		C	C
museum		P	C
aquarium		P	C
conference / convention center		P	C
community center	601.1	P	P
commercial recreation facility - indoor		P	P
commercial recreation facility - outdoor	601.8		
country club			
cultural studio		P	P
educational facility		C	C
golf course	601.8		
library		P	P
park - mini		P	P
park - neighborhood		P	P
park - community			
religious facilities	601.19	C	C
recreational vehicle park	601.17		

<b>SERVICES</b>			
ATM machine		P	P
adult day care		P	P
auction house		P	
auto or equipment auction			
automobile repair			
car wash	601.6		
cemetery or mausoleum			P
child care - commercial	601.7 C	P	P
child care -residential (4 children)	601.7 A	P	P
child care -residential (5 -10 children)	601.7 B		P
copy services		P	P
correctional facility or jail			
crematory			
financial institution		P	P
funeral home			P
governmental service facility		P	P
lodging - bed & breakfast	601.5	C	C
lodging - hotel / motel		P	C
maintenance service			P
medical services - hospital	601.13		
medical services - doctor office		P	P
medical services - urgent care clinic		P	P
medical services - laboratory		P	P
medical services - substance abuse or mental health treatment clinic			
office - small scale(≤4,000 gsf)		P	P
office - large scale (>4,000 gsf)		P	
office/warehouse		C	C
personal services		P	P
public safety services		C	C
postal services		P	P
repair services - household		P	P
repair services - equipment, large appliances			

	Supp. Regs.	DWNTN	
		DC	DE
<b>RETAIL</b>			
artisan shop		P	P
auto and vehicle sales/rental			
bakery		P	P
bar, lounge or tavern		P	C
building and landscape material sales			
construction / heavy equipment sales/rental			
convenience store		P	
equipment rental -indoor			
equipment rental -outdoor			
gas station			
manufactured home sales			
recreational vehicle and boat sales/rental			
outdoor vending, private property	601.16	P	P
outdoor vending, public right-of-way	601.16	C	
restaurant		P	C
restaurant, drive-in			
retail - small scale (≤4,000 gsf)		P	P
retail - large scale (>4,000 gsf)		P	
sexually oriented business	601.22		
sidewalk café in public right-of-way	601.23	P	P

<b>INDUSTRIAL AND WAREHOUSING</b>			
artisan / craft product manufacturing			
bulk storage of highly flammable material			
cold storage plant			
contractor maintenance yard			
industrial -intensive			
industrial -light			
laboratory -dental or medical			
laboratory -manufacturing			
laboratory -research			
light fabrication and assembly process			
mining			
mini-warehouse storage	601.14		
taxidermy			
salvage yard	601.20		
warehousing or wholesaling			

	Supp. Regs.	DWNTN	
		DC	DE
<b>TRANSPORTATION, COMMUNICATION &amp; UTILITIES</b>			
airport facilities			
broadcasting studio		P	
electric generating plant			
parking facility (as principal use)		P	C
sewage treatment plant	601.21		
solar energy system	601.24	A	A
solid waste disposal			
transportation facilities excluding airports		C	
utility facility		C	C
wind energy system, small	601.26	A	A
wind energy system, large			
wireless communication facility (cell towers)	601.27	C	C
<b>OTHER</b>			
building, accessory - nonresidential	601.1	A	A
temporary uses		C	C

# BUILDING DESIGN

(Subdivision Code, SEC. 1100.15 DESIGN STANDARDS FOR DOWNTOWN DISTRICTS)

## MATERIAL – min. of two materials required

### Primary Material

Coverage	75% min. of façade, exclusive of windows
Permitted	Brick, stone, manufactured stone, architectural steel, architectural concrete
Prohibited	Aluminum, Vinyl , Fiberglass

### Secondary Material

Coverage	25% max. of façade, exclusive of windows
Permitted	Tile, stone, glass block, copper flashing, metal and wood, EIF

## COLOR

### Primary

Coverage	75% min. of façade
Permitted	Earth tones

### Secondary

Coverage	25% max. of façade
Permitted	earth tones, light and bright colors

Note: All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match or compliment the color of the adjacent surface, unless being used expressly as a trim or access element.

## WALL ARTICULATION

<b>Vertical</b>	50' min. between articulation
<b>Horizontal</b>	Articulation required between first and second floor

**Techniques:** Breaks in the surface wall; Windows and door openings; Balconies, awnings and canopies; Series of display windows; Recess entries; Decorative materials / tile

## FACADES

Loading docks, overhead doors, and other service entries are prohibited on primary street-facing facades.

Features added to the façade, such as balconies and shutters, shall be useable and/or operational to ensure authenticity of design.

## ROOFS

<b>Core</b>	Gable, hipped, flat
<b>Edge</b>	Gable, hipped

## ENTRANCES

<b>Emphasis</b>	All primary entrances shall be emphasized with one of the techniques below, or as approved by Planning Commission
<b>Techniques</b>	slightly recessed; change in color; materials or paving treatment

## WINDOWS

<b>First Floor Coverage</b>	50% min. of façade (Downtown Core only)
<b>Note</b>	First floor windows shall not be opaque.

# BUILDING DESIGN

(Subdivision Code, SEC. 1100.15 DESIGN STANDARDS FOR DOWNTOWN DISTRICTS)

## CORNER ARCHITECTURE

<b>Intersections</b>	All buildings located at the corner of the intersection between two primary streets shall incorporate a minimum of one architectural element listed below, or as approved by Planning Commission. This standard shall not apply to the intersection of two secondary streets or between a primary and secondary street.
<b>Architectural Elements</b>	Cupola; turret; pitched roof

## Awnings/Canopies/Balconies

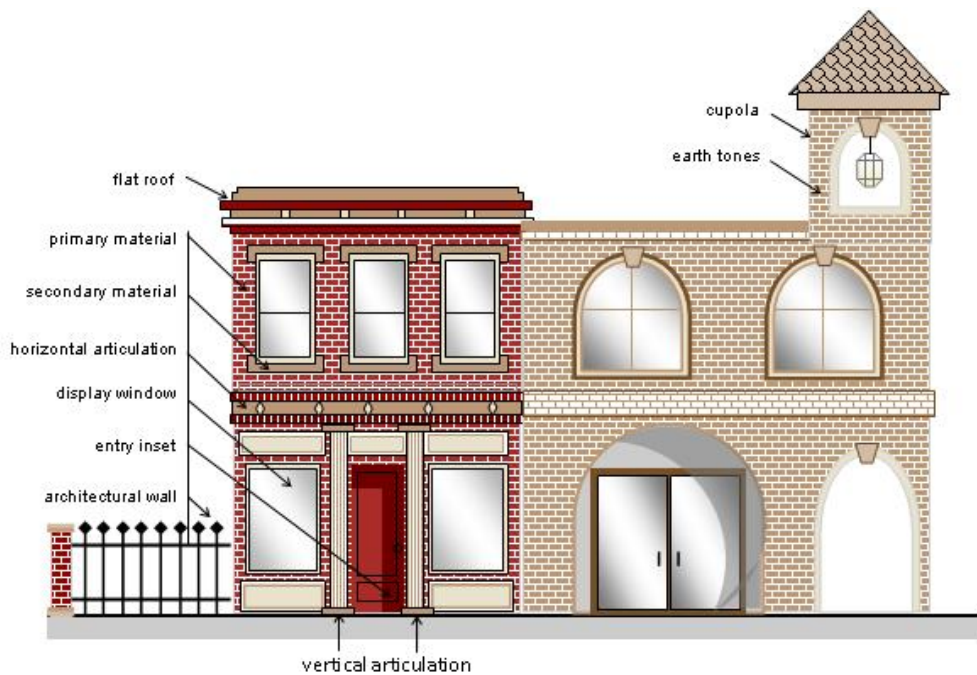
<b>Material</b>	Durable, protective, water repellant
<b>Prohibited</b>	Plastic, aluminum, fiberglass Backlighting of awning

## FRANCHISE ARCHITECTURE

Franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature ) is prohibited. Franchises or national chains shall follow these standards to create a unique building that is compatible with the DC, Downtown Core and DE, Downtown Edge districts.

## COMPATIBILITY / SCALE AND BULK / EQUIPMENT SCREENING

See SEC. 1100.13 DESIGN STANDARDS FOR LARGE SCALE DEVELOPMENTS



## SITE PLANNING

(Subdivision Code, SEC. 1100.15 DESIGN STANDARDS FOR DOWNTOWN DISTRICTS)

	DC	DE
<b>BUILDING PLACEMENT</b>		
<b>Façade Built to Maximum Setback on Primary Street</b>	80% min	80% min
<b>Façade Built to Maximum Setback on Secondary Street</b>	25% min	0%
<p><b>Note:</b> Any section along the BTL on a Primary Street not defined by a building within a 10 feet setback of the BTL shall be defined by a 2'6" to 4'6" high fence or wall. The material on the fence or wall shall be consistent and compatible with the adjacent structure and approved by Planning Commission. The fence or wall may consist of a gate or opening for access.</p>		
<b>PARKING PLACEMENT</b>		
<p>Off-street parking shall be located behind or to the side of the primary building. On corner lots, parking drive shall not be located on primary streets, unless at intersection of two primary streets (see DC and DE zoning districts for information on primary and secondary streets.) Parking drives are highly discourage along primary streets and only permitted if there is no other option for access to parking areas. Off-site parking may be provided off-site within 600' or as shared parking. A shared parking agreement shall be provided to Planning for all residential use parking spaces.</p>		
<b>PEDESTRIAN CIRCULATION</b>		
<b>SIDEWALKS (from back of curb to building)</b>		
<b>Primary Street</b>	12' min	12' min
<b>Secondary Street</b>	8' min	8' min
<b>SIDEWALK PAVING</b>		
<b>Material</b>	Concrete / Brick / Combination	Concrete
<b>Brick Color</b>	Pine Hall "Red" or equivalent	No required color
<b>STREET FURNITURE</b>		
<b>Requirement</b>	Street furniture is not required. If specific street furniture is to be provided, it shall meet the standards below for both primary and secondary streets. All street furniture shall be installed per manufacturer's specifications.	
<b>Streetlights</b>		
Luminaire	Granville	
Pole	Wadsworth	
Pole Height	12' maximum	
Color	Black	
Spacing	Determined by Electric Dept.	
<b>Benches</b>		
Length	6' minimum	
Style	Victor Stanley "Classic" Series (Model # C-10)	



## SITE PLANNING

(Subdivision Code, SEC. 1100.15 DESIGN STANDARDS FOR DOWNTOWN DISTRICTS)

Color	Black	
<b>Trash Receptacles</b>		
Size	40 gallon	
Style	Victor Stanley "Ironsites" (Model # S-35) (or approved equal)	
Color	Black	
<b>Bicycle Racks</b>		
Size	34" x 21.5"	
Style	Single hoop, Dero Swerve Rack, Black	
Tube Width	1.9"	
Setback from parallel wall	24"	
Setback from horizontal wall	28"	
Setback from parallel street	36"	
Distance from horizontal street	62"	
<b>NOTES</b>		
<ul style="list-style-type: none"> <li>• Street trees and street lights shall not be placed directly in front of an entrance to a building.</li> <li>• All street furniture shall be placed so that a minimum of 4' of the width of the sidewalk is clear and unobstructed.</li> <li>• Trees, street lamps, and all street furniture shall be placed a minimum of 36" away from the back of curb to allow for car doors opening.</li> </ul>		



# PARKING

Subdivision Code: Article 501 Parking

## NEW STRUCTURES AND ADDITIONS

### DC, Downtown Core

First Floor – < 3,000 sf	None
First Floor - > 3,000 sf	1 space / 500 sf
Upper Floors - Residential	1 space/ unit
Upper Floors - Other	1 space / 1,000 sf

### DE, Downtown Edge

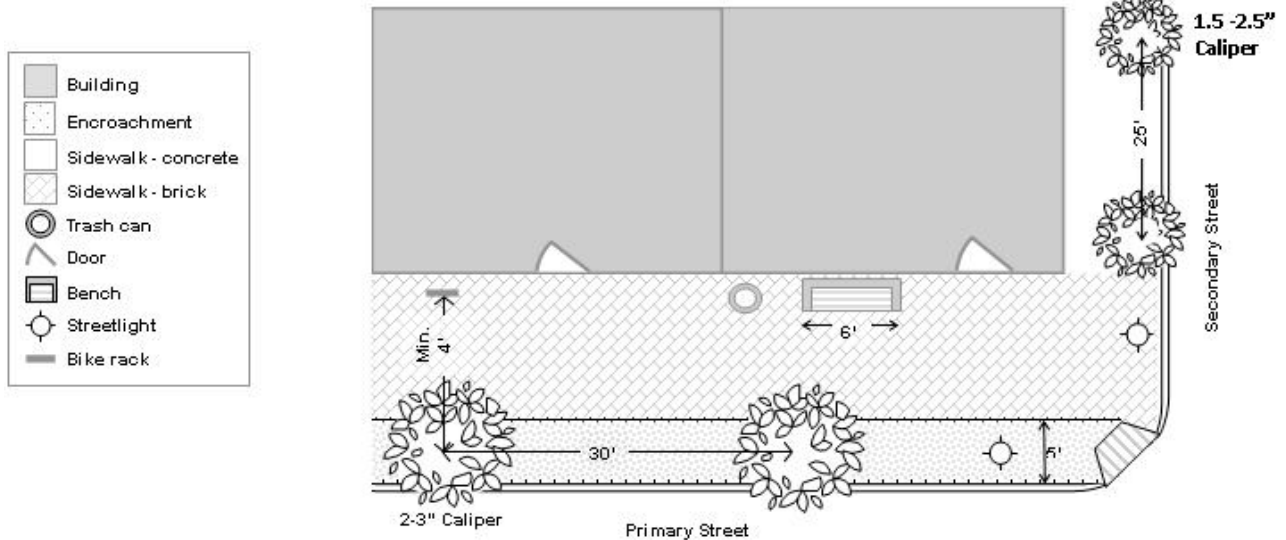
Non-residential Uses – < 3,000 sf	None
Non-residential Uses – > 3,000 sf	1 space / 1,000 sf
Residential Uses - Studio and 1 bedroom	1 space / unit
Residential Uses – 2 + bedrooms	1 space/unit plus .5 for each bedroom over 3

## EXISTING STRUCTURES

Parking requirements do not apply to existing structures in the DC or DE districts with a change of use.


## RAZED STRUCTURES

The parking requirements for the DC and DE districts shall be calculated based on the square footage of the new structure minus the amount of the square footage of the building footprint of the original structure.



**LANDSCAPING**  
(Subdivision Code: Article 1400 Landscaping)

Note:  
Exempt from Sec. 1400.7 Landscape Street Frontage Buffer and Sec. 1400.9 Landscaped Perimeter

	<b>Primary Street</b>	<b>Secondary Street</b>
<b>Requirement</b>	One tree per 30 linear feet	One tree per 25 linear feet
<b>Spacing</b>	30' maximum on center	25' maximum on center
<b>Caliper</b>		
Ornamental	2" min.	1.5" min.
Shade	3" min.	2.5" min.
<b>Tree Species</b>	Norway Maple Goldenrain Tree Forest Pansy Redbud Crapemyrtle Pin Oak Chinese Pistache Zelkova Littleleaf Linden	Red Maple Eastern Redbud Gingko Flowering Crabapple Dawn Redwood Lace Bark Elm Fastigiata European Hornbeam
<b>Tree Planting</b>	Trees shall be planted as to be protected by either a tree grate or a planting bed according to the specifications below.	Trees may be planted in greenspace between sidewalk and street edge. If no green space is present, trees shall be planted as to be protected by either a tree grate or a planting bed according to the specifications below.
<b>Tree Grates</b>		
Size	 5' X 6' min.	3' x 3'
Material	cast iron	cast iron
Placement	12' min. from street lights	12' min. from street lights
<b>Planting Bed</b>		
Size	5' X 6' min.	3' X 3'