

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

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.

Minimum Height Required: 20 feet

Maximum Height Allowed: 80 feet

Lot and Area Standards:

District	Building type	Lot area		Min. land area/dwelling unit (sq. ft.)	Lot width		Min. lot depth	Lot coverage	
		Min.	Max.		Min. lot width	Max. lot width		Min.	Max.
DC	All	None	None	-	None	None	-	None	100%

Setback Standards:

District	Building type	Front Yard		Side Yard		Rear			
		Min.	Max.	Min.	Max.	Adjacent to Residential		Adjacent to Non-residential	
						Min.	Max.	Min.	Max.
DC	Residential	-	20'	0'	-	0'	-	0'	-
	Nonresidential	-	0'	0'	-	0'	-	0'	-

Encroachment Standards:

District	Min. height clearance	Min. setback adjacent to an arterial or collector street	Min. setback adjacent to a downtown local street
DC	8'	2'	2'

Applicable to encroachments such as canopies, awnings and balconies.

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ALLOWED BY RIGHT	CONDITIONAL
<p>Agriculture and Animals Animal - domestic or household Community garden</p> <p>Residential Dwelling - condominium Dwelling - multi-family Dwelling - townhouse or rowhouse Home occupation - type b</p> <p>Recreation, Education & Assembly Aquarium Commercial recreation facility - indoor Community Center Conference / convention center Cultural studio Event center Library Museum Park - mini Park - neighborhood</p> <p>Services Adult day care ATM machine Auction house Child care - commercial Child care - residential (4 children) Copy services Financial institution Governmental services facility Lodging - hotel / motel Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office - small scale ($\leq 4,000$ gsf) Office - large scale ($\geq 4,000$ gsf) Personal services Postal services Repair services - household</p>	<p>Retail Artisan shop Bakery Bar, lounge or tavern Convenience store Medical marijuana dispensary Outdoor vending - private property Outdoor vending - public right-of-way Pharmacy Restaurant Retail - small scale ($\leq 4,000$ gsf) Retail - large scale ($\geq 4,000$ gsf) Sidewalk café in public right-of-way</p> <p>Industrial and Warehousing Medical marijuana cultivation facility</p> <p>Transportation / Utilities Broadcasting studio Parking facility (as principal use)</p> <p>Agriculture and Animals Urban farm</p> <p>Recreation, Education & Assembly Arena / auditorium Educational facility Outdoor music venue Religious facilities</p> <p>Services Lodging - bed & breakfast Office/warehouse Public safety services</p> <p>Retail Convenience store that sells beer and/or light wine for off-site consumption Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail Outdoor vendor park Restaurant, microbrewery</p> <p>Transportation / Utilities Transportation facilities excluding airports Utility facility Wireless communication facility (cell tower)</p> <p>Other Temporary uses</p> <hr/> <p>ACCESSORY</p> <p>Residential Dwelling - accessory Home occupation - type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory - nonresidential</p>