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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
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Maximum Height Allowed: 80 feet

Lot and Area Standards:

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

Setback Standards:

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

ALLOWED BY RIGHT

Agriculture and Animals Animal - domestic or household Community garden

Residential

Dwelling - condominium Dwelling - multi-family Dwelling - townhouse or rowhouse Home occupation - type b

Recreation, Education & Assembly

Aquarium Commercial recreation facility - indoor Community Center Conference / convention center Cultural studio Event center Library Museum Park - mini Park - neighborhood

Services

Adult day care ATM machine Auction house Child care - licensed center Child care - registered family home (5 children) Copy services **Financial institution** Governmental services facility Lodging - hotel / motel Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office Personal services Postal services Repair services - household

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 Sidewalk café in public right-of-way

Industrial and Warehousing Medical marijuana cultivation facility

Transportation / Utilities Broadcasting studio Parking facility (as principal use)

CONDITIONAL

Agriculture and Animals Urban farm

Recreation, Education & Assembly Arena / auditorium Educational facility Outdoor music venue Religious facilities

Services

Lodging - bed & breakfast Office/warehouse Public safety services

Retail

Outdoor vendor park Packaged sale of beer and/or light wine Restaurant, microbrewery

Transportation / Utilities

Transportation facilities excluding airports Utility facility Wireless communication facility (cell tower)

Other Temporary uses

ACCESSORY

Residential Dwelling - accessory Home occupation - type a

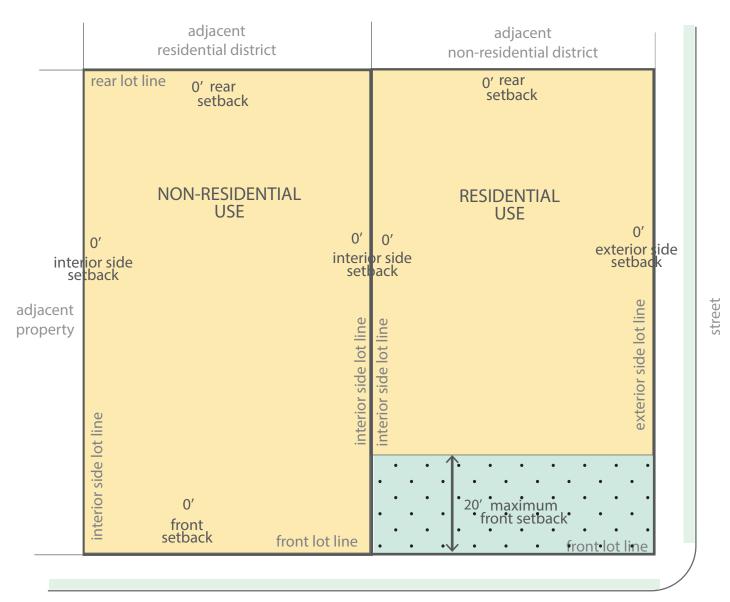
Transportation / Utilities Solar energy system Wind energy system, small

Other Building, accessory – nonresidential Donation box

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DC, Downtown Core



street