

The background of the slide features a faded, high-angle photograph of a city. A prominent white water tower with a spherical tank is visible on the left side. Below it, a grid of city blocks with various buildings and parking lots is visible. The sky is a pale, hazy blue. The text is overlaid on this background.

Promote
what we want.

Preserve what we love.

A community growth and development initiative.

Unified Development Code (UDC)

Unified Development Code

What is it and what does it do?

The Unified Development Code (UDC) is Bentonville's single, regulatory document that governs how the city grows and develops. Instead of navigating separate rules for **zoning**, **subdivision**, and **design standards**, the UDC consolidates everything into one clear, enforceable code. This streamlined approach makes development more **predictable**, **consistent**, and aligned with the city's **Future Land Use Plan**.

UDC vs. Conventional Regulations

Key Differences at a Glance

UDC

Unified

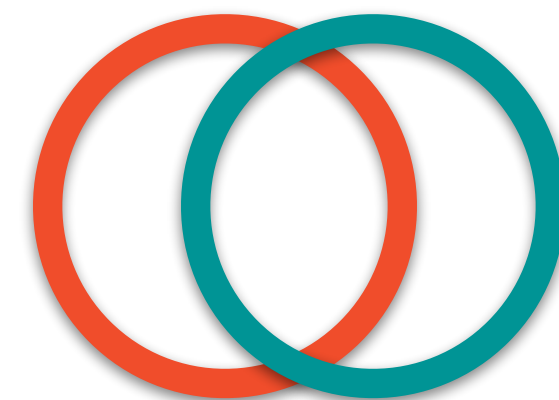
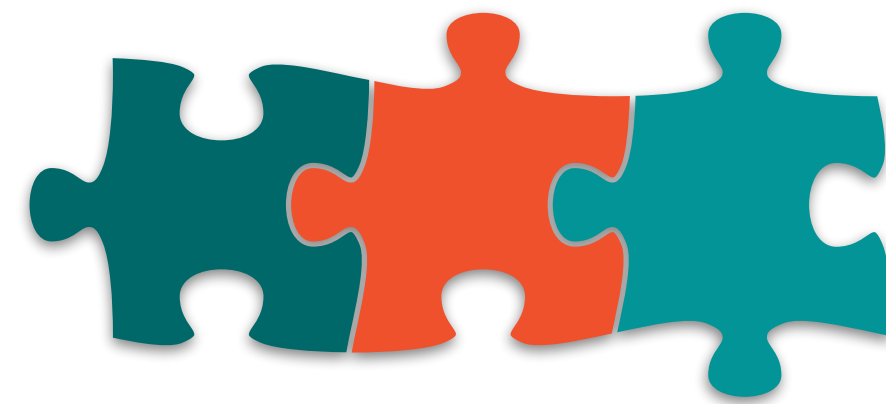
All development rules in one document.

Clear

Uses visuals for easier understanding.

Flexible

Adapts to diverse development needs.



Current Regulations

Separate

Separate documents make rules harder to navigate

Dense Text

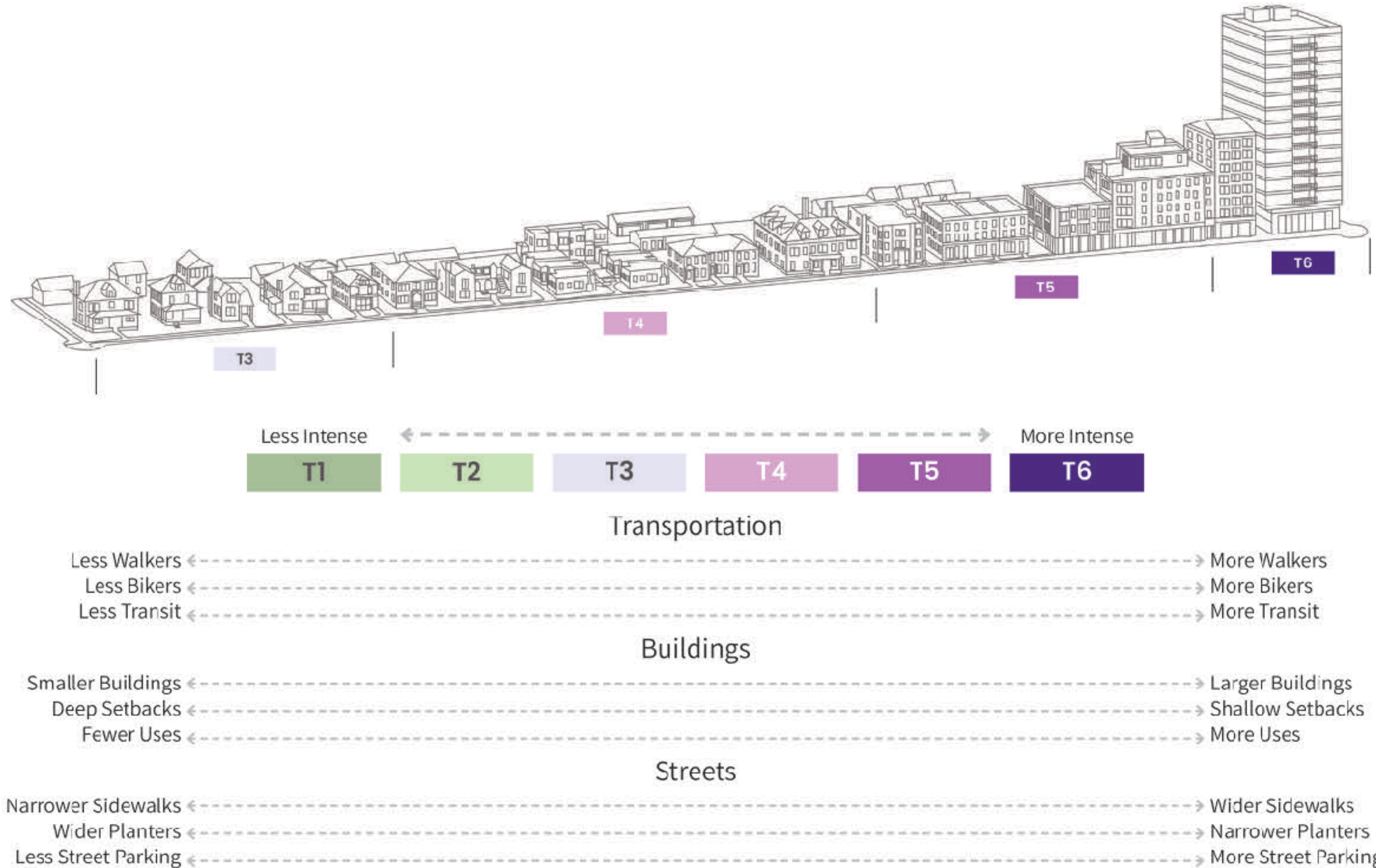
Dense language with few supporting visuals

Inflexible

Rigid, single-use zoning limits adaptability

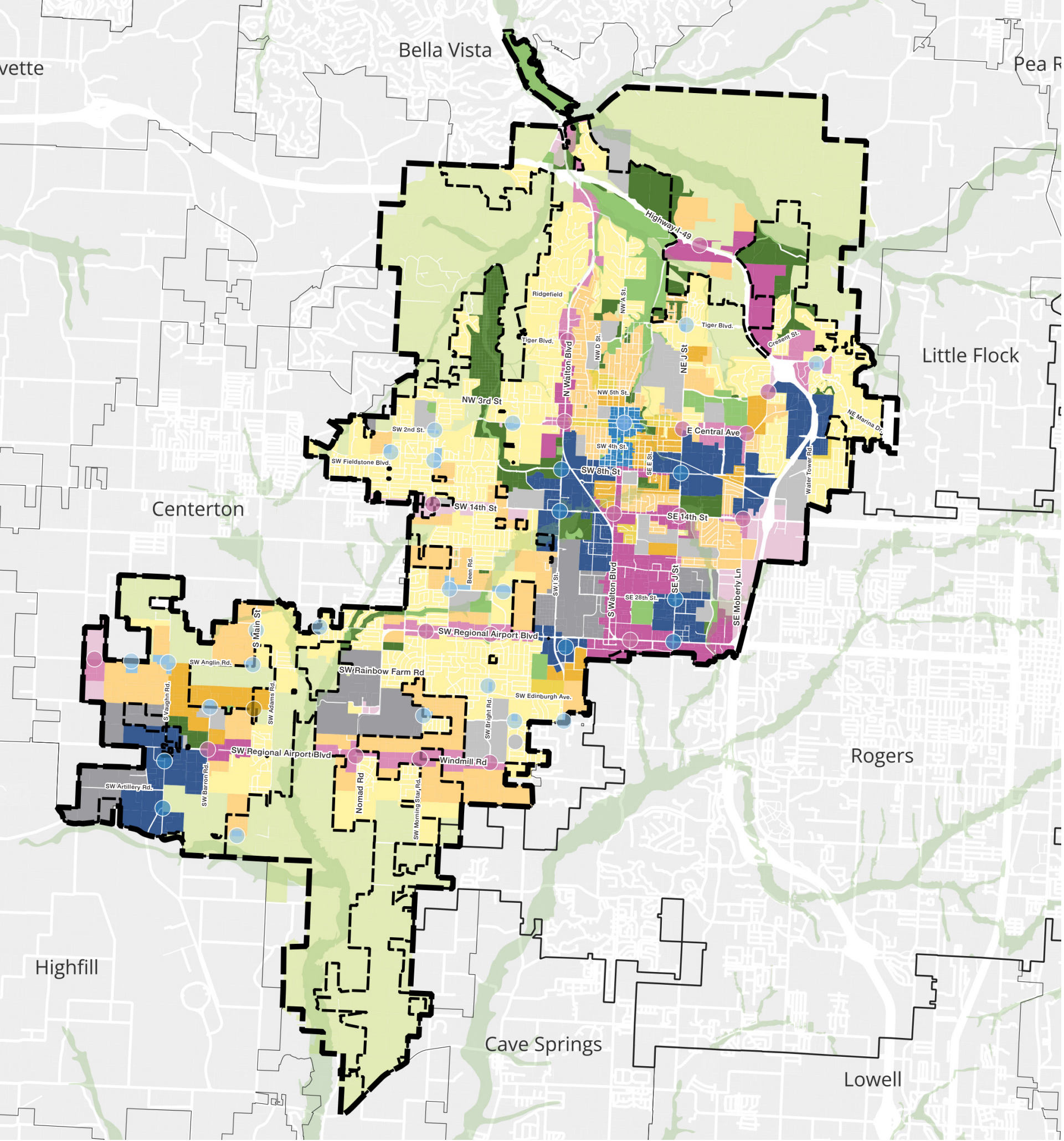
The Transect

The Transect



Place Types and Zoning

Future Land Use



Centers

- Regional (1,868 acres)
- City (108 acres)
- Neighborhood (129 acres)

Neighborhoods

- Urban (686 acres)
- Walkable (3,066 acres)
- Traditional (155 acres)
- Suburban (5,766 acres)

Corridors

- Urban (1,248 acres)
- Walkable (717 acres)
- Suburban (605 acres)

Recreation

- Outdoor Entertainment
- Parks and Public Spaces

Other

- Rural and Estates
- Industry & Technology
- Civic and Institutional

Boundaries and Overlays

- Hazard Overlay for Floodways
- City Boundary
- Planning Boundary

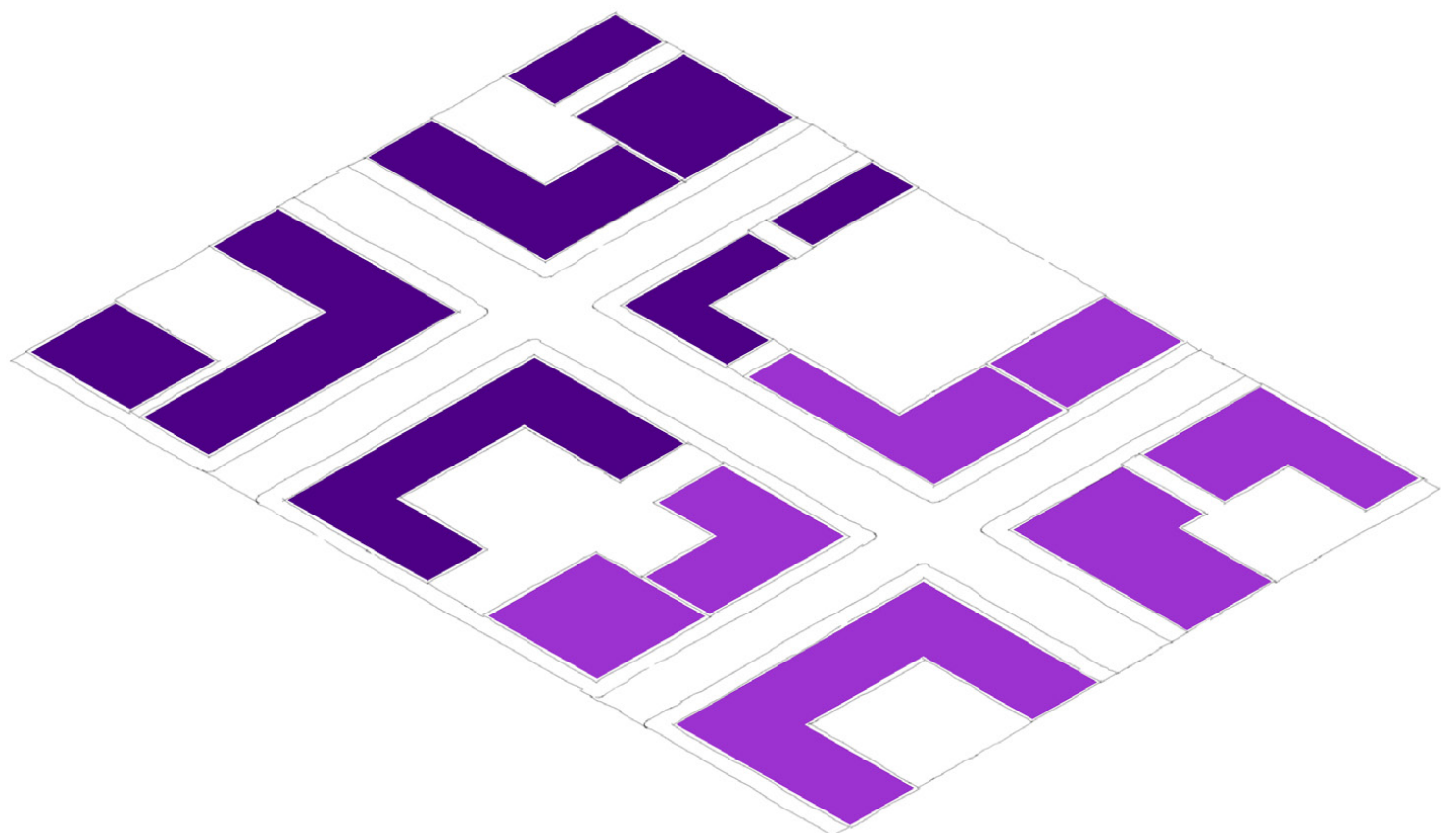
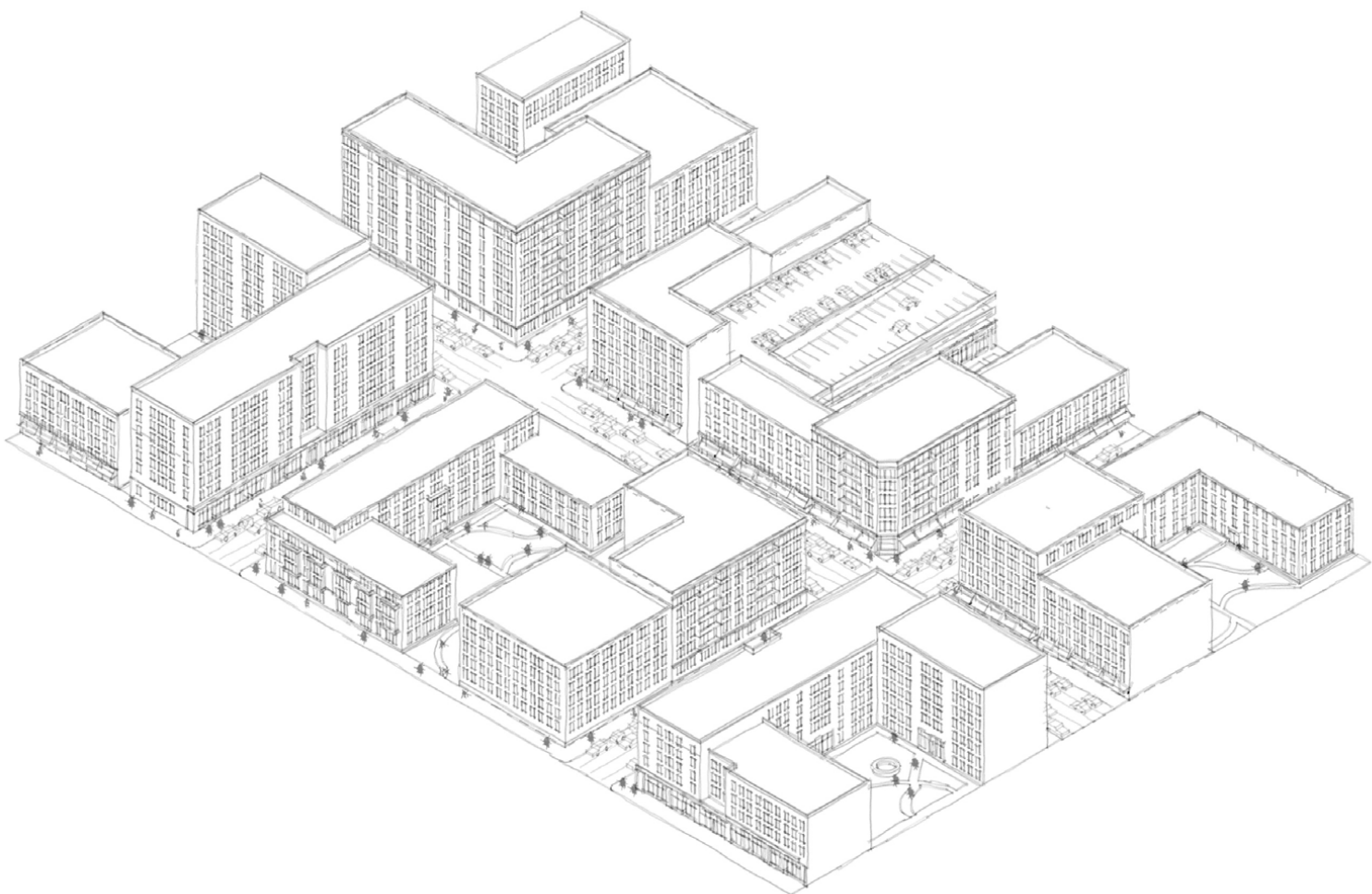
Place Type Translation

PLACE TYPE	CURRENT ZONING	PROPOSED ZONING
Regional Center	DC, DE, DN-4	T5.1, T5.2, T6.1
City Center	DC, DE, DN-1 - DN-4	T4.2, T5.1, T5.2
Neighborhood Center	DE, DN-4, C-3	T4.1, T4.2, T5.1
Urban Neighborhood	DN-2 - DN-4, C-3	T3.2, T4.1, T4.2, T5.1
Walkable Neighborhood	DN-1 - DN-4	T3.2, T4.1, T4.2
Suburban Neighborhood	R-1, R-3	T3.1, T3.2, T4.1
Urban Corridor	DE, C-3	T5.1, T5.2
Walkable Corridor	DN-4, C-3, C-1	T4.2, T5.1, T5.2
Suburban Corridor	C-1, C-2	HC, T5.1
Industry & Technology	C-2, I-1, I-2	HC, I-1, I-2
Rural and Estates	A-1, RE	T2, T3.1
Civic and Institutional	Any	Any
Parks and Public Open Spaces	Any	Any
Outdoor Entertainment	A-1, C-3	T2, T4.2
Open Space	Hazard overlay	—

PROPOSED ZONING	CURRENT ZONING
T2	A-1, RE
T3.1	R-1, R-3, A-1, RE
T3.2	DN-2 - DN-4, R-1, R-3, DN-1 - DN-4
T4.1	DN-2 - DN-4, C-3, DN-1 - DN-4, R-1, R-3, DE, DN-4
T4.2	DN-2 - DN-4, C-3, DN-1 - DN-4, DE, DN-4, C-3, C-1, DC, DE, DN-1 - DN-4, A-1, C-3
T5.1	DE, DN-4, C-3, C-1, C-2, HC, DN-4, C-3, C-1, DC, DE, DN-1 - DN-4
T5.2	DE, DN-4, C-3, DN-4, C-3, C-1, DC, DE, DN-1 - DN-4
T6.1	DC, DE, DN-4
HC	C-1, C-2, C-2, I-1, I-2
I-1	C-2, I-1, I-2
I-2	C-2, I-1, I-2

Place Type Translation

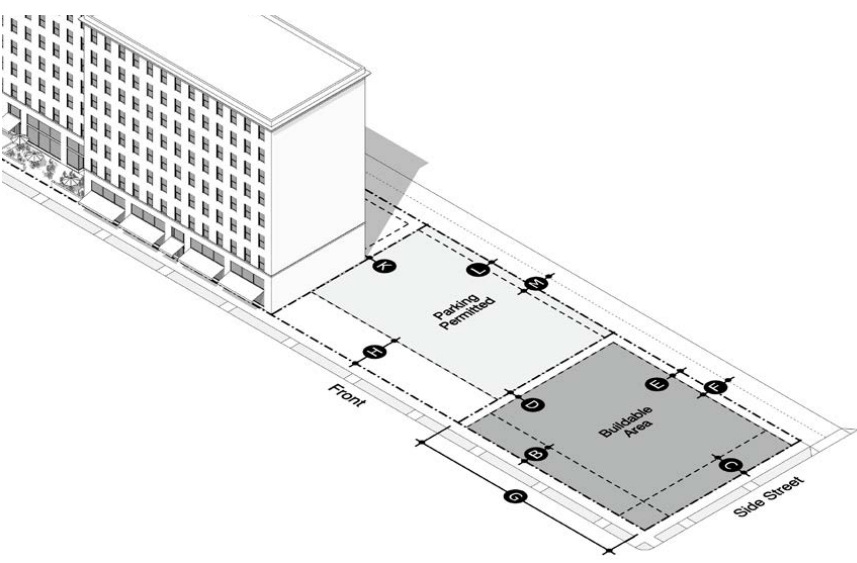
Regional Center



In this diagram: ■ T6.1 ■ T5.2

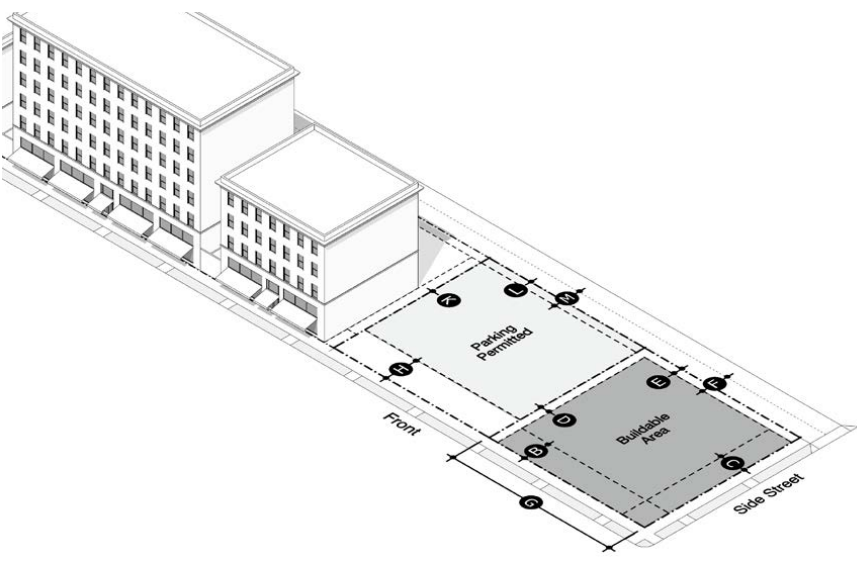
Applicable Zoning

T6.1



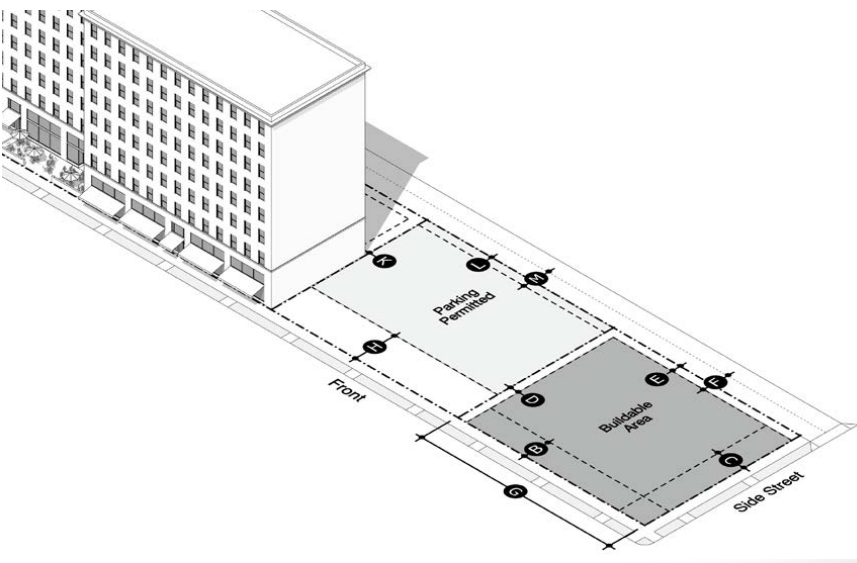
Site Design	
Lot Width:	N/A
Building Location	
Building Footprint:	100%
Front Setback:	15' max.
Side Street Setback:	15' max.
Side Setback:	0'-6'
Rear Setback:	5' min
Alley Setback	15' from centerline of alley
Height	10 stories max.

T5.2



Site Design	
Lot Width:	N/A
Building Location	
Building Footprint:	90%
Front Setback:	12' max.
Side Street Setback:	12' max.
Side Setback:	0'-6'
Rear Setback:	5' min
Alley Setback	15' from centerline of alley
Height	6 stories max.

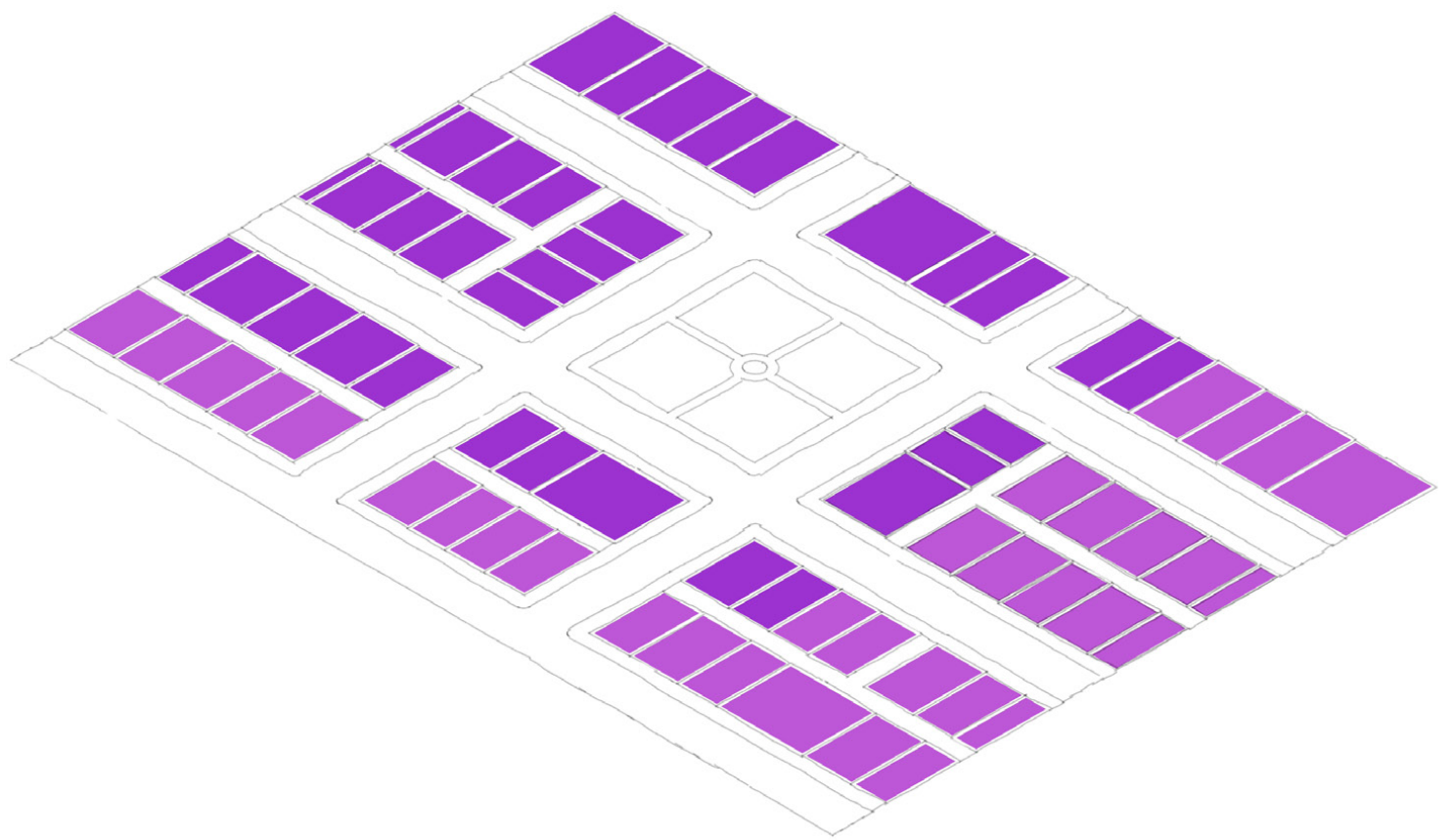
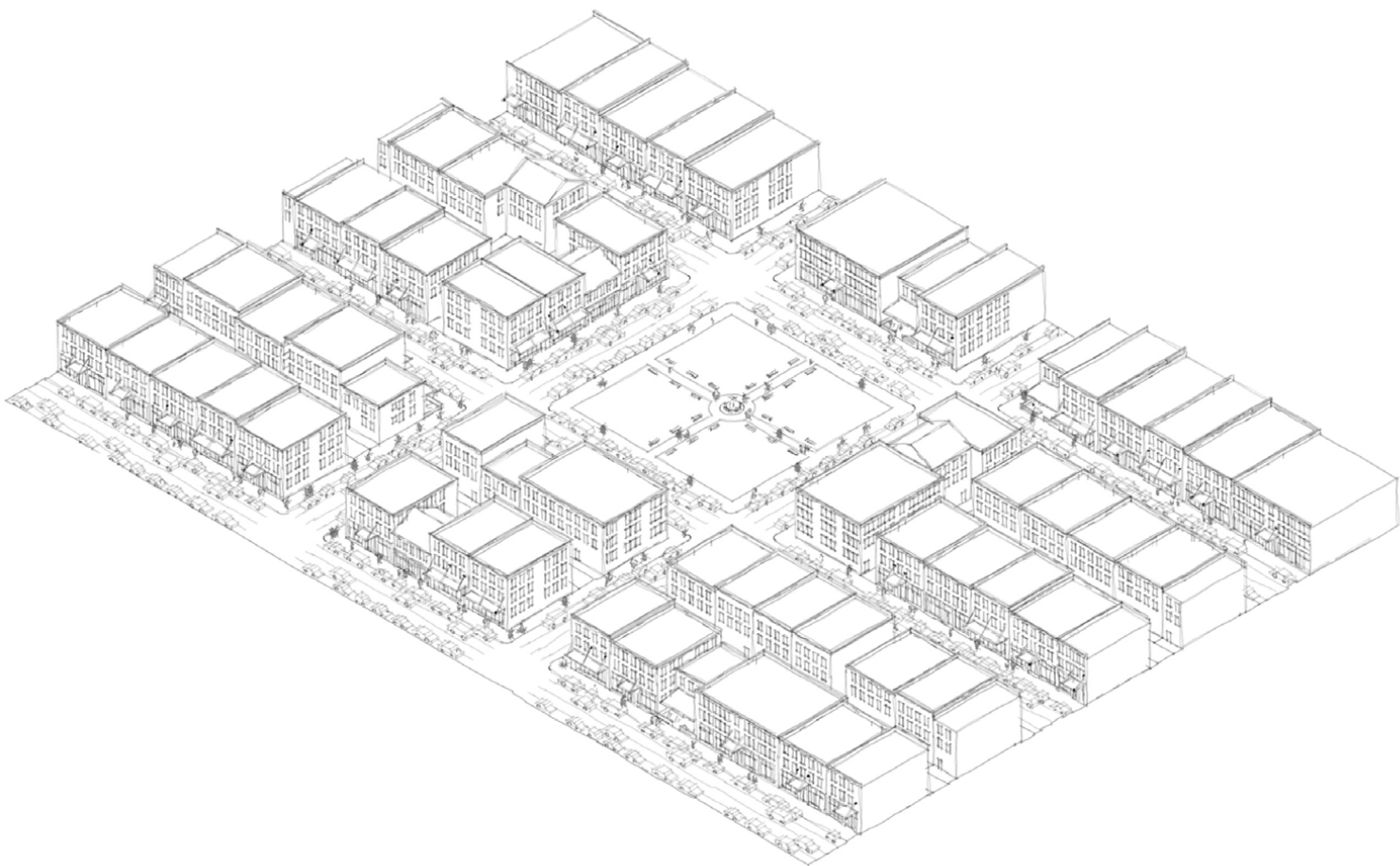
T5.1



Site Design	
Lot Width:	15' min.
Building Location	
Building Footprint:	85%
Front Setback:	12' max.
Side Street Setback:	12' max.
Side Setback:	0'-6'
Rear Setback:	5' min
Alley Setback	15' from centerline of alley
Height	4 stories max.

Place Type Translation

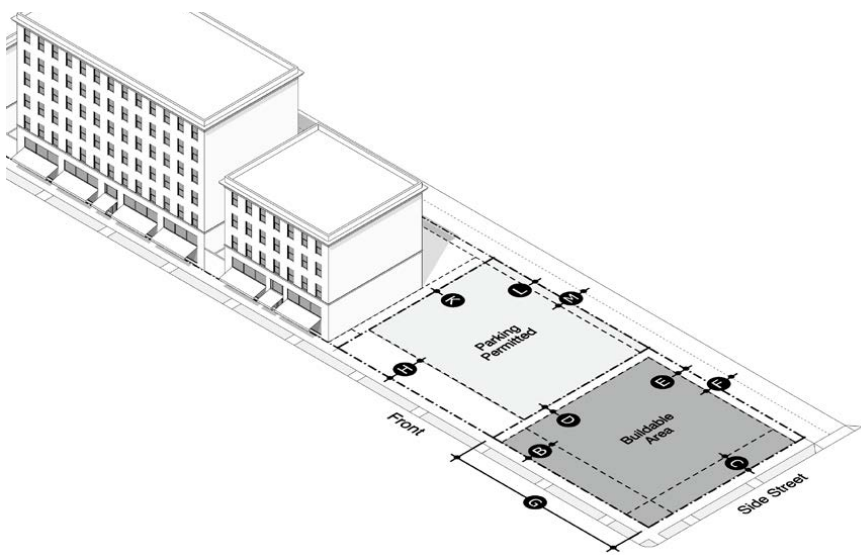
City Center



In this diagram: T5.2 T5.1

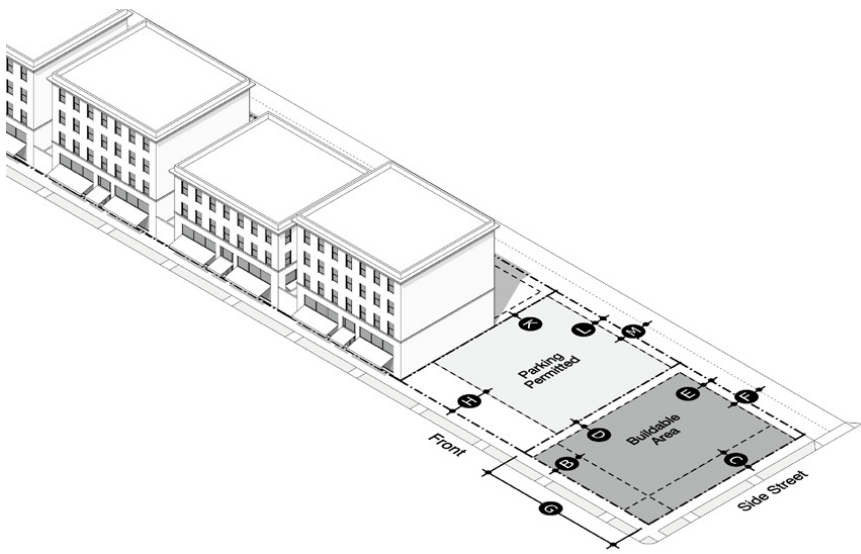
Applicable Zoning

T5.2



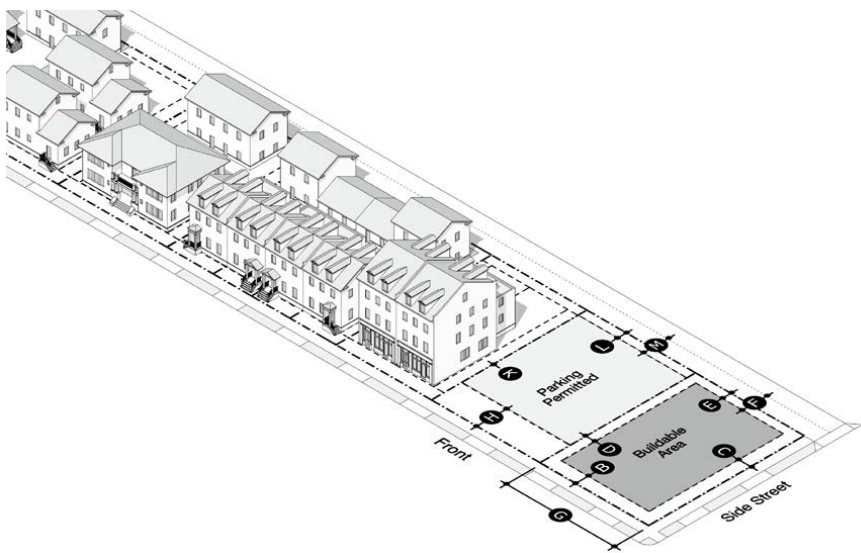
Site Design	
Lot Width:	N/A
Building Location	
Building Footprint:	90%
Front Setback:	12' max.
Side Street Setback:	12' max.
Side Setback:	0'-6'
Rear Setback:	5' min
Alley Setback	15' from centerline of alley
Height	6 stories max.

T5.1



Site Design	
Lot Width:	15' min.
Building Location	
Building Footprint:	85%
Front Setback:	12' max.
Side Street Setback:	12' max.
Side Setback:	0'-6'
Rear Setback:	5' min
Alley Setback	15' from centerline of alley
Height	4 stories max.

T4.2

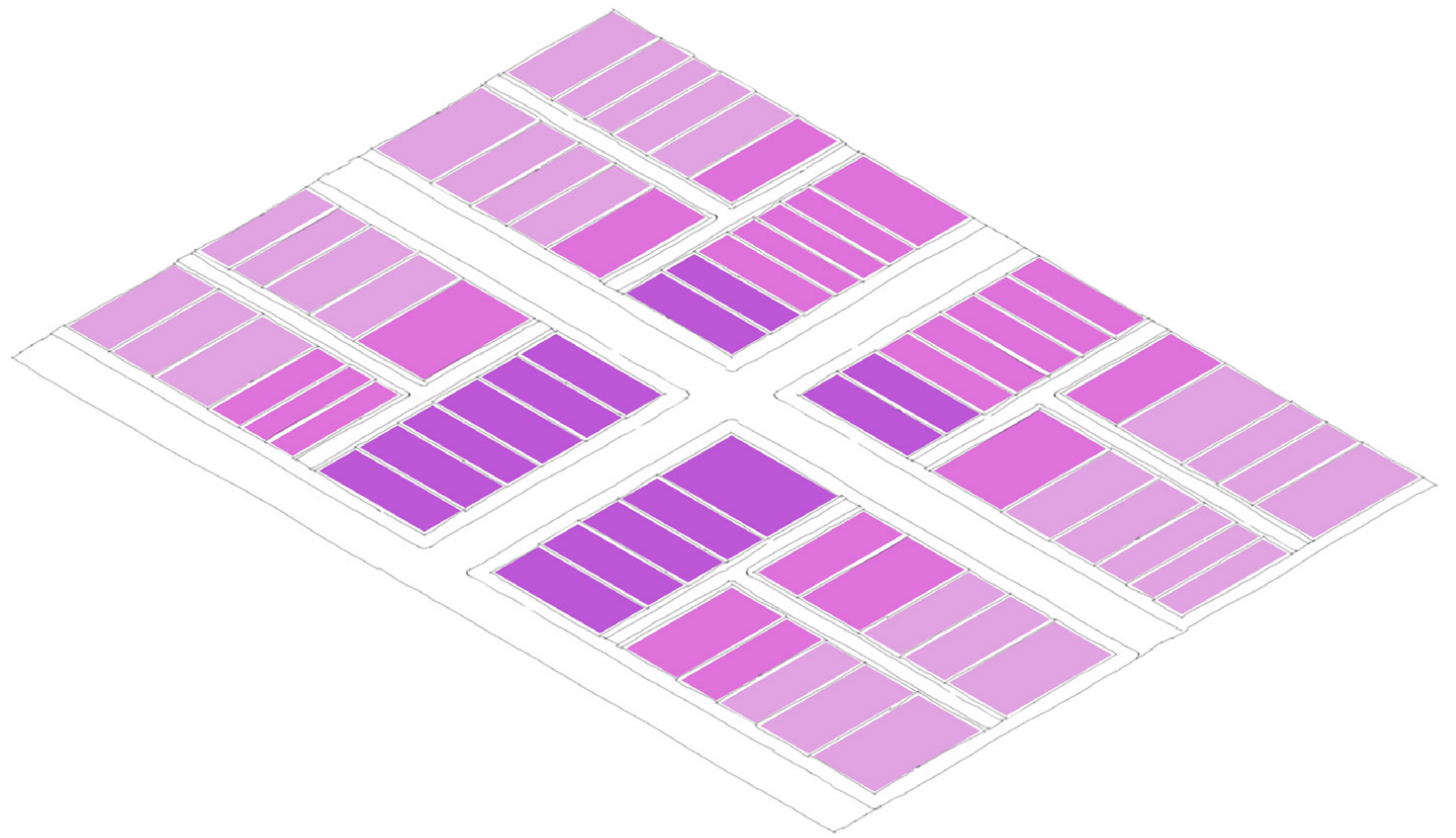
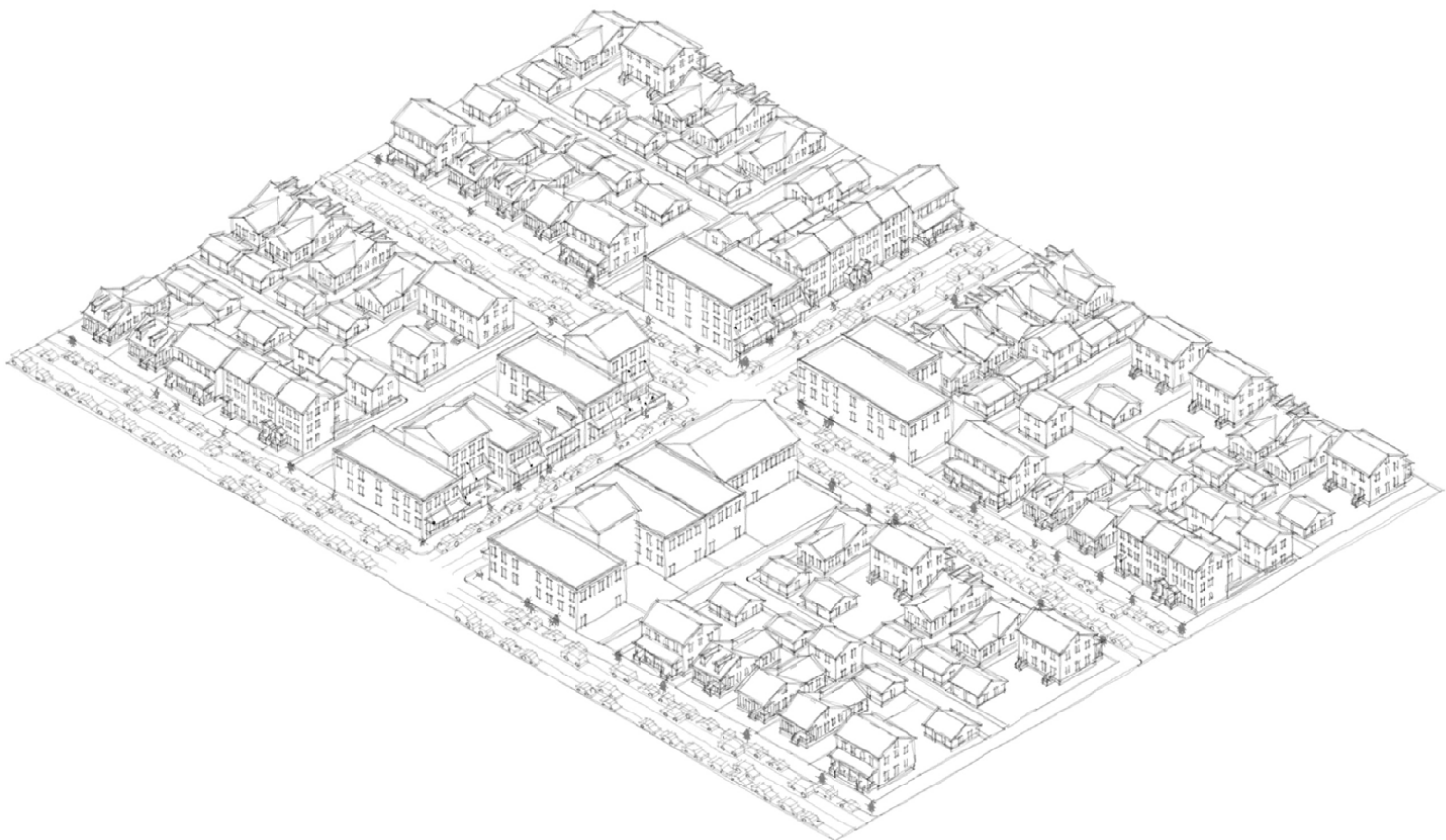


Site Design	
Lot Width:	20'-40'
Building Location	
Building Footprint:	75%
Front Setback:	0'-16'
Side Street Setback:	16' min.
Side Setback:	0' & 6' min.
Rear Setback:	16' min.
Alley Setback	15' from centerline of alley
Height	3 stories max.

Place Type Translation

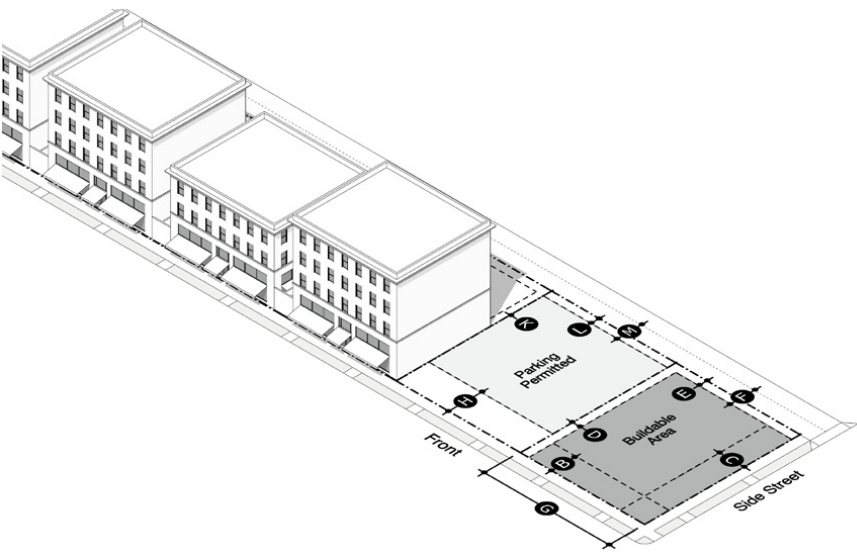
Neighborhood Center

Applicable Zoning



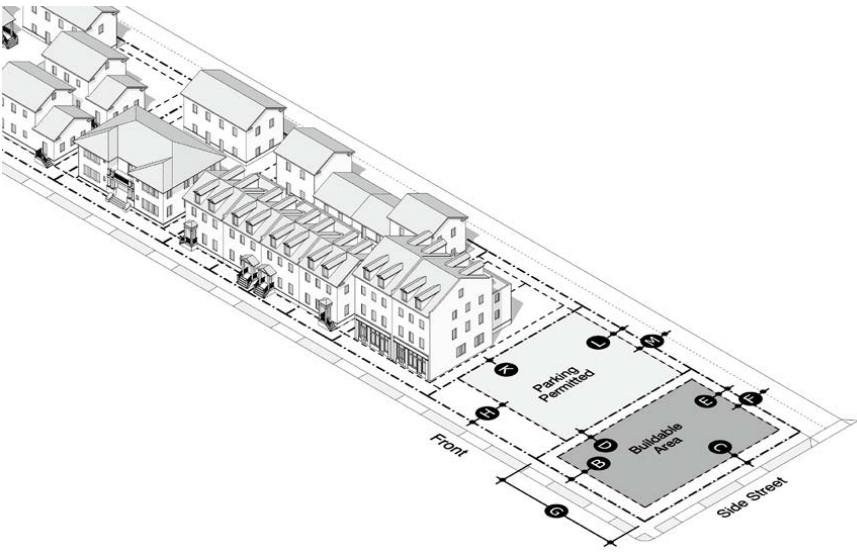
In this diagram: T5.1 T4.2 T4.1

T5.1



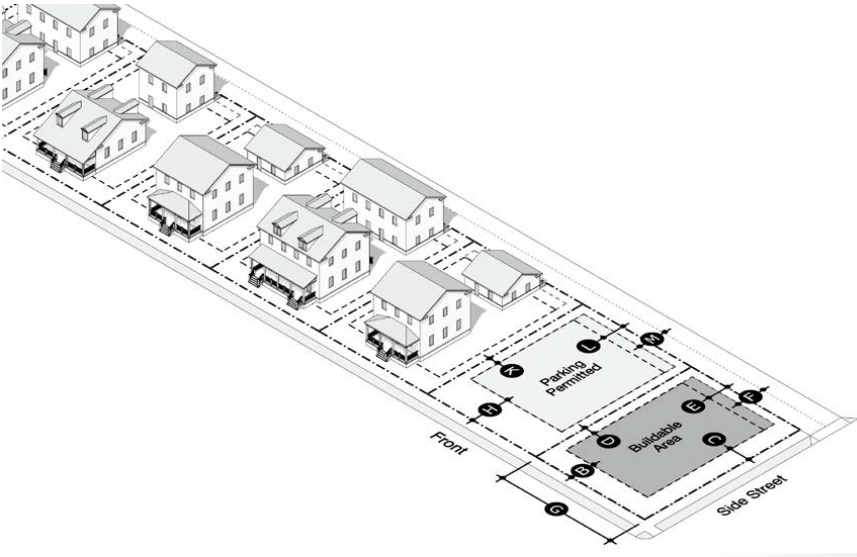
- Site Design**
- Lot Width: 15' min.
- Building Location**
- Building Footprint: 85%
- Front Setback: 12' max.
- Side Street Setback: 12' max.
- Side Setback: 0'-6'
- Rear Setback: 5' min
- Alley Setback: 15' from centerline of alley
- Height: 4 stories max.

T4.2



- Site Design**
- Lot Width: 20'-40'
- Building Location**
- Building Footprint: 75%
- Front Setback: 0'-16'
- Side Street Setback: 16' min.
- Side Setback: 0' & 6' min.
- Rear Setback: 16' min.
- Alley Setback: 15' from centerline of alley
- Height: 3 stories max.

T4.1



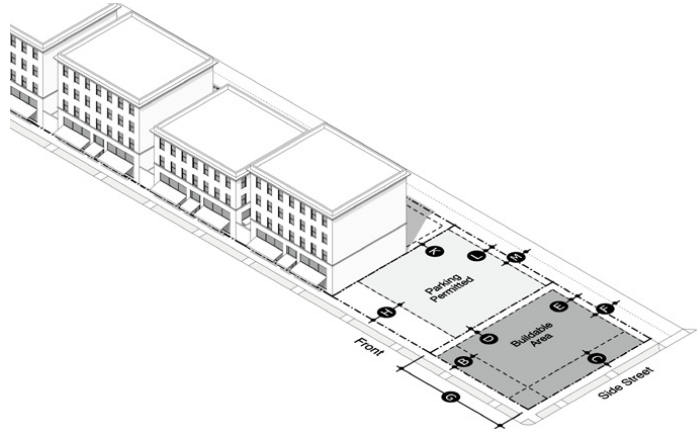
- Site Design**
- Lot Width: 20'-40'
- Building Location**
- Building Footprint: 65%
- Front Setback: 12'-20'
- Side Street Setback: 16' min.
- Side Setback: 0' & 7' min.
- Rear Setback: 16' min.
- Alley Setback: 15' from centerline of alley
- Height: 3 stories max.

Place Type Translation

Urban Neighborhood

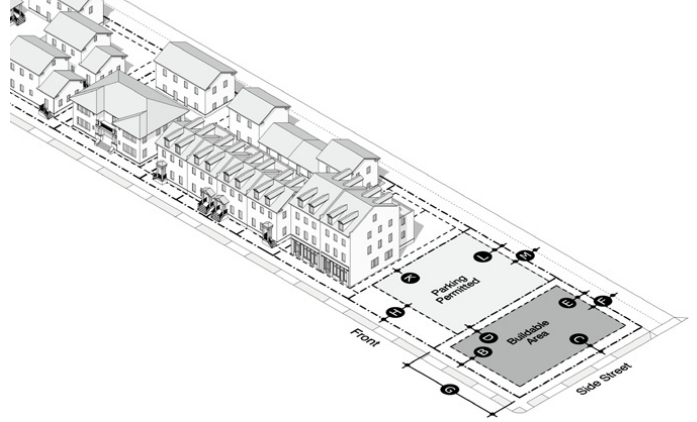
Applicable Zoning

T5.1



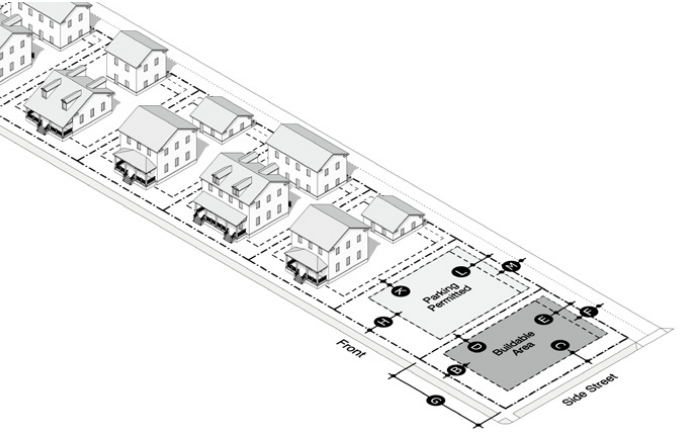
- Site Design**
Lot Width: 15' min.
- Building Location**
Building Footprint: 85%
Front Setback: 12' max.
Side Street Setback: 12' max.
Side Setback: 0'-6'
Rear Setback: 5' min
Alley Setback: 15' from centerline of alley
Height: 4 stories max.

T4.2



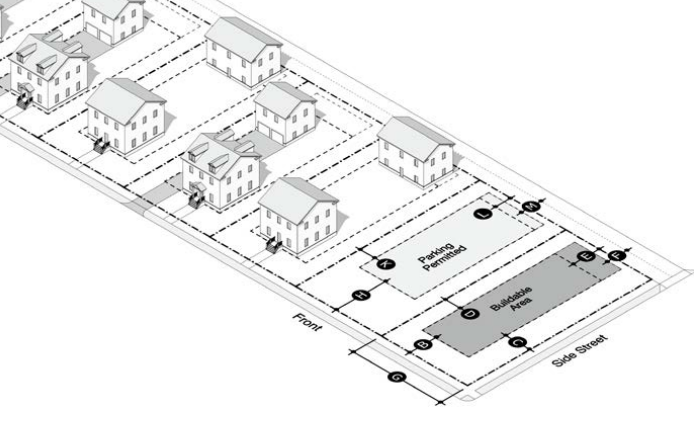
- Site Design**
Lot Width: 20'-40'
- Building Location**
Building Footprint: 75%
Front Setback: 0'-16'
Side Street Setback: 16' min.
Side Setback: 0' & 6' min.
Rear Setback: 16' min.
Alley Setback: 15' from centerline of alley
Height: 3 stories max.

T4.1

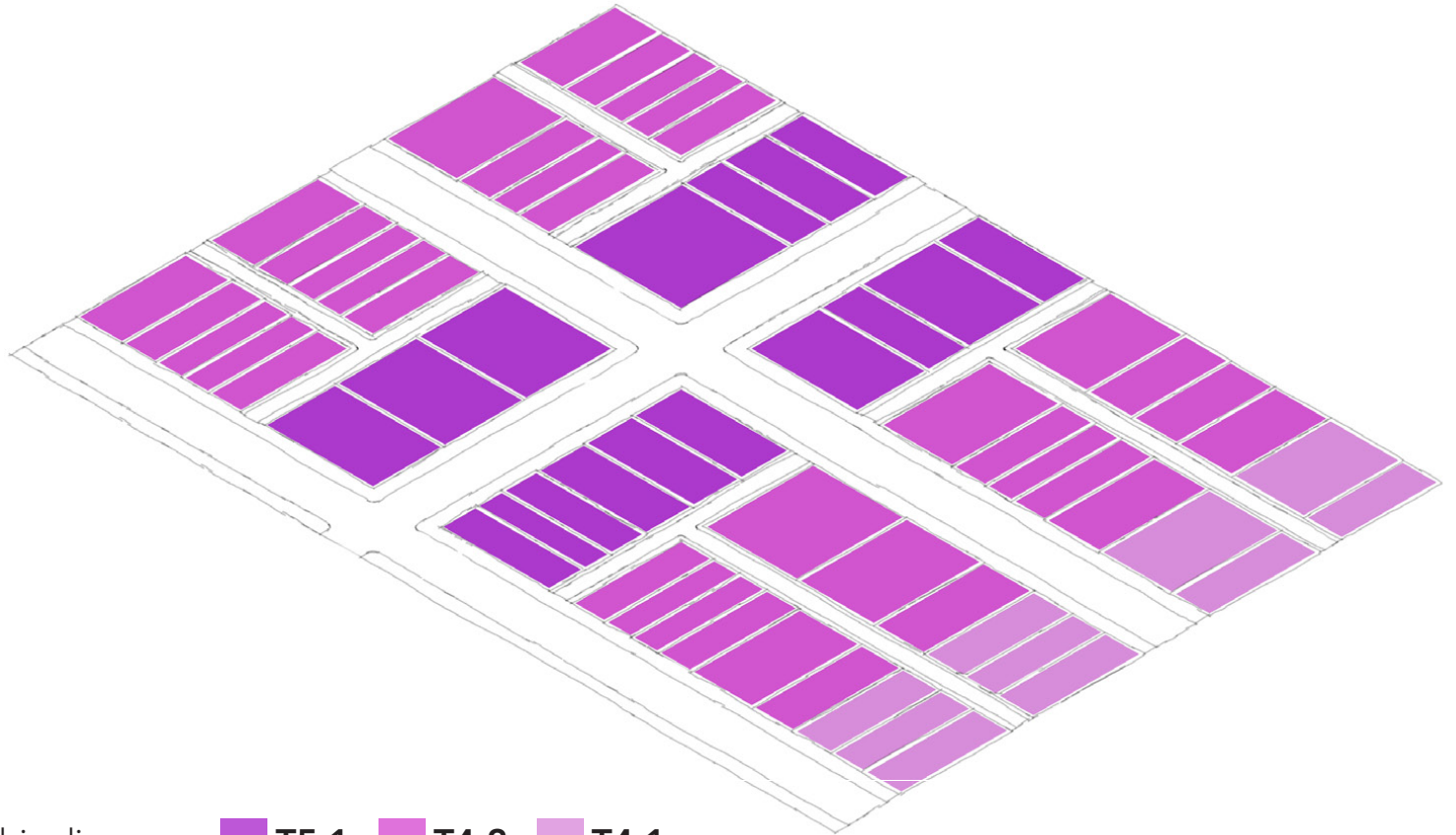
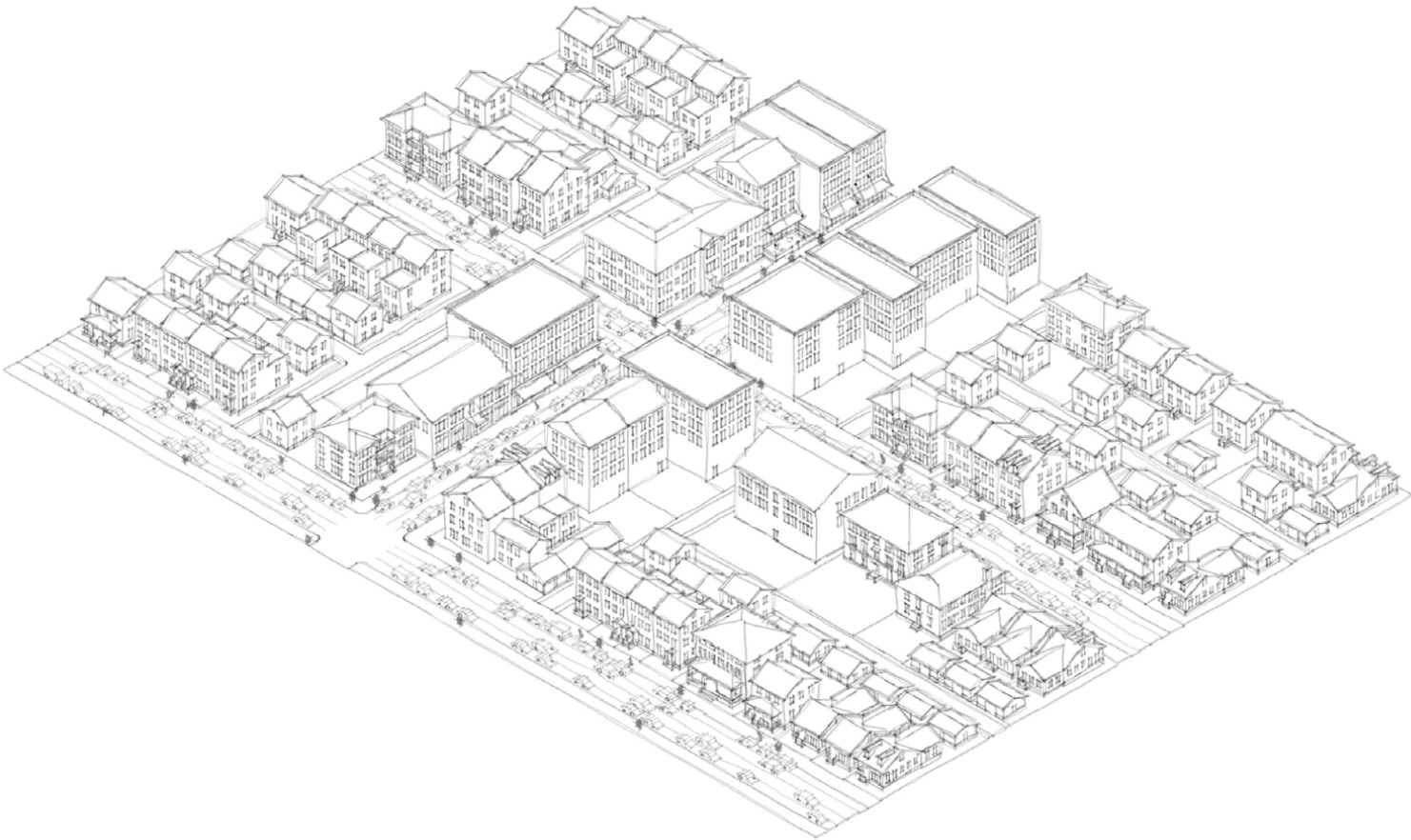


- Site Design**
Lot Width: 20'-40'
- Building Location**
Building Footprint: 65%
Front Setback: 12'-20'
Side Street Setback: 16' min.
Side Setback: 0' & 7' min.
Rear Setback: 16' min.
Alley Setback: 15' from centerline of alley
Height: 3 stories max.

T3.2



- Site Design**
Lot Width: 50' min.
- Building Location**
Building Footprint: 40%
Front Setback: 15'-25'
Side Street Setback: 15' min.
Side Setback: 0' & 7' min.
Rear Setback: 25' min.
Alley Setback: 15' from centerline of alley
Height: 3 stories max.

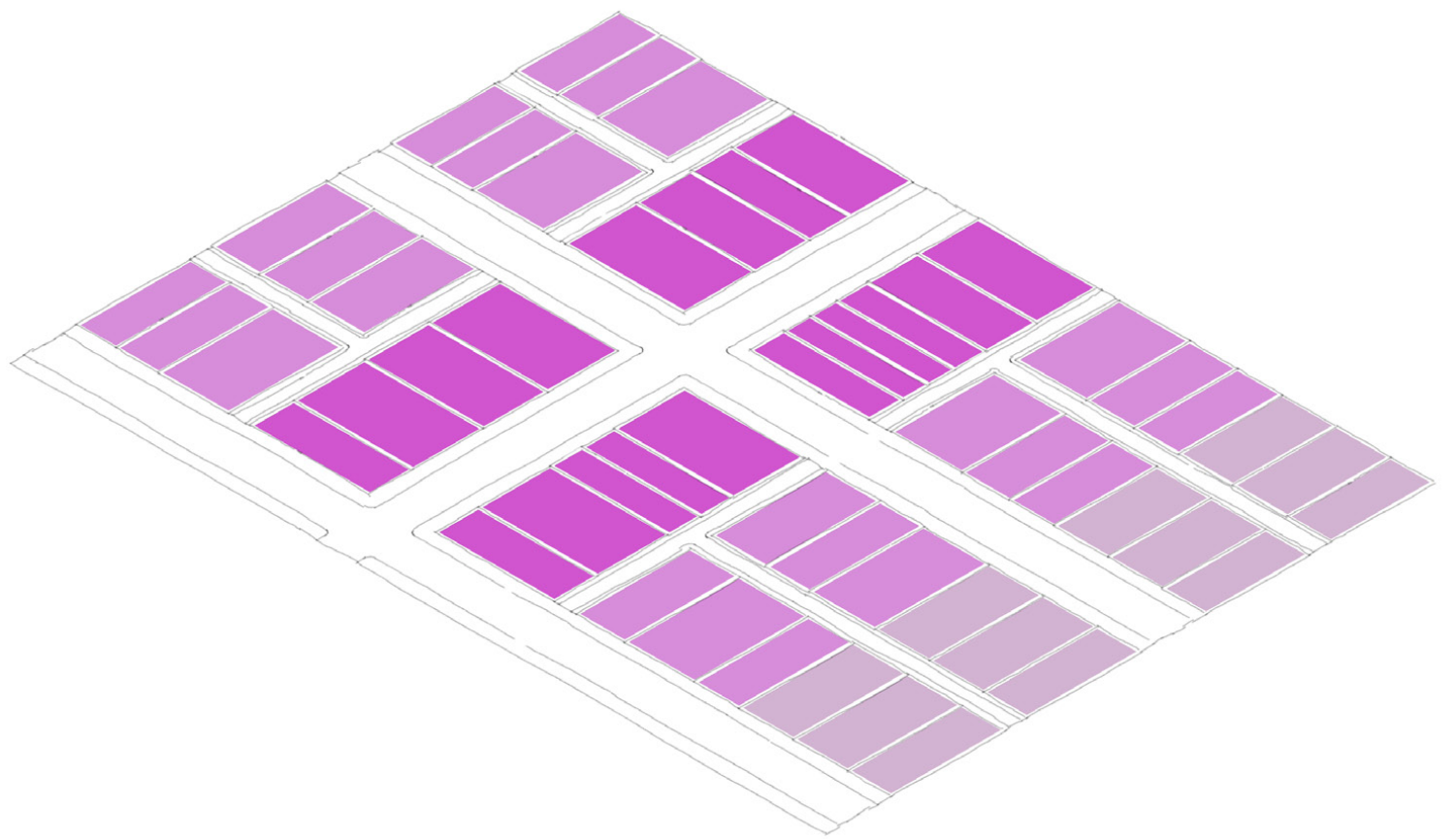
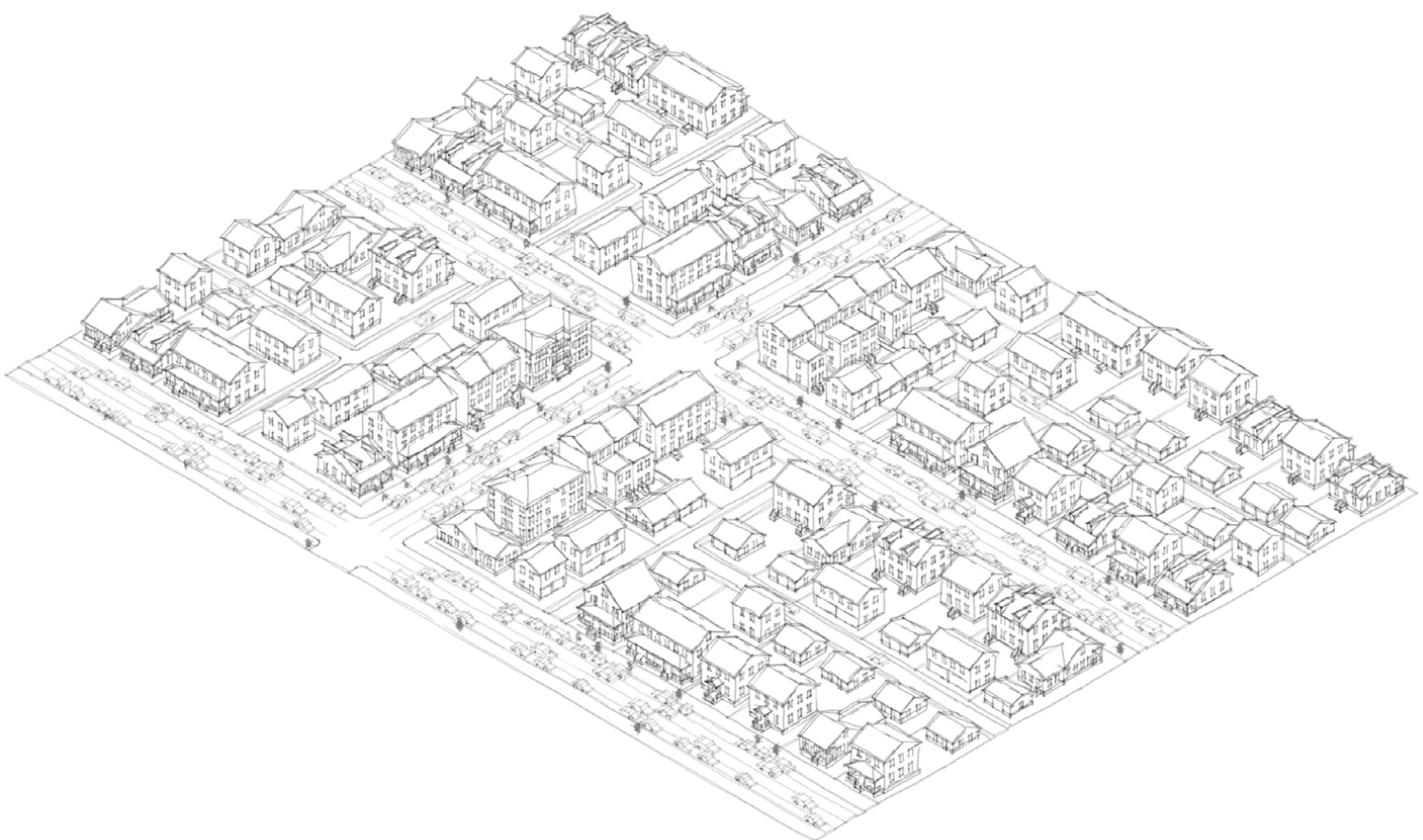


In this diagram: T5.1 T4.2 T4.1

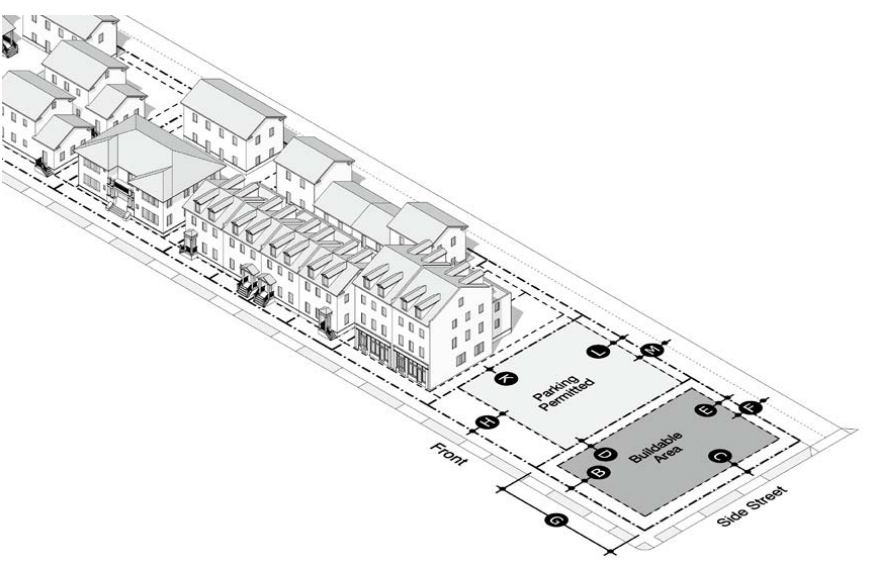
Place Type Translation

Walkable Neighborhood

Applicable Zoning

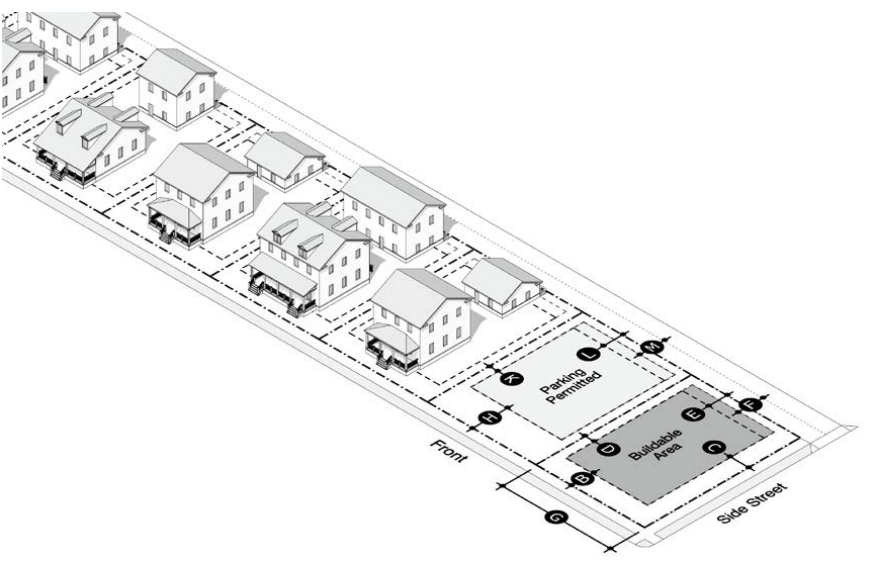


T4.2



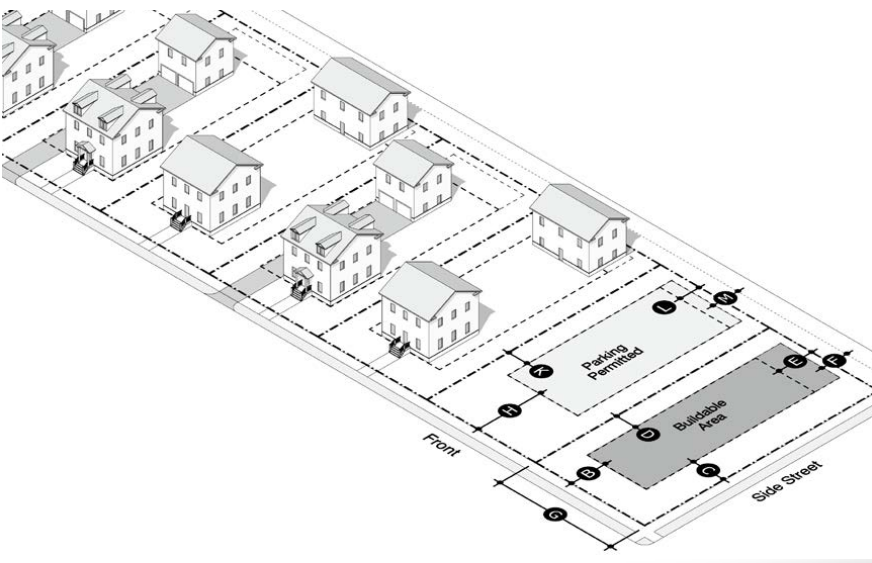
Site Design	
Lot Width:	20'-40'
Building Location	
Building Footprint:	75%
Front Setback:	0'-16'
Side Street Setback:	16' min.
Side Setback:	0' & 6' min.
Rear Setback:	16' min.
Alley Setback	15' from centerline of alley
Height	3 stories max.

T4.1



Site Design	
Lot Width:	20'-40'
Building Location	
Building Footprint:	65%
Front Setback:	12'-20'
Side Street Setback:	16' min.
Side Setback:	0' & 7' min.
Rear Setback:	16' min.
Alley Setback	15' from centerline of alley
Height	3 stories max.

T3.2

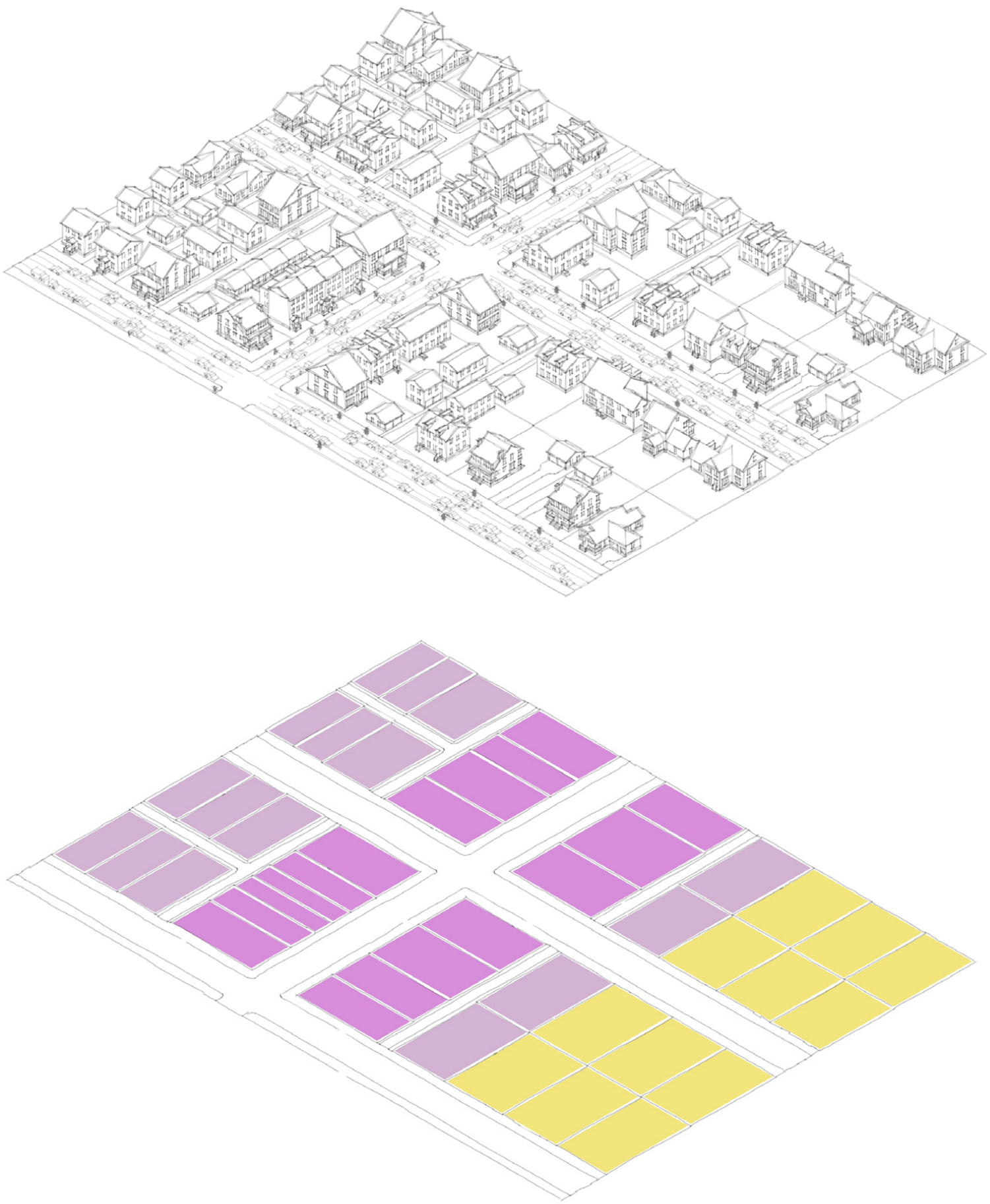


Site Design	
Lot Width:	50' min.
Building Location	
Building Footprint:	40%
Front Setback:	15'-25'
Side Street Setback:	15' min.
Side Setback:	0' & 7' min.
Rear Setback:	25' min.
Alley Setback	15' from centerline of alley
Height	3 stories max.

In this diagram: ■ T4.2 ■ T4.1 ■ T3.2

Place Type Translation

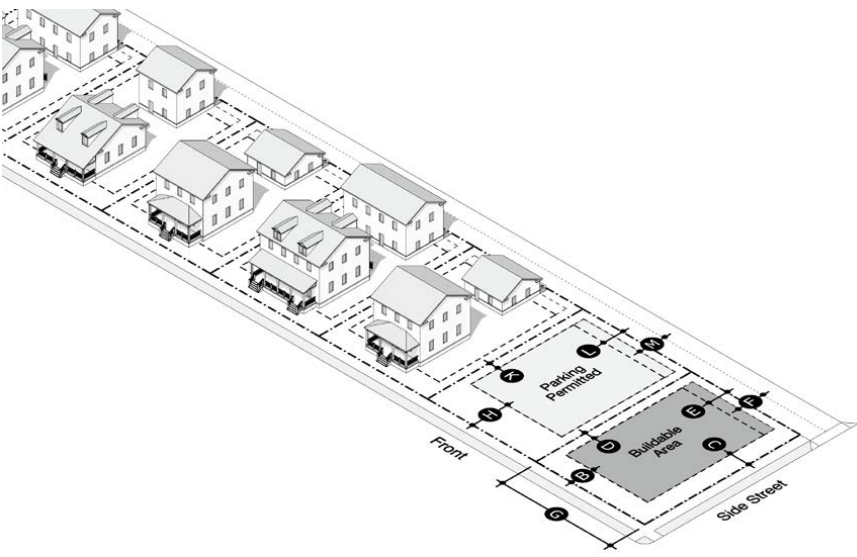
Traditional Neighborhood



In this diagram: T4.1 T3.2 R-1

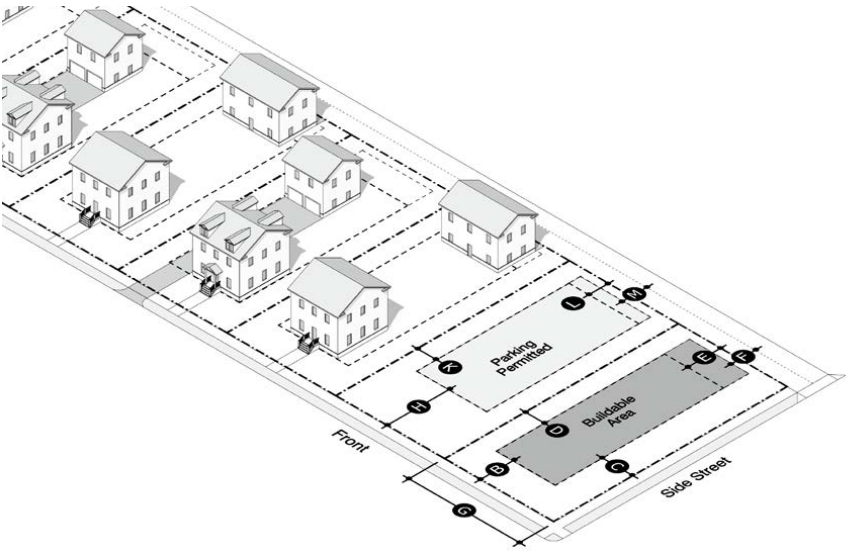
Applicable Zoning

T4.1



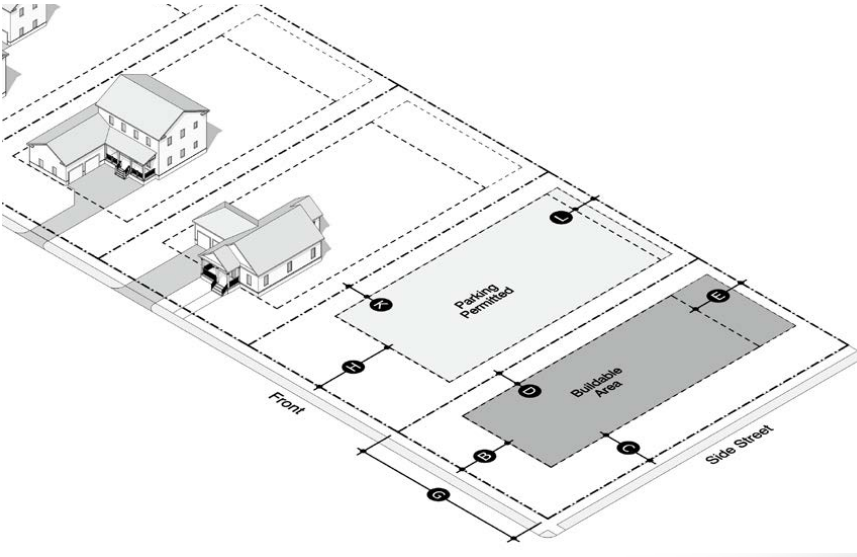
- Site Design**
- Lot Width: 20'-40'
- Building Location**
- Building Footprint: 65%
- Front Setback: 12'-20'
- Side Street Setback: 16' min.
- Side Setback: 0' & 7' min.
- Rear Setback: 16' min.
- Alley Setback: 15' from centerline of alley
- Height: 3 stories max.

T3.2



- Site Design**
- Lot Width: 50' min.
- Building Location**
- Building Footprint: 40%
- Front Setback: 15'-25'
- Side Street Setback: 15' min.
- Side Setback: 0' & 7' min.
- Rear Setback: 25' min.
- Alley Setback: 15' from centerline of alley
- Height: 3 stories max.

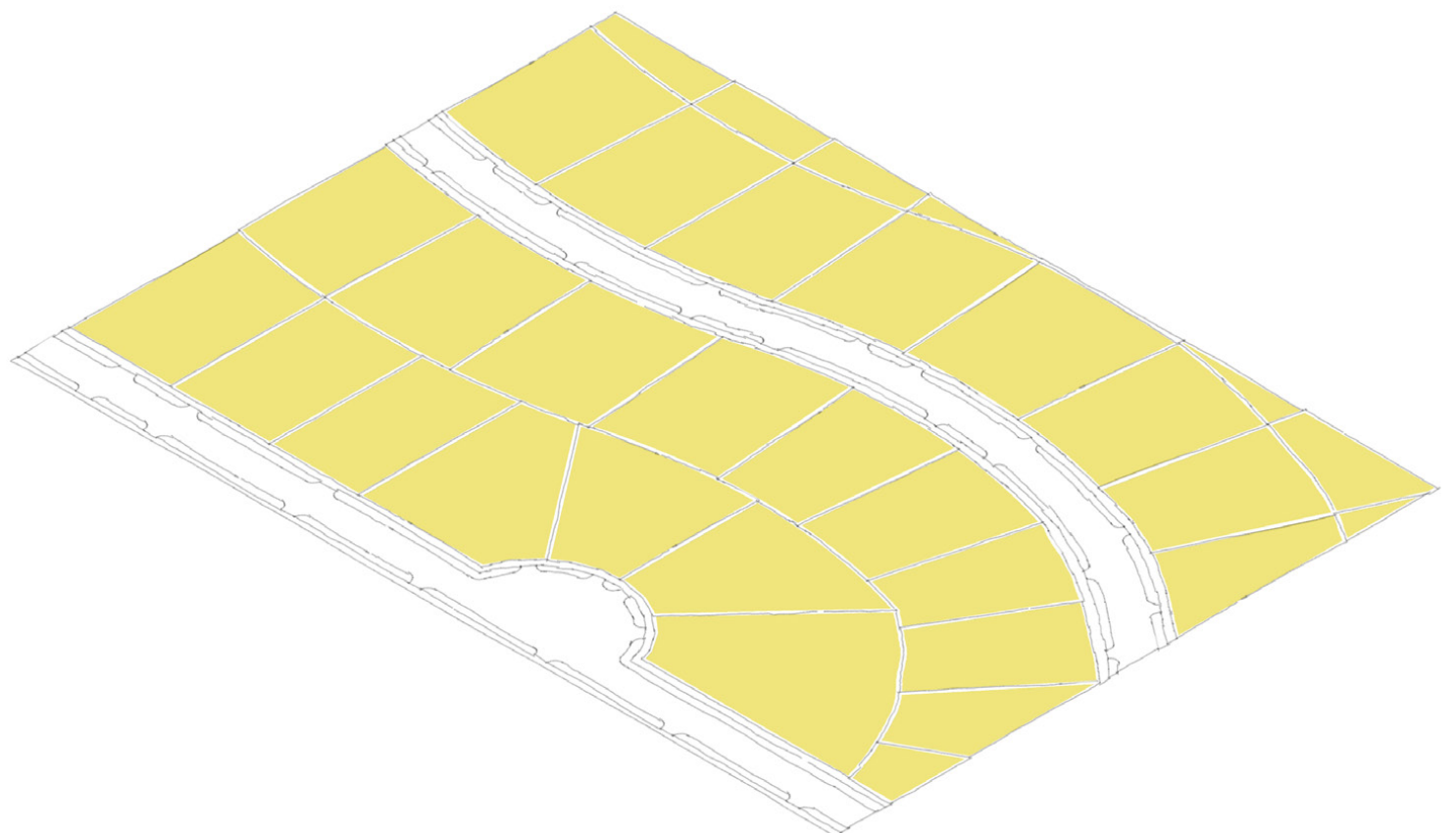
R-1



- Site Design**
- Lot Width: 60' min.
- Building Location**
- Building Footprint: 40%
- Front Setback: 20' min.
- Side Street Setback: 12' min.
- Side Setback: 6' min.
- Rear Setback: 24' min.
- Height: 2.5 stories max.

Place Type Translation

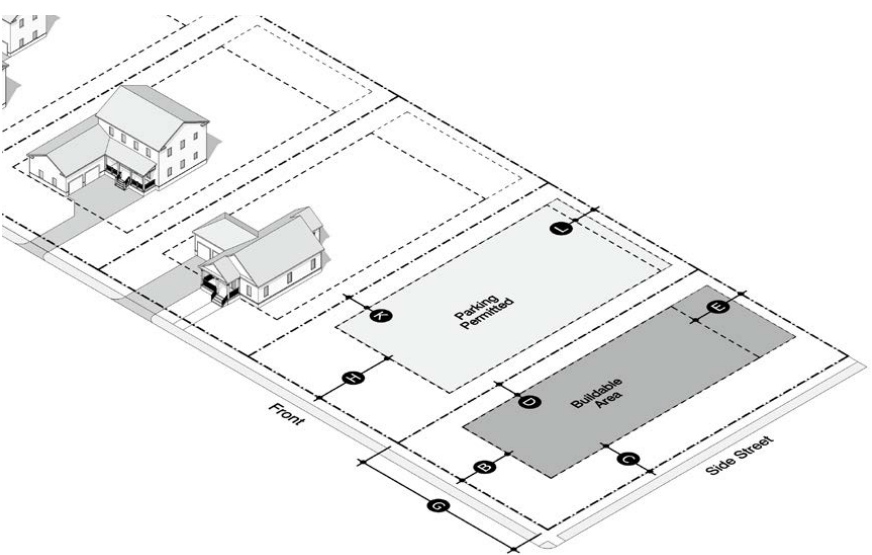
Suburban Neighborhood



In this diagram: R-1

Applicable Zoning

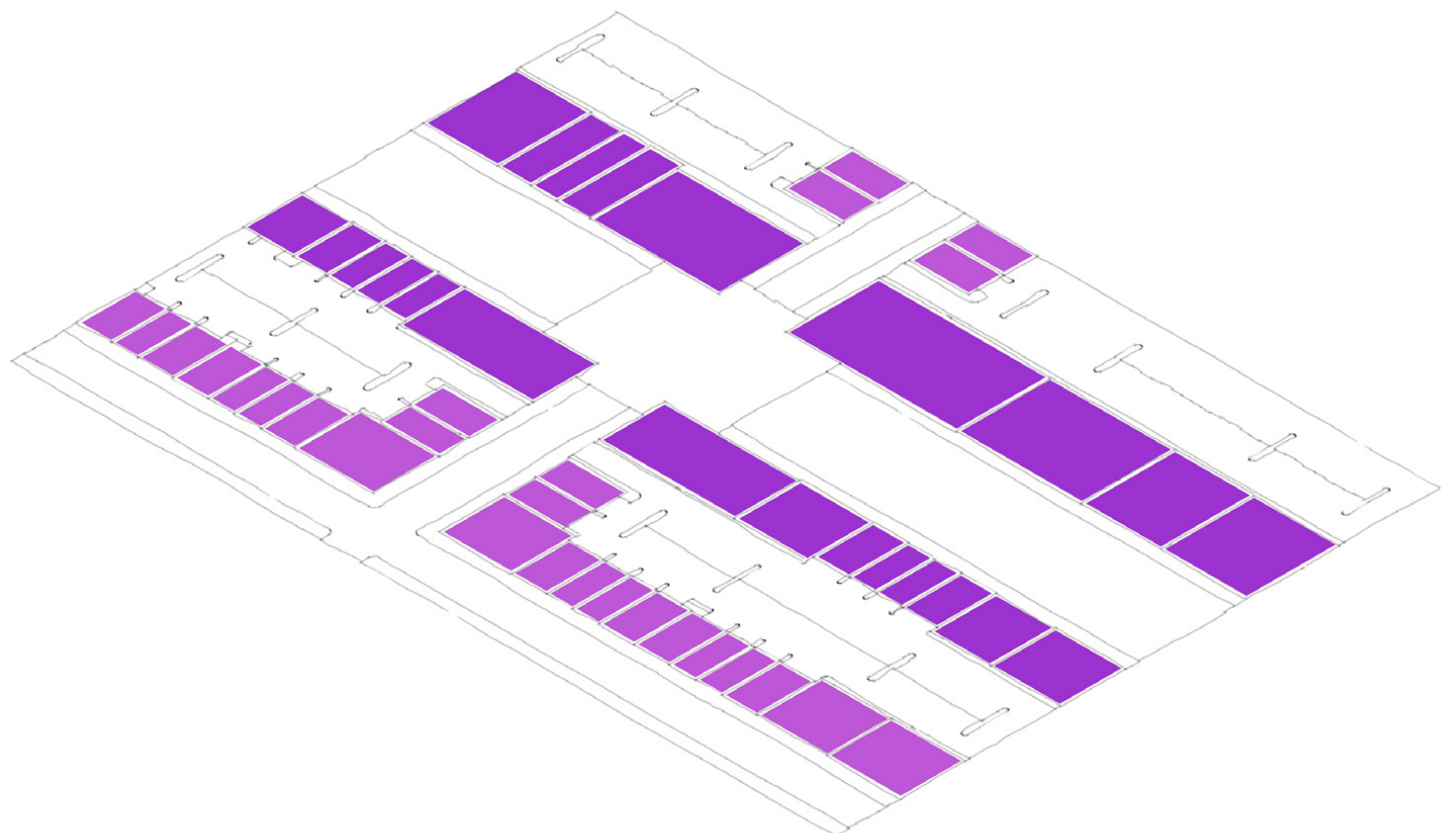
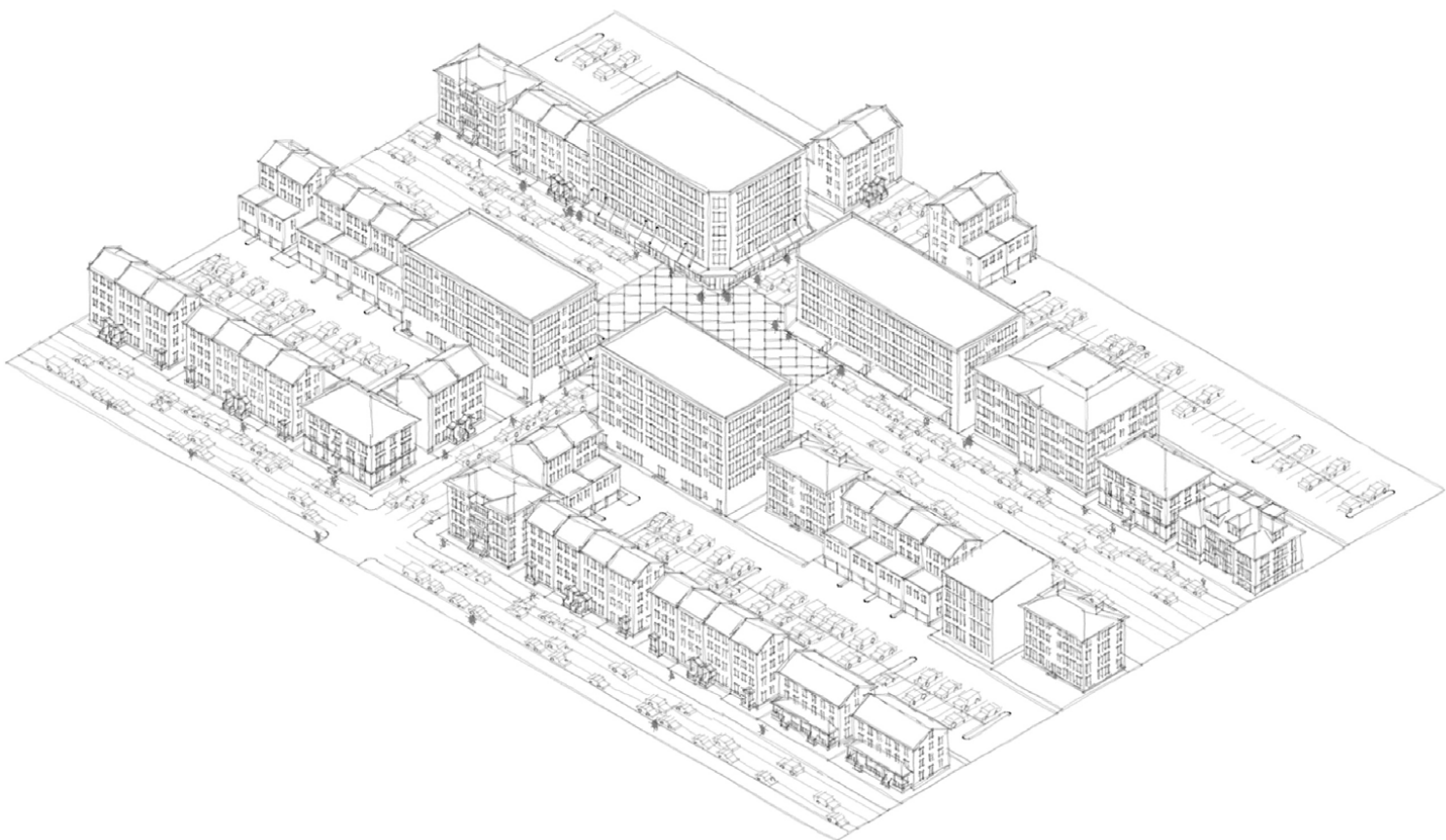
R-1



- Site Design**
- Lot Width: 60' min.
- Building Location**
- Building Footprint: 40%
- Front Setback: 20' min.
- Side Street Setback: 12' min.
- Side Setback: 6' min.
- Rear Setback: 24' min.
- Height: 2.5 stories max.

Place Type Translation

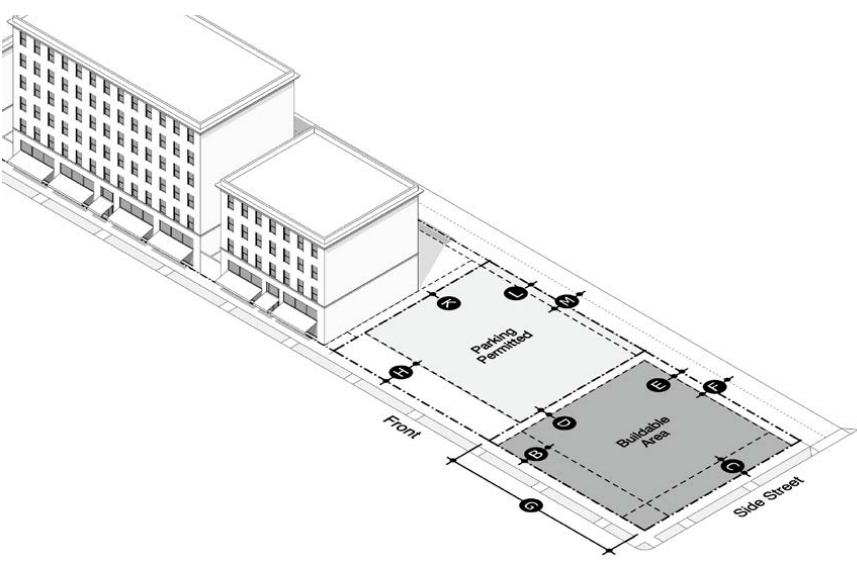
Urban Corridor



In this diagram: ■ T5.2 ■ T5.1

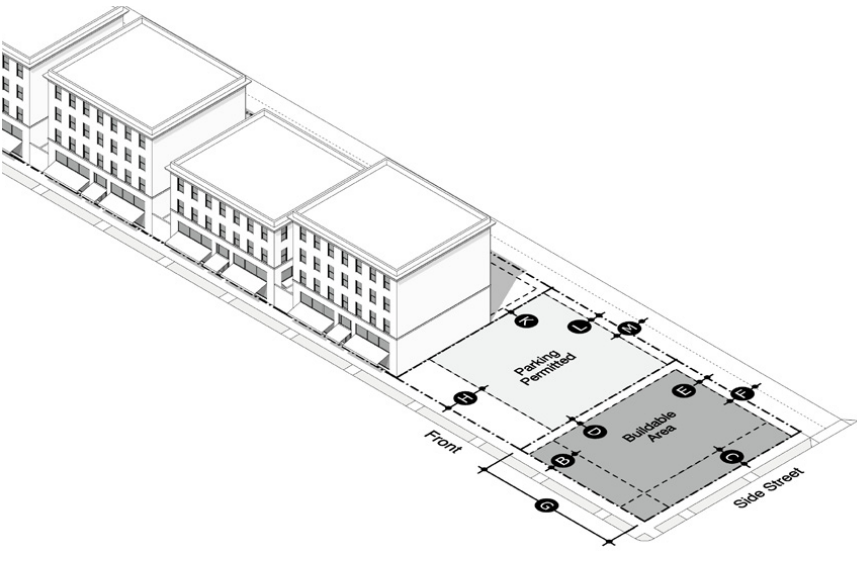
Applicable Zoning

T5.2



Site Design	
Lot Width:	N/A
Building Location	
Building Footprint:	90%
Front Setback:	12' max.
Side Street Setback:	12' max.
Side Setback:	0'-6'
Rear Setback:	5' min
Alley Setback	15' from centerline of alley
Height	6 stories max.

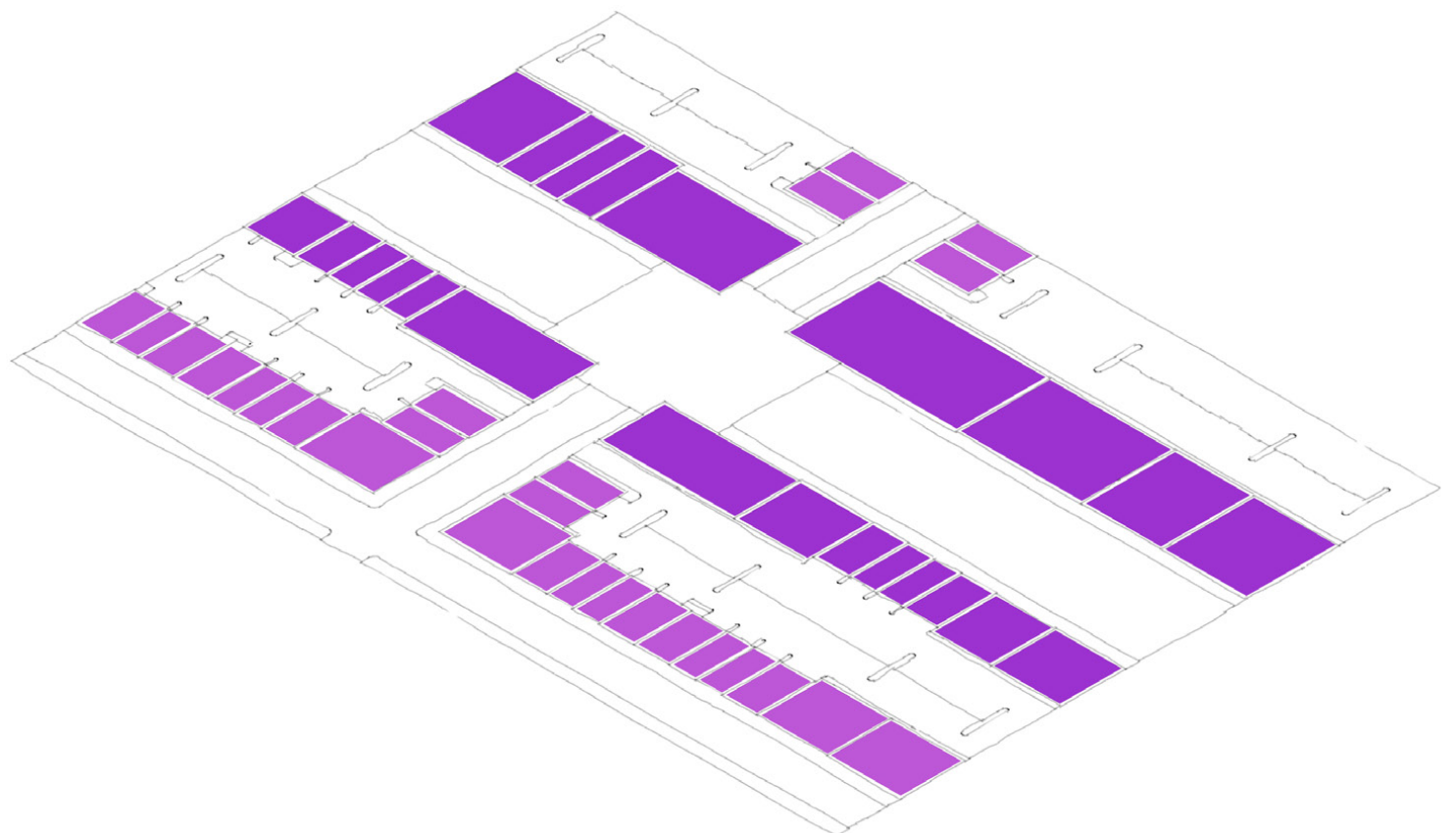
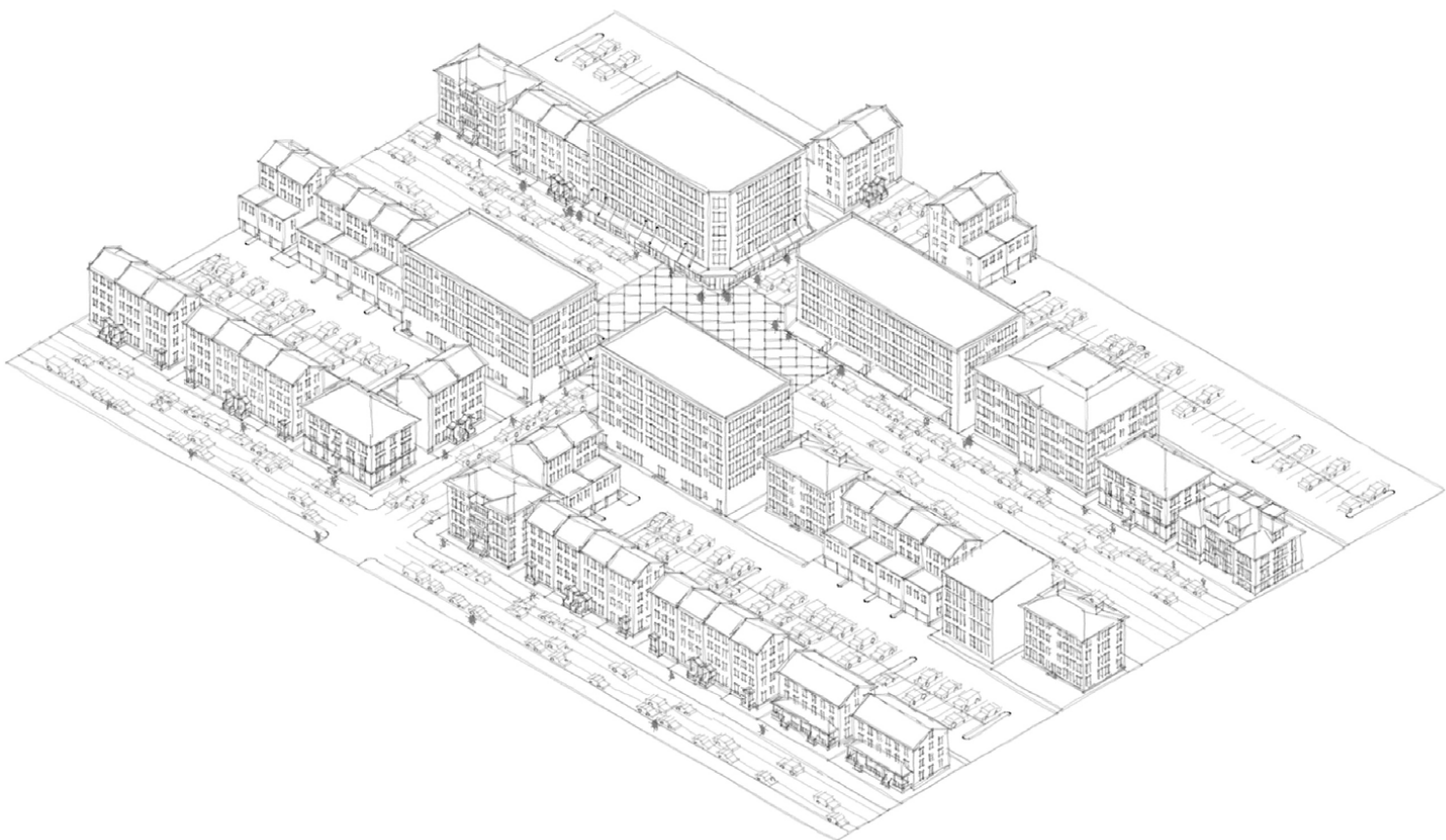
T5.1



Site Design	
Lot Width:	15' min.
Building Location	
Building Footprint:	85%
Front Setback:	12' max.
Side Street Setback:	12' max.
Side Setback:	0'-6'
Rear Setback:	5' min
Alley Setback	15' from centerline of alley
Height	4 stories max.

Place Type Translation

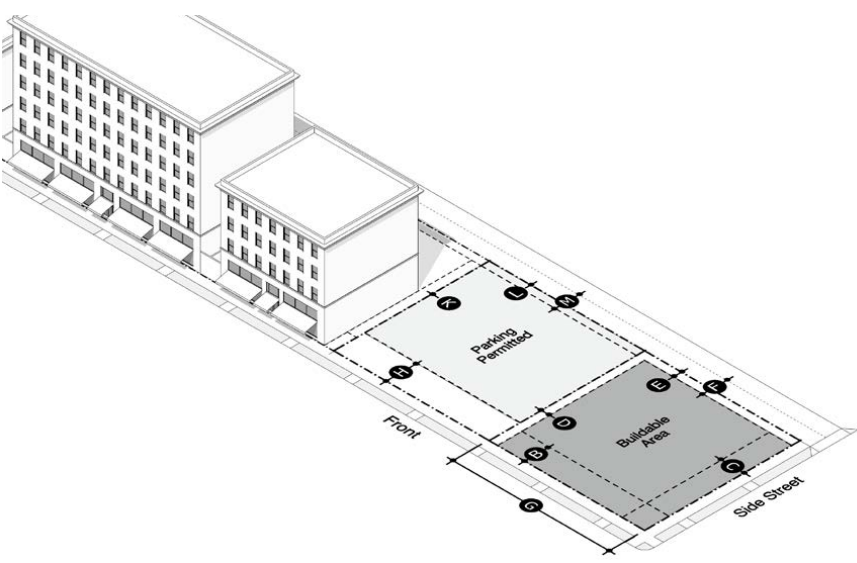
Walkable Corridor



In this diagram: ■ T5.1 ■ T4.2

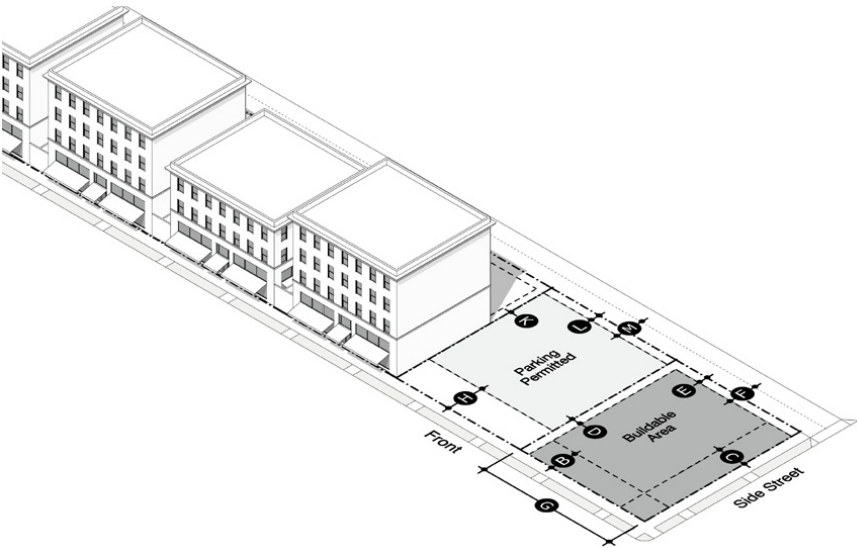
Applicable Zoning

T5.2



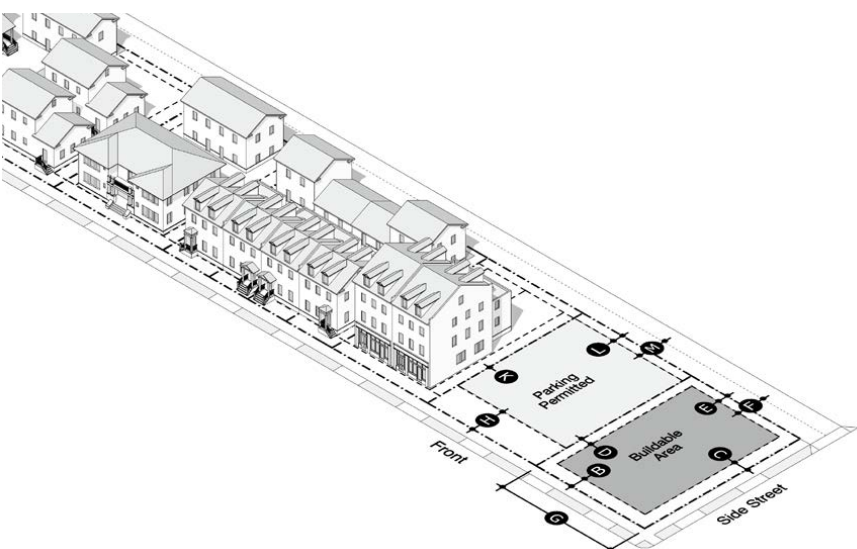
Site Design	
Lot Width:	N/A
Building Location	
Building Footprint:	90%
Front Setback:	12' max.
Side Street Setback:	12' max.
Side Setback:	0'-6'
Rear Setback:	5' min
Alley Setback	15' from centerline of alley
Height	6 stories max.

T5.1



Site Design	
Lot Width:	15' min.
Building Location	
Building Footprint:	85%
Front Setback:	12' max.
Side Street Setback:	12' max.
Side Setback:	0'-6'
Rear Setback:	5' min
Alley Setback	15' from centerline of alley
Height	4 stories max.

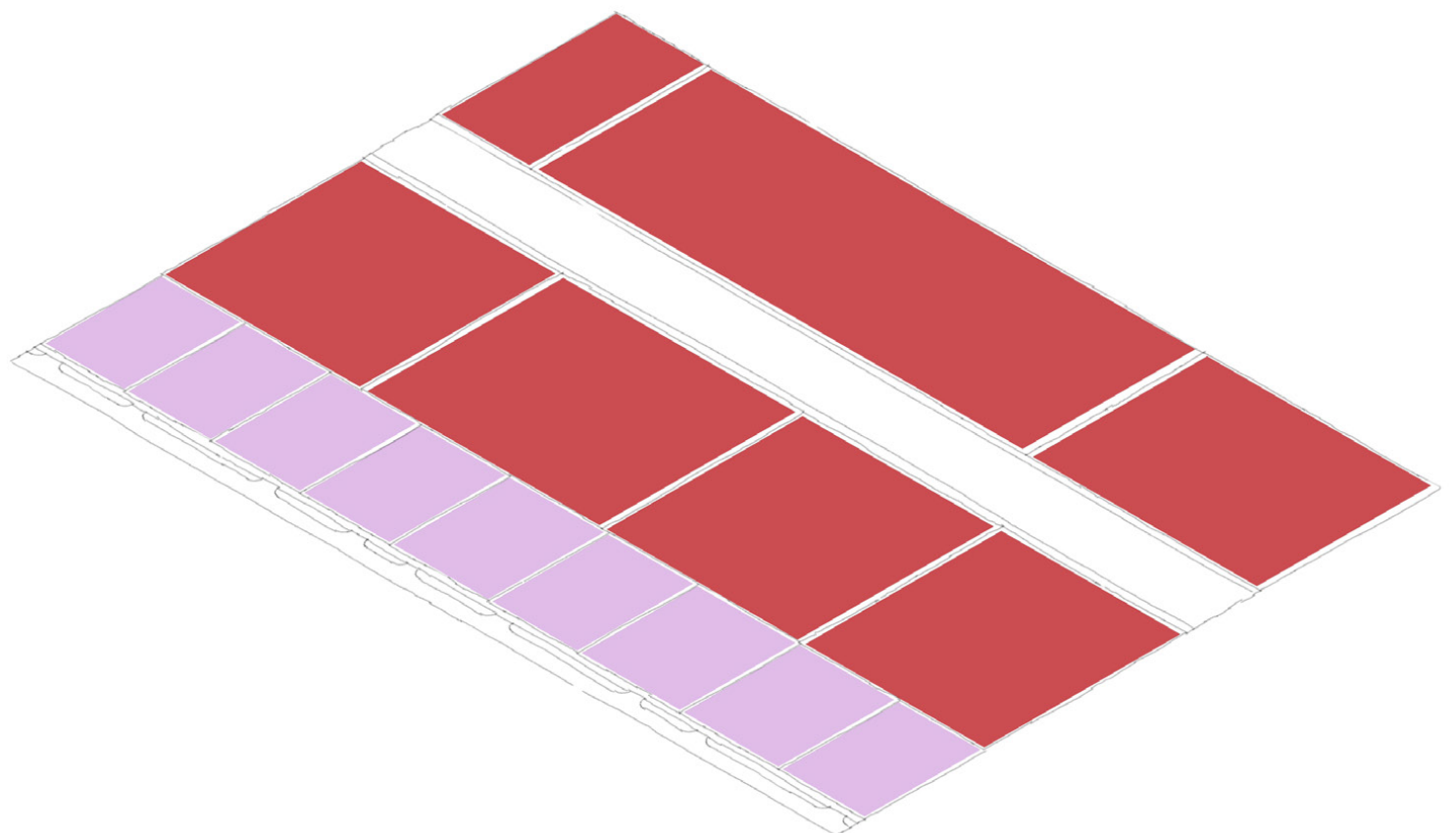
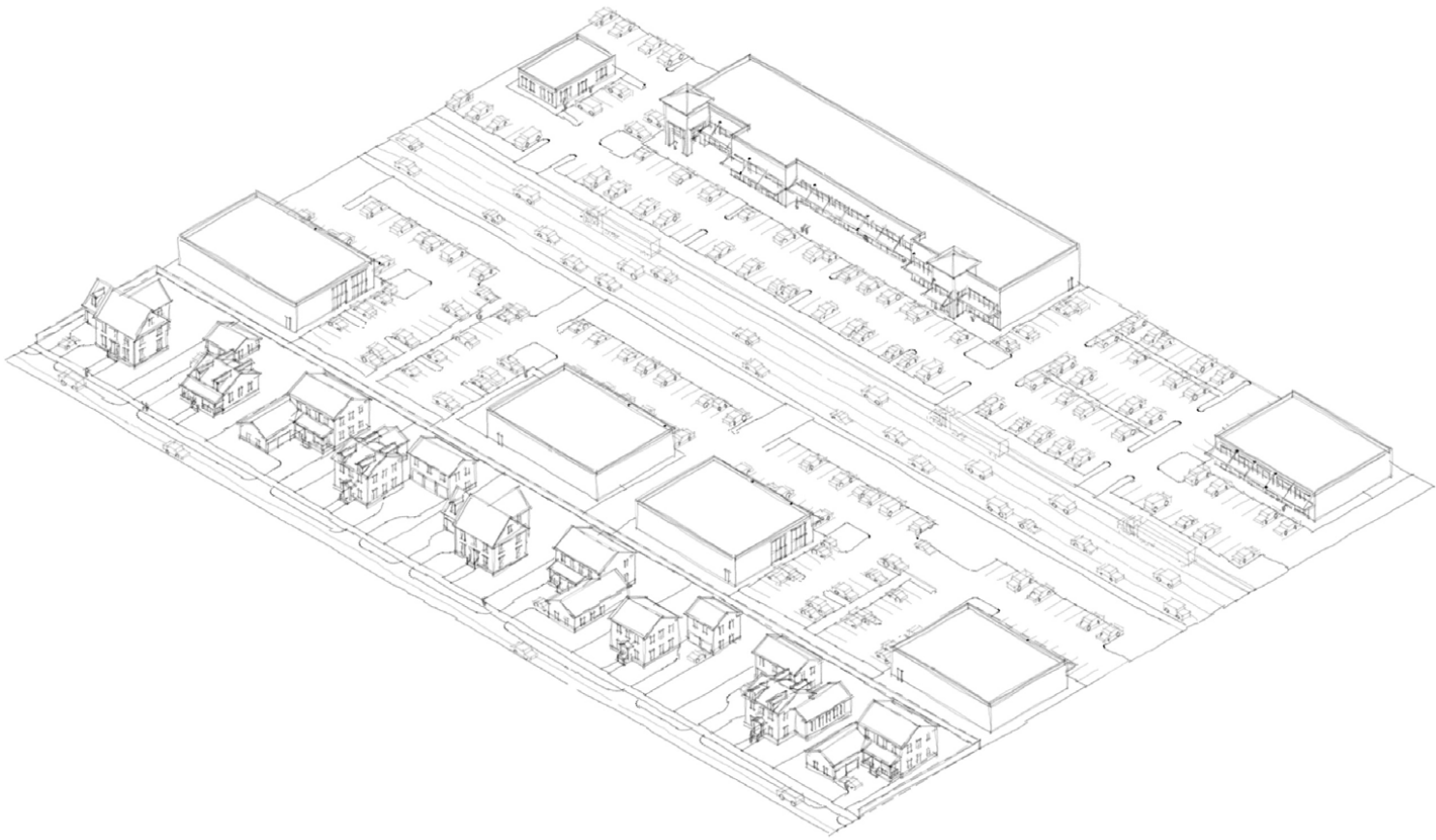
T4.2



Site Design	
Lot Width:	20'-40'
Building Location	
Building Footprint:	75%
Front Setback:	0'-16'
Side Street Setback:	16' min.
Side Setback:	0' & 6' min.
Rear Setback:	16' min.
Alley Setback	15' from centerline of alley
Height	3 stories max.

Place Type Translation

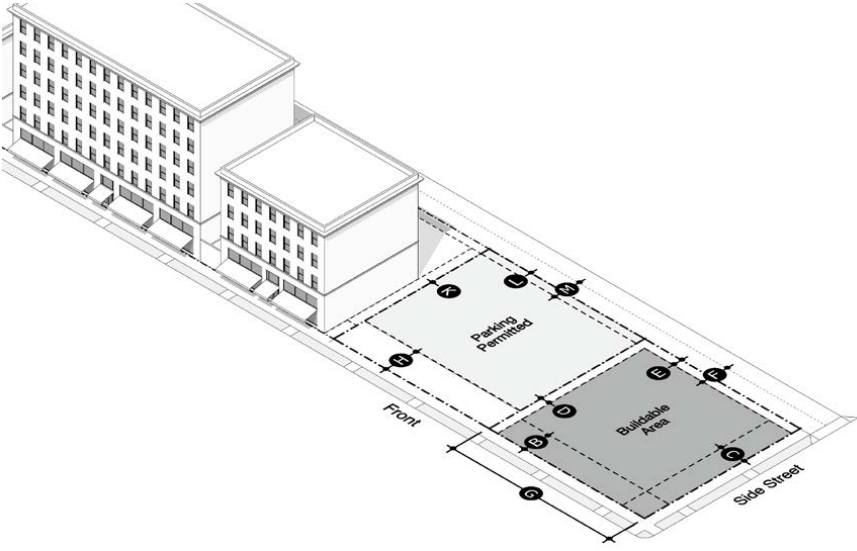
Suburban Corridor



In this diagram: ■ HC ■ T3.2 (Adjacent Zoning type shown for reference)

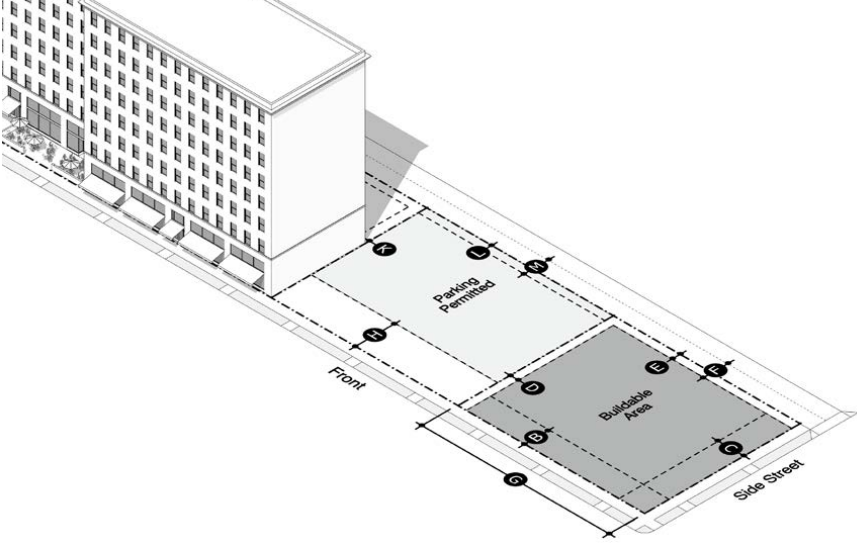
Applicable Zoning

T5.2



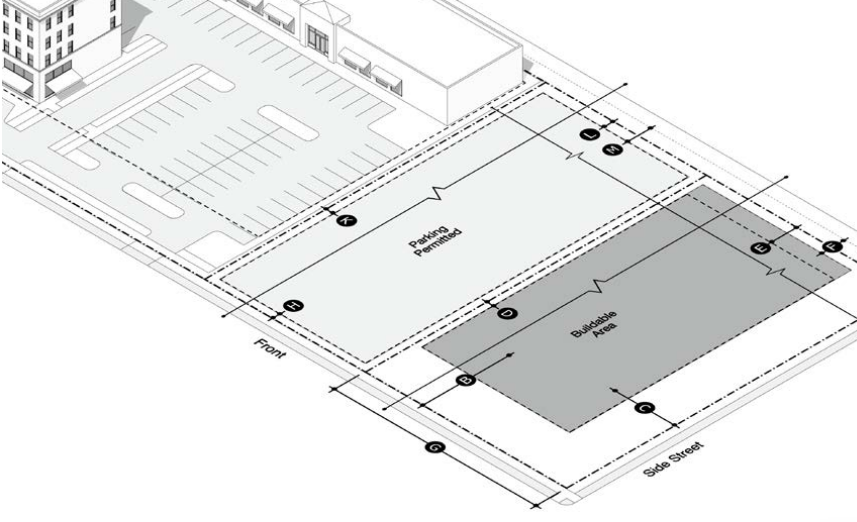
Site Design	
Lot Width:	N/A
Building Location	
Building Footprint:	90%
Front Setback:	12' max.
Side Street Setback:	12' max.
Side Setback:	0'-6'
Rear Setback:	5' min
Alley Setback	15' from centerline of alley
Height	6 stories max.

T5.1



Site Design	
Lot Width:	15' min.
Building Location	
Building Footprint:	85%
Front Setback:	12' max.
Side Street Setback:	12' max.
Side Setback:	0'-6'
Rear Setback:	5' min
Alley Setback	15' from centerline of alley
Height	4 stories max.

HC

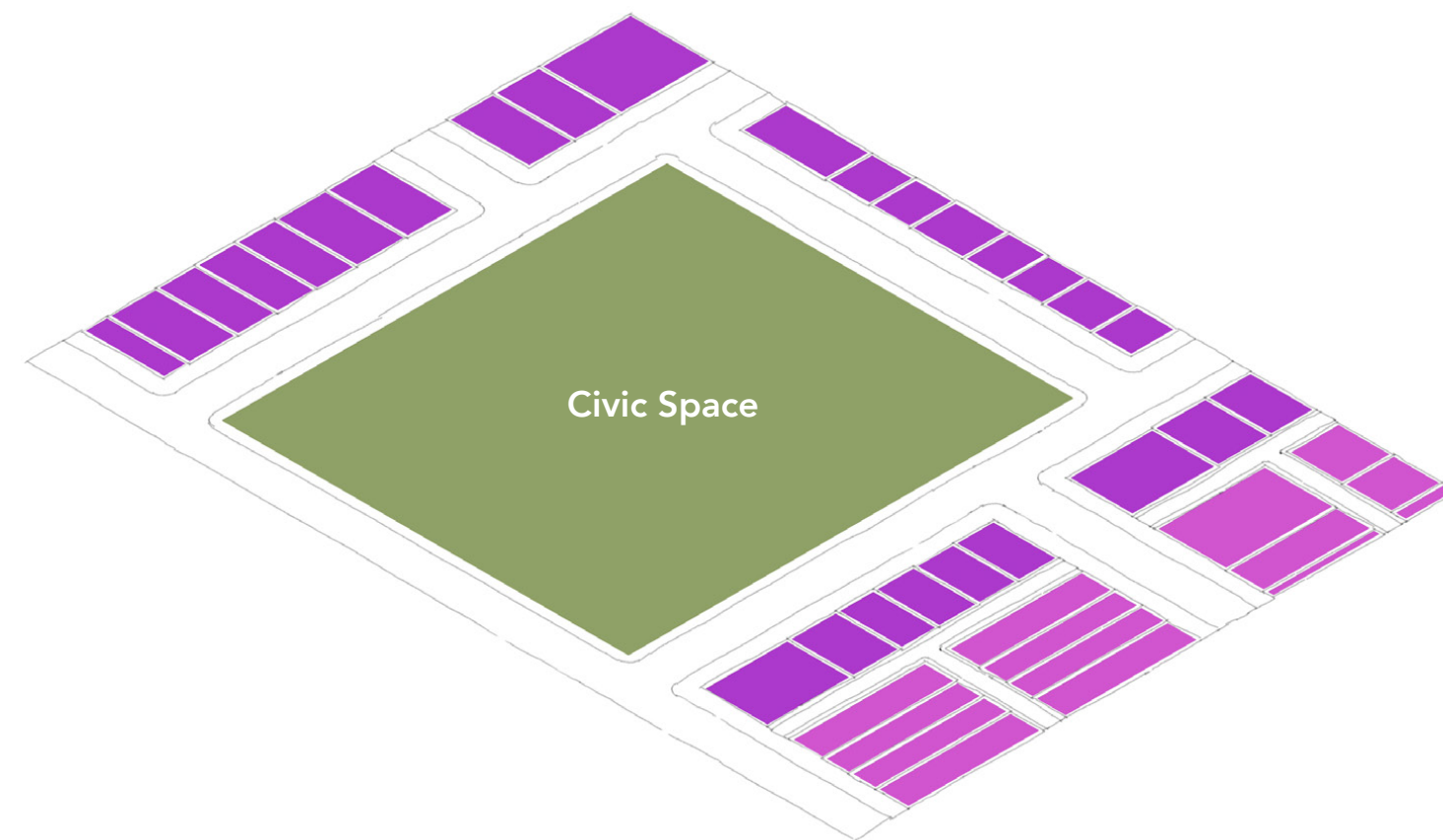
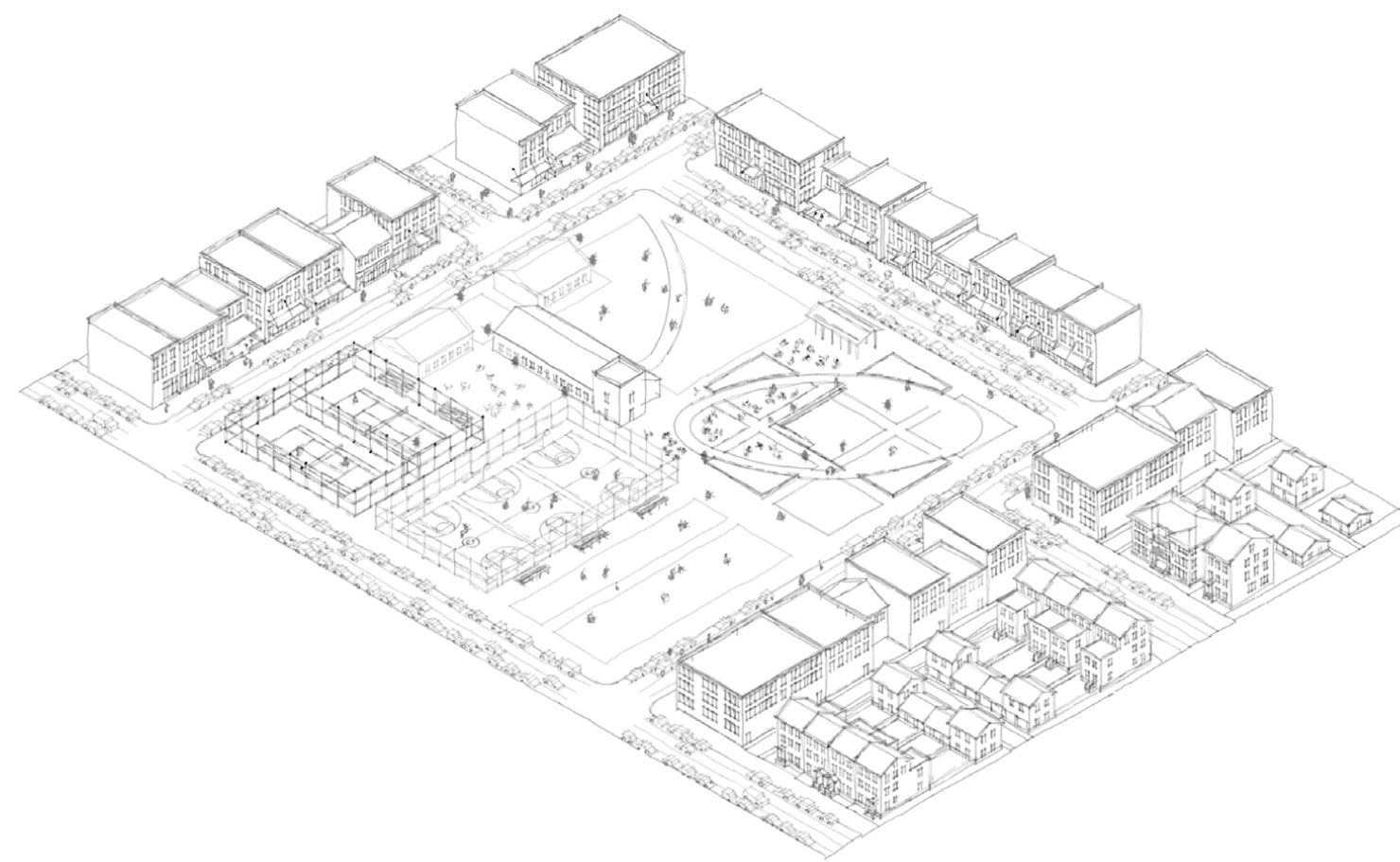


Site Design	
Lot Width:	50' min.
Building Location	
Building Footprint:	60%
Front Setback:	12' min.
Side Street Setback:	12' min.
Side Setback:	6' min.
Rear Setback:	20' min.
Alley Setback	15' from centerline of alley
Height	4 stories max.

Place Type Translation

Recreation

Examples of Civic Space (May be in any Zone)



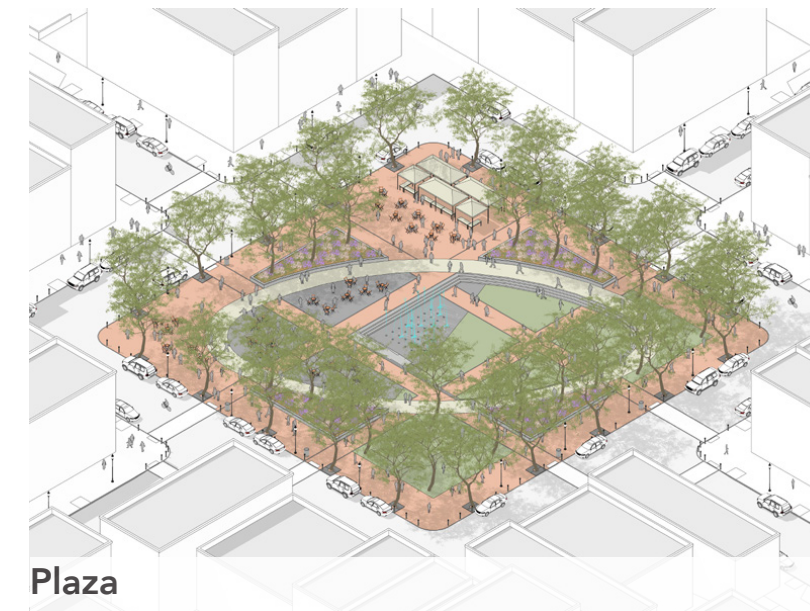
In this diagram: ■ T5.1 ■ T4.2



Pocket Park



Green



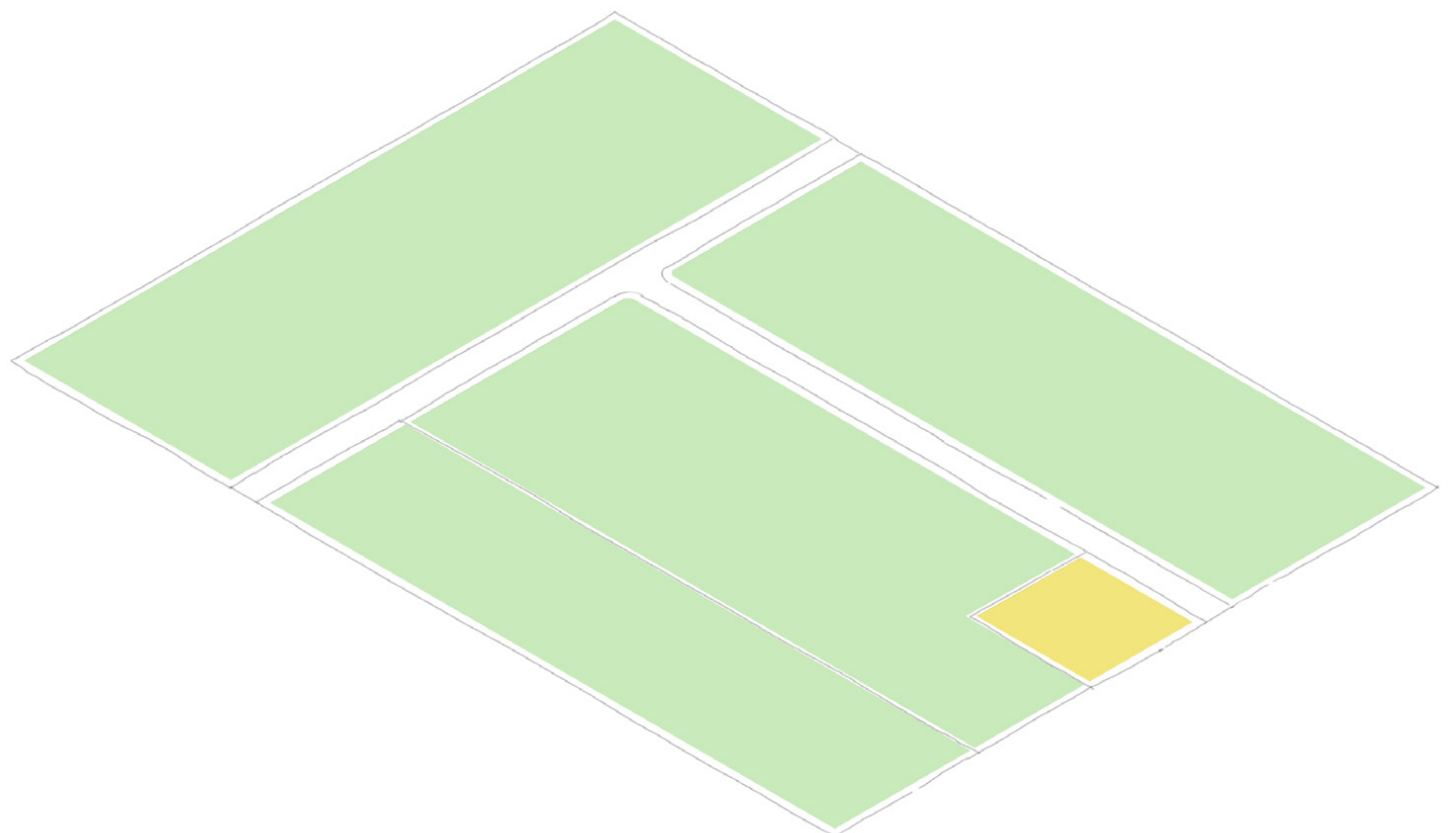
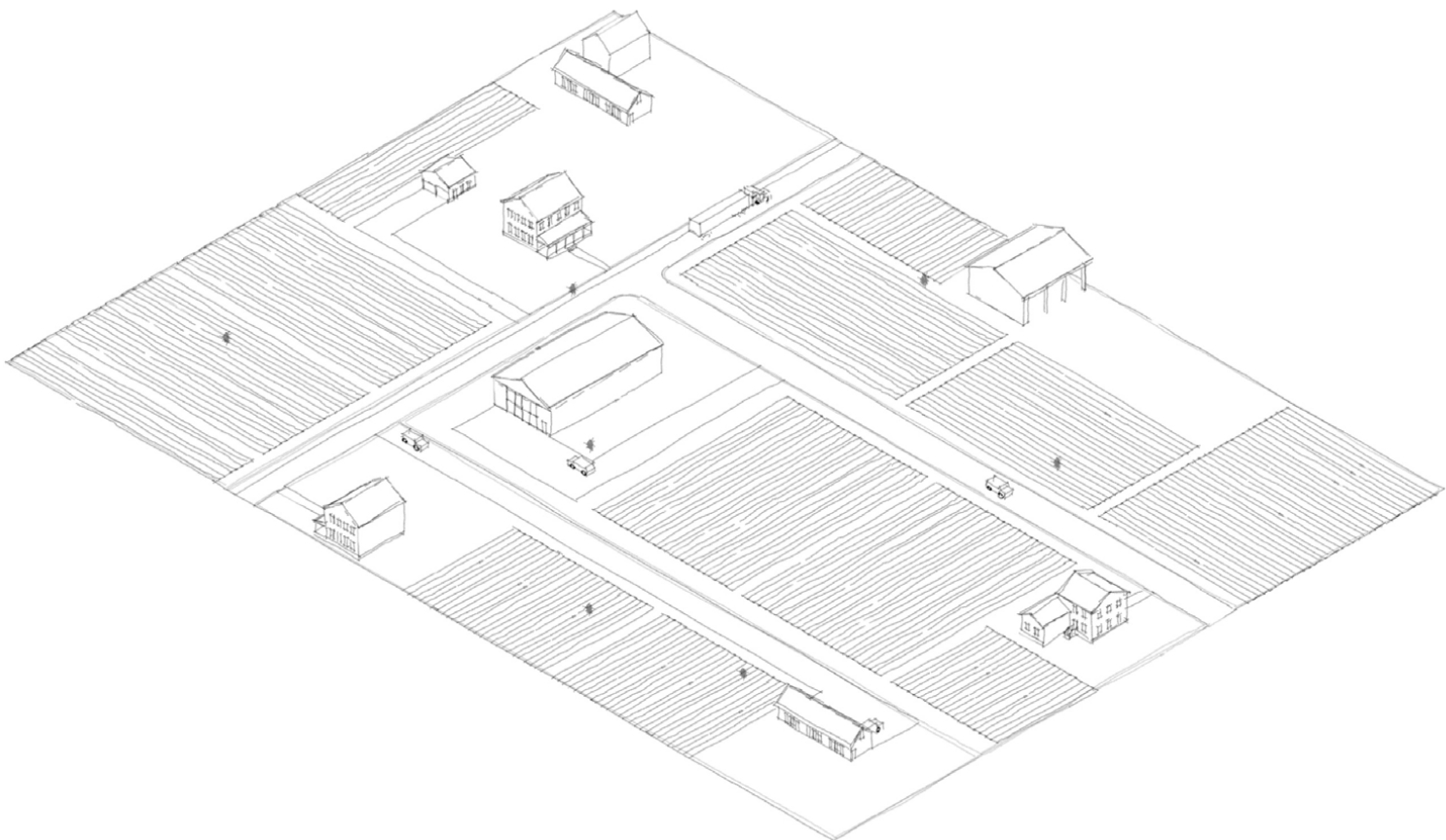
Plaza



Park

Place Type Translation

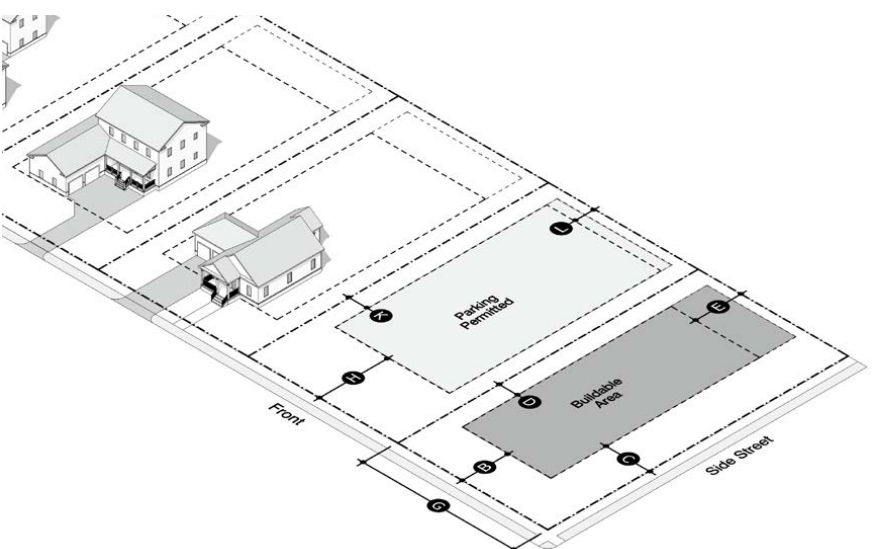
Rural and Estates



In this diagram: ■ R-1 ■ T2

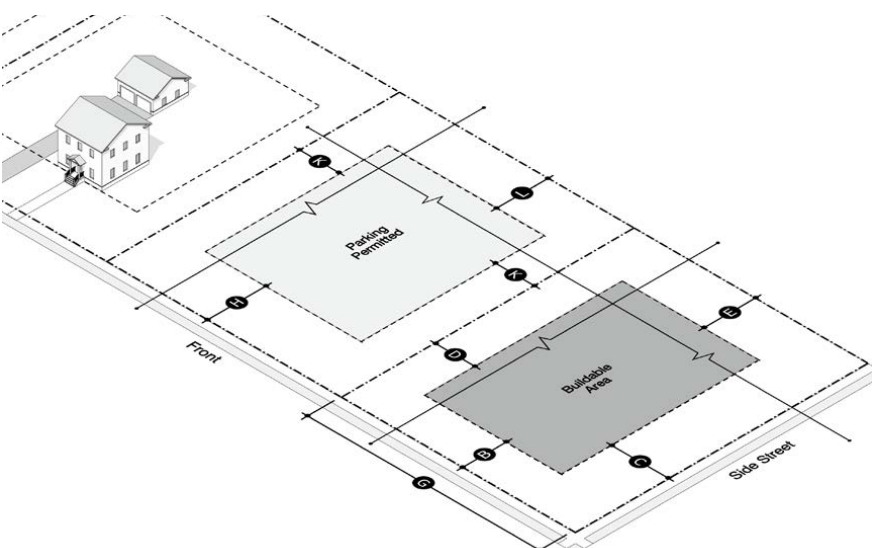
Applicable Zoning

R-1



- Site Design**
- Lot Width: 60' min.
- Building Location**
- Building Footprint: 40%
 - Front Setback: 20' min.
 - Side Street Setback: 12' min.
 - Side Setback: 6' min.
 - Rear Setback: 24' min.
 - Height: 2.5 stories max.

T2

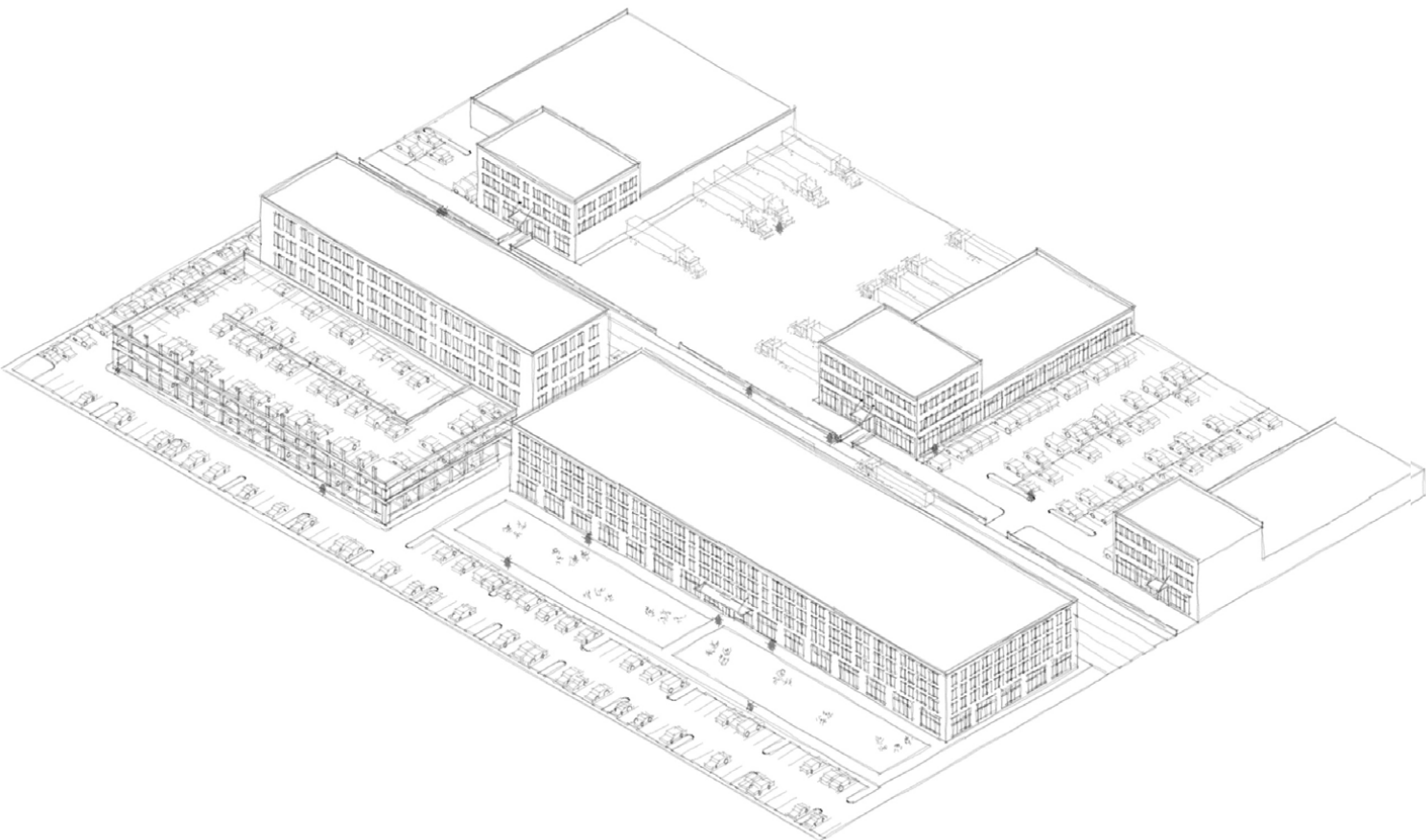


- Site Design**
- Lot Area: 2 acres min.
- Building Location**
- Building Footprint: 15%
 - Front Setback: 30' min.
 - Side Street Setback: 30' min.
 - Side Setback: 30' min.
 - Rear Setback: 30' min.
 - Height: 2.5 stories max.

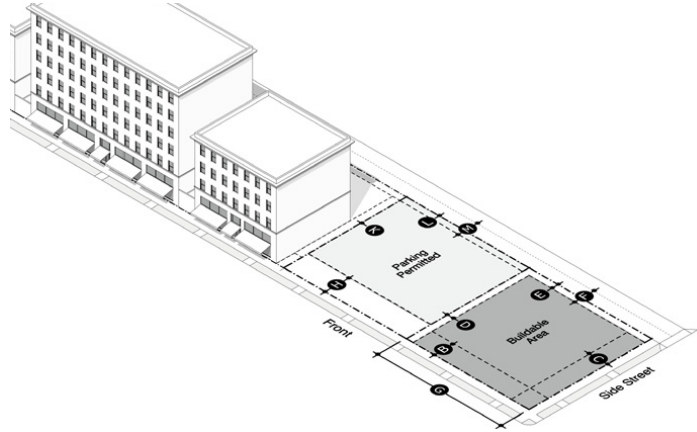
Place Type Translation

Industry and Technology

Applicable Zoning

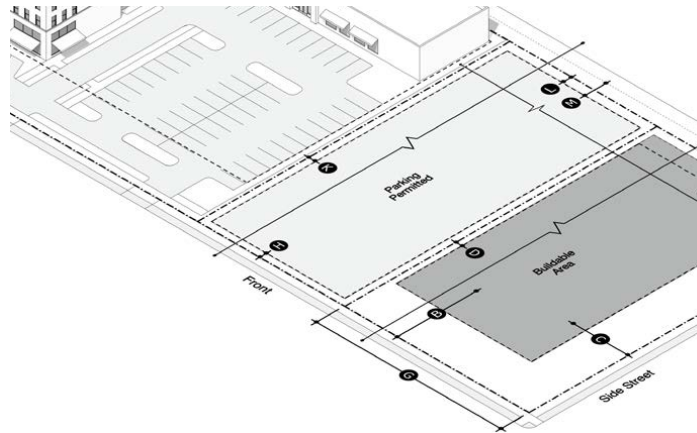


T5.2



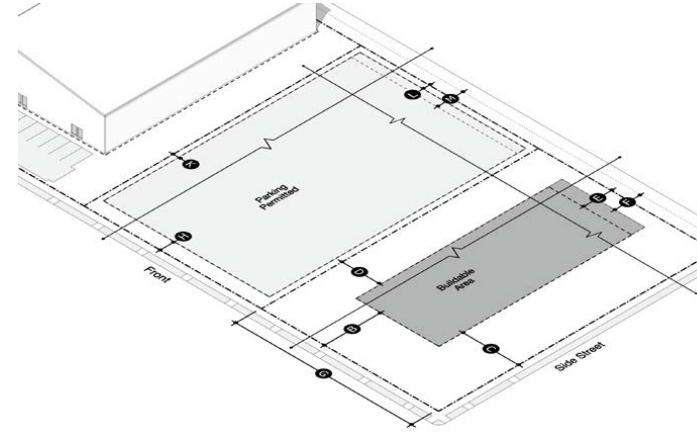
Site Design	
Lot Width:	N/A
Building Location	
Building Footprint:	0%
Front Setback:	12' max.
Side Street Setback:	12' max.
Side Setback:	0'-6'
Rear Setback:	5' min
Alley Setback	15' from centerline of alley
Height	6 stories max.

HC



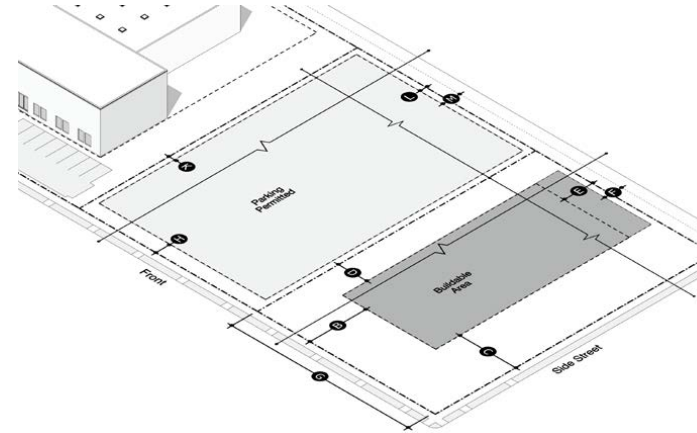
Site Design	
Lot Width:	50' min.
Building Location	
Building Footprint:	60%
Front Setback:	12' min.
Side Street Setback:	12' min.
Side Setback:	6' min.
Rear Setback:	20' min.
Alley Setback	15' from centerline of alley
Height	4 stories max.

I-2

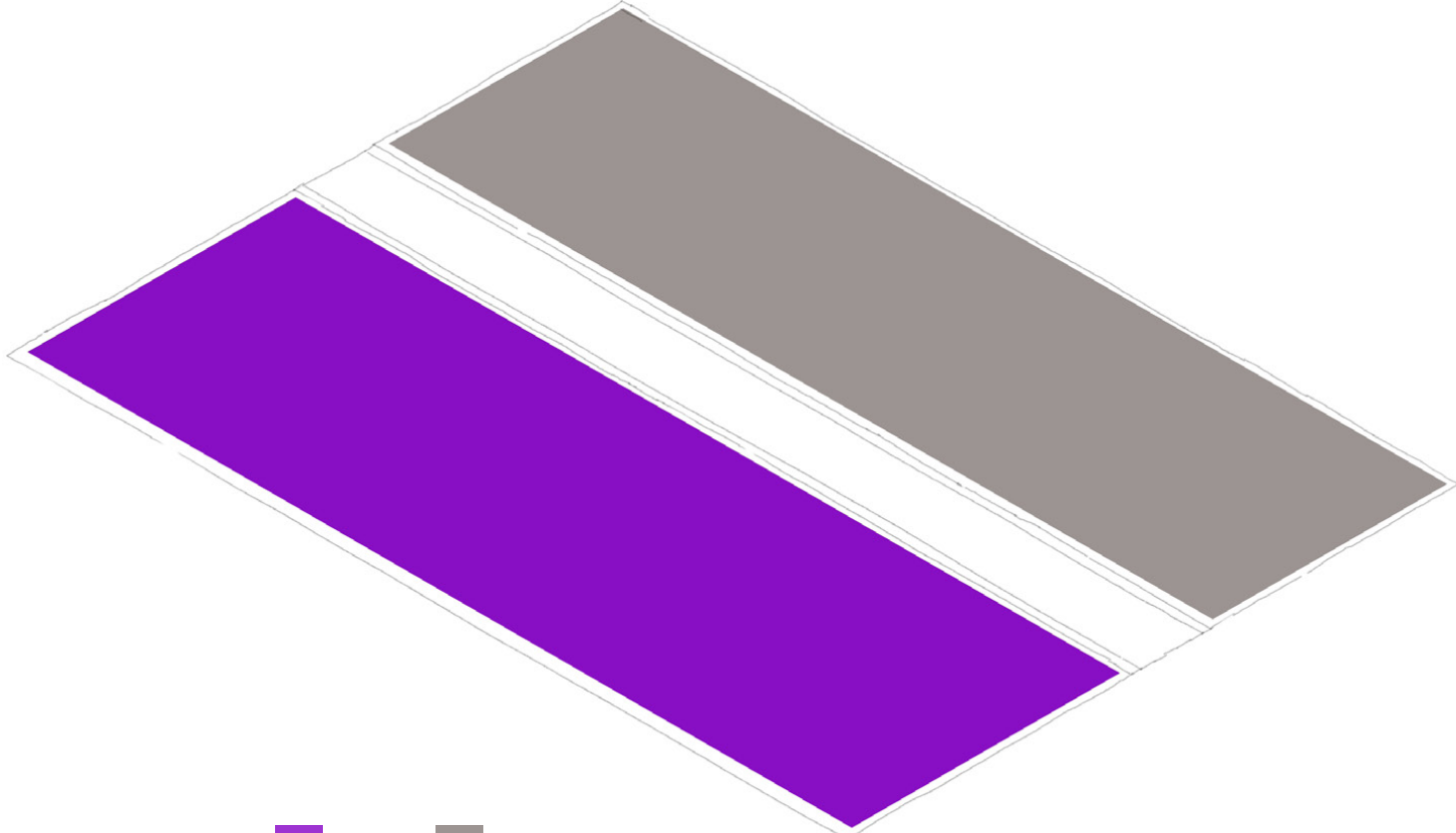


Site Design	
Lot Width:	100' min.
Building Location	
Building Footprint:	50%
Front Setback:	30' min.
Side Street Setback:	30' min.
Side Setback:	50' min.
Rear Setback:	50' min.
Alley Setback	30' from centerline of alley
Height	60' max.

I-1



Site Design	
Lot Width:	50' min.
Building Location	
Building Footprint:	50%-80%
Front Setback:	30' & 8' min.
Side Street Setback:	30' & 8' min.
Side Setback:	20' & 12' min.
Rear Setback:	20' min.
Alley Setback	15' from centerline of alley
Height	60' max.



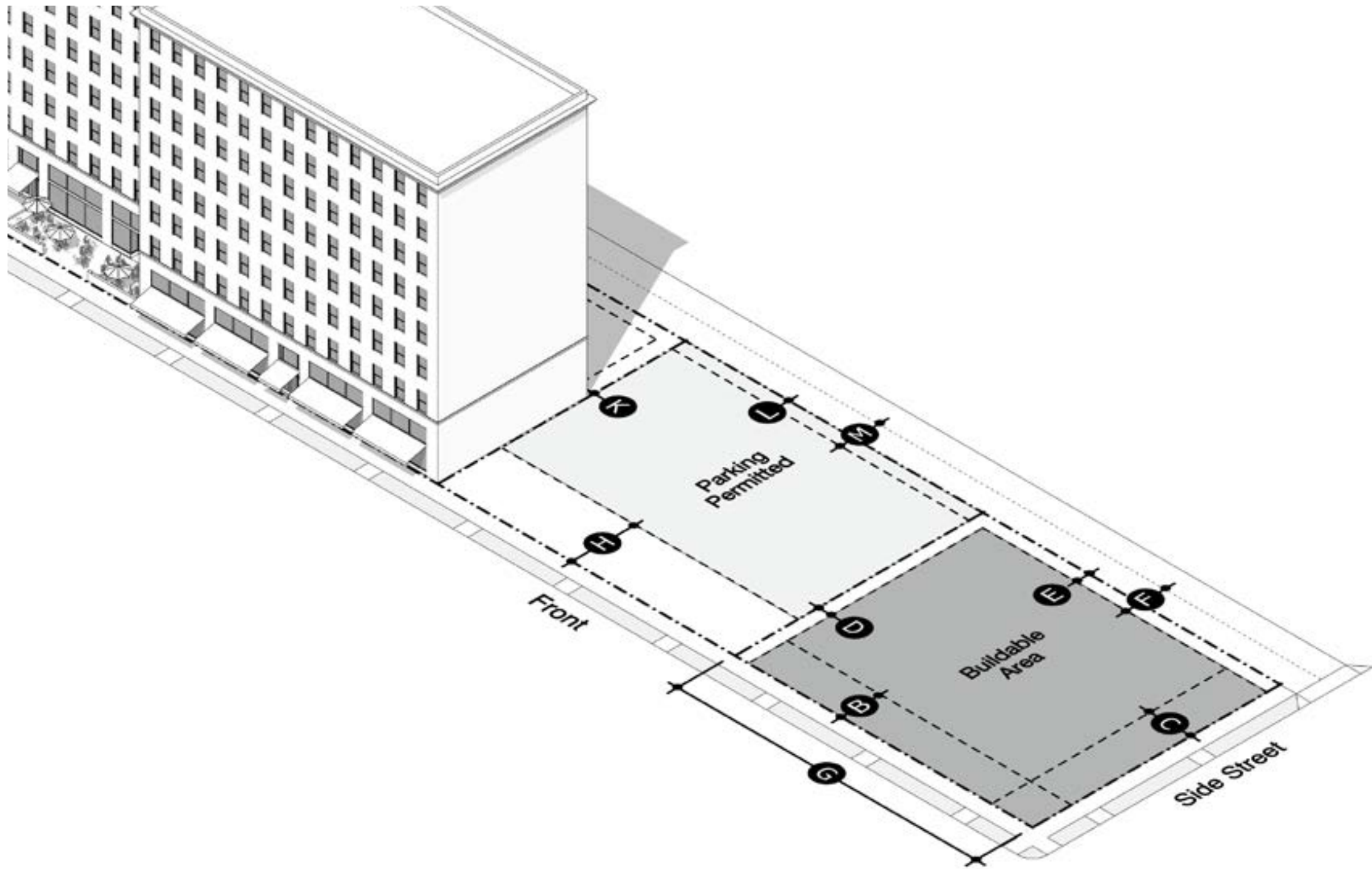
In this diagram: T5.2 I-1

Bulk Standards

Bulk Standards



T6.1



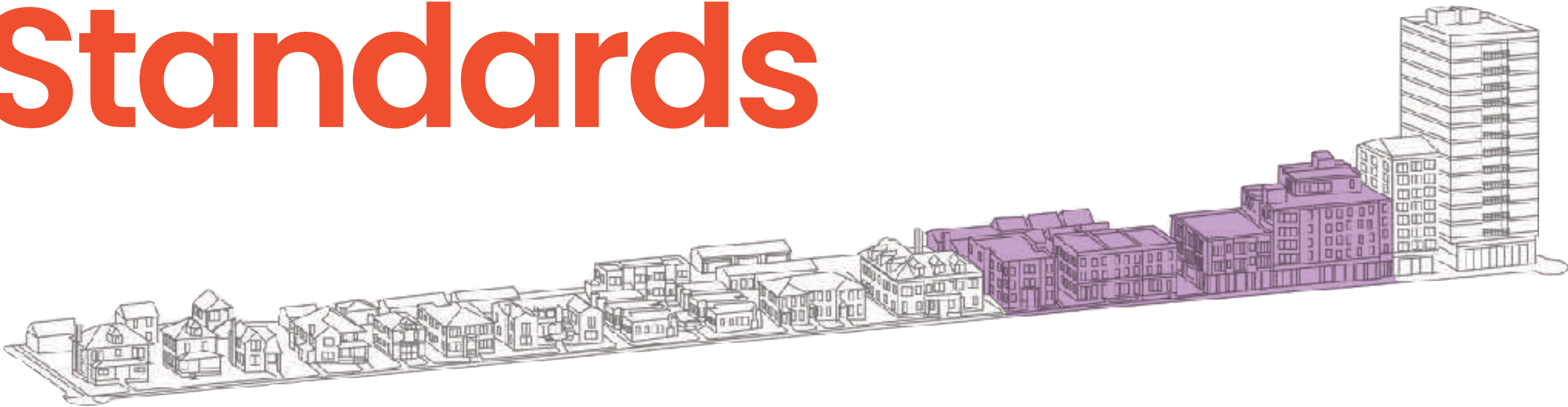
Site Design

Lot Width: N/A

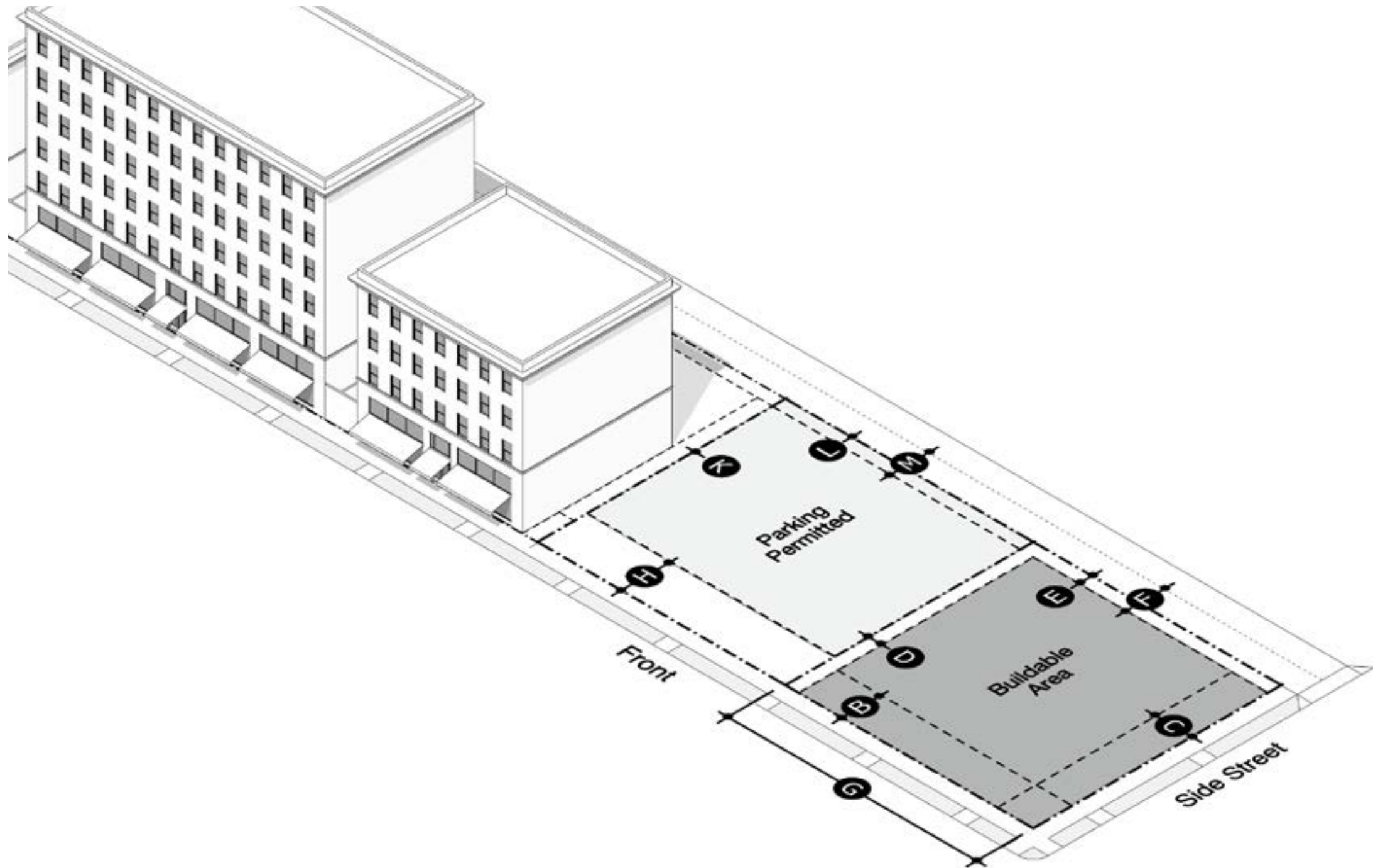
Building Location

- Building Footprint: 100%
- Front Setback: 15' max.
- Side Street Setback: 15' max.
- Side Setback: 0'-6'
- Rear Setback: 5' min
- Alley Setback: 15' from centerline of alley
- Height: 10 stories max.

Bulk Standards



T5.2



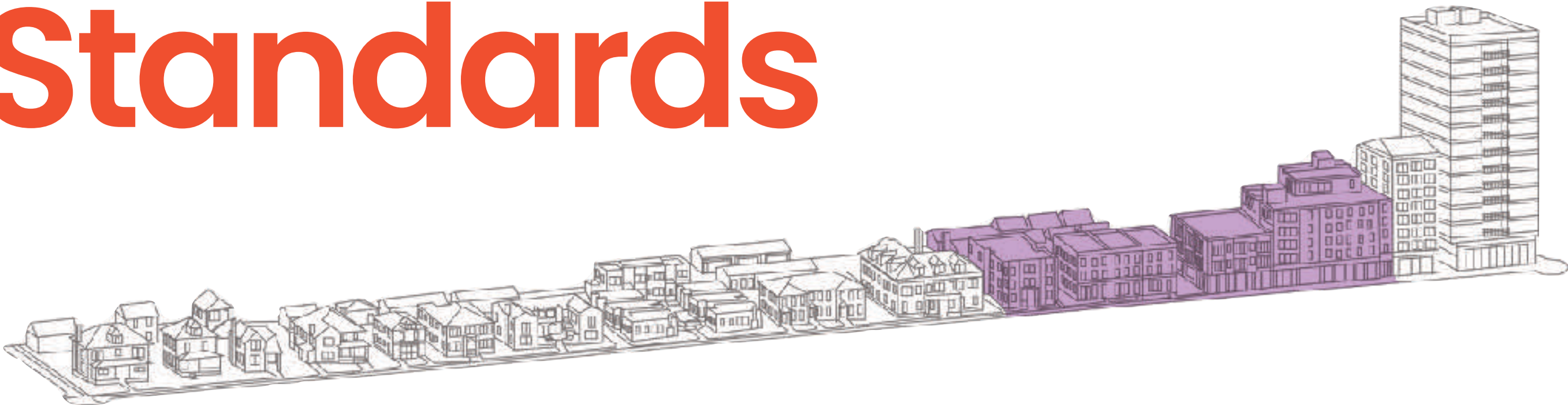
Site Design

Lot Width: N/A

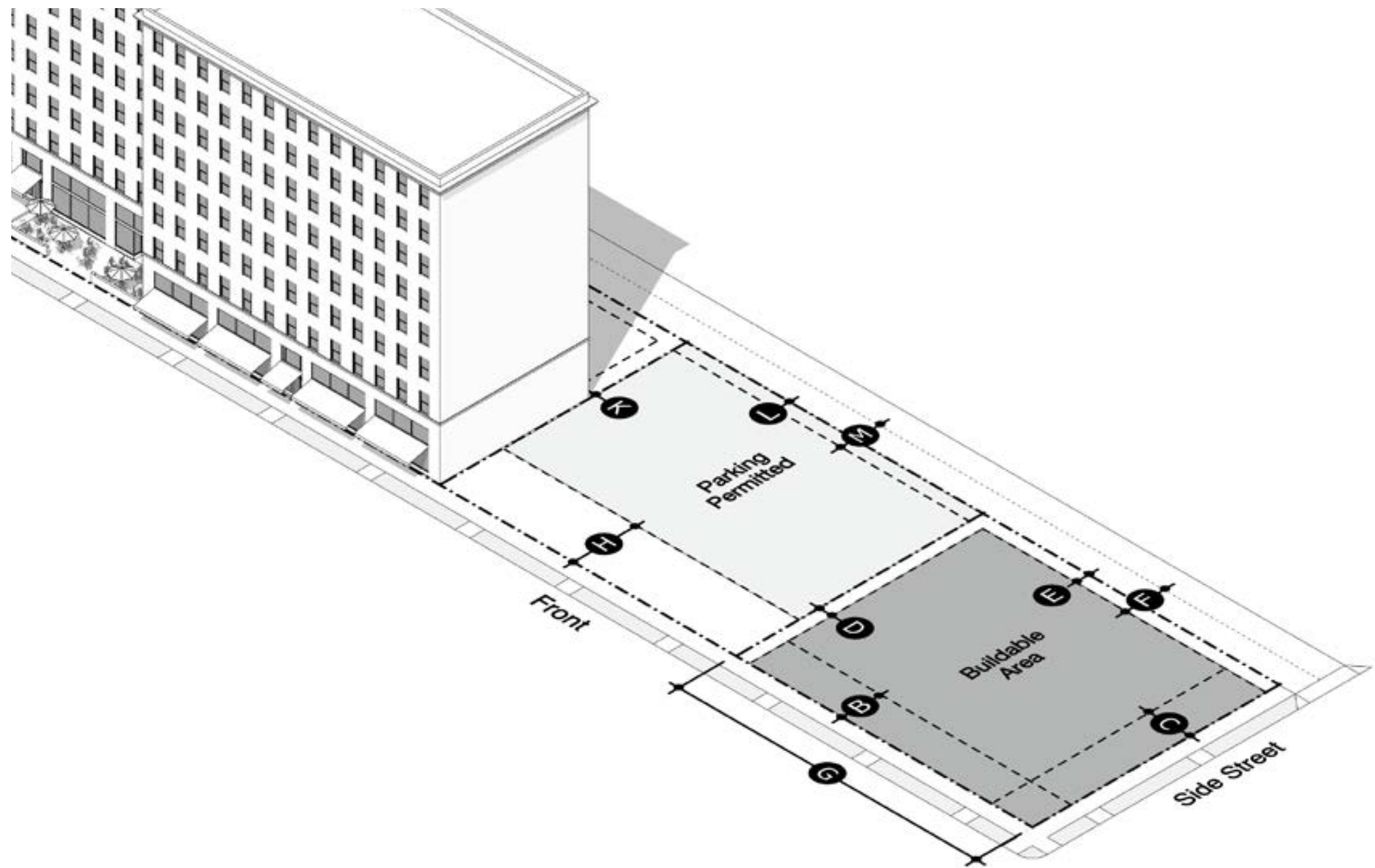
Building Location

- Building Footprint: 90%
- Front Setback: 12' max.
- Side Street Setback: 12' max.
- Side Setback: 0'-6'
- Rear Setback: 5' min
- Alley Setback: 15' from centerline of alley
- Height: 6 stories max.

Bulk Standards



T5.1



Site Design

Lot Width: 15' min.

Building Location

Building Footprint: 85%

Front Setback: 12' max.

Side Street Setback: 12' max.

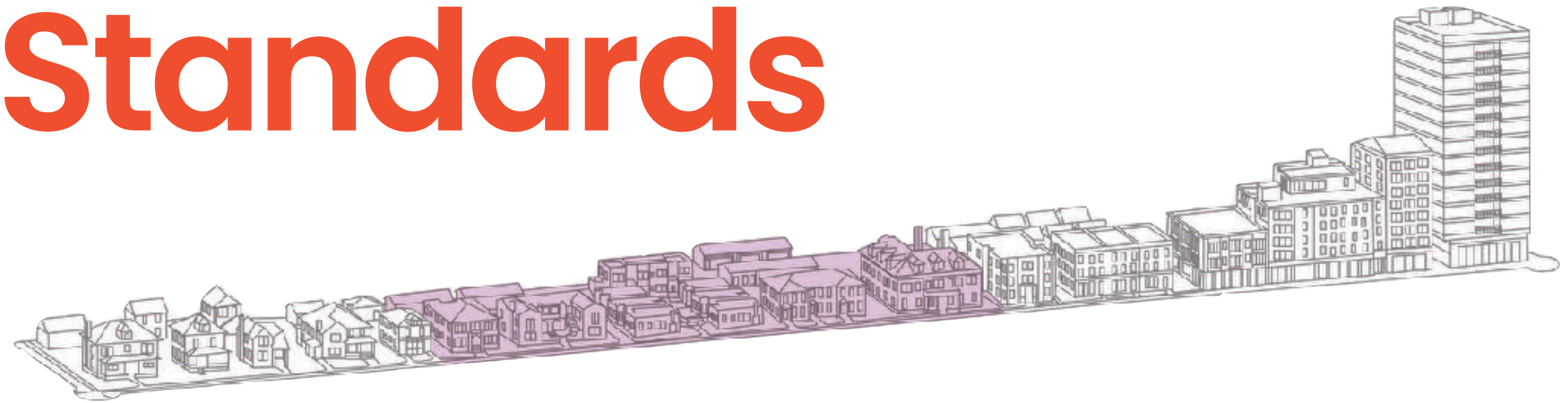
Side Setback: 0'-6'

Rear Setback: 5' min

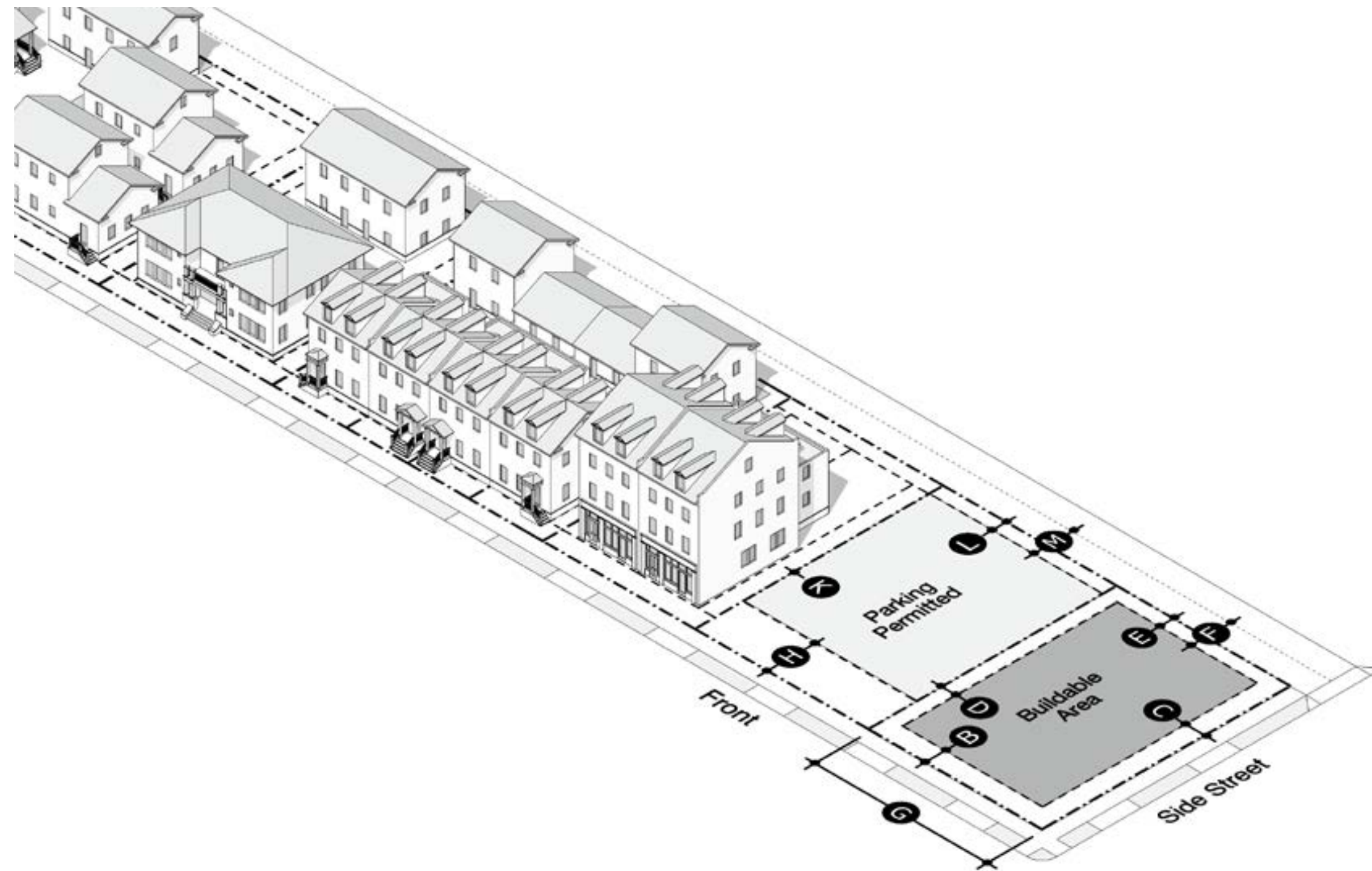
Alley Setback 15' from centerline of alley

Height 4 stories max.

Bulk Standards



T4.2



Site Design

Lot Width: 20'-40'

Building Location

Building Footprint: 75%

Front Setback: 0'-16'

Side Street Setback: 16' min.

Side Setback: 0' & 6' min.

Rear Setback: 16' min.

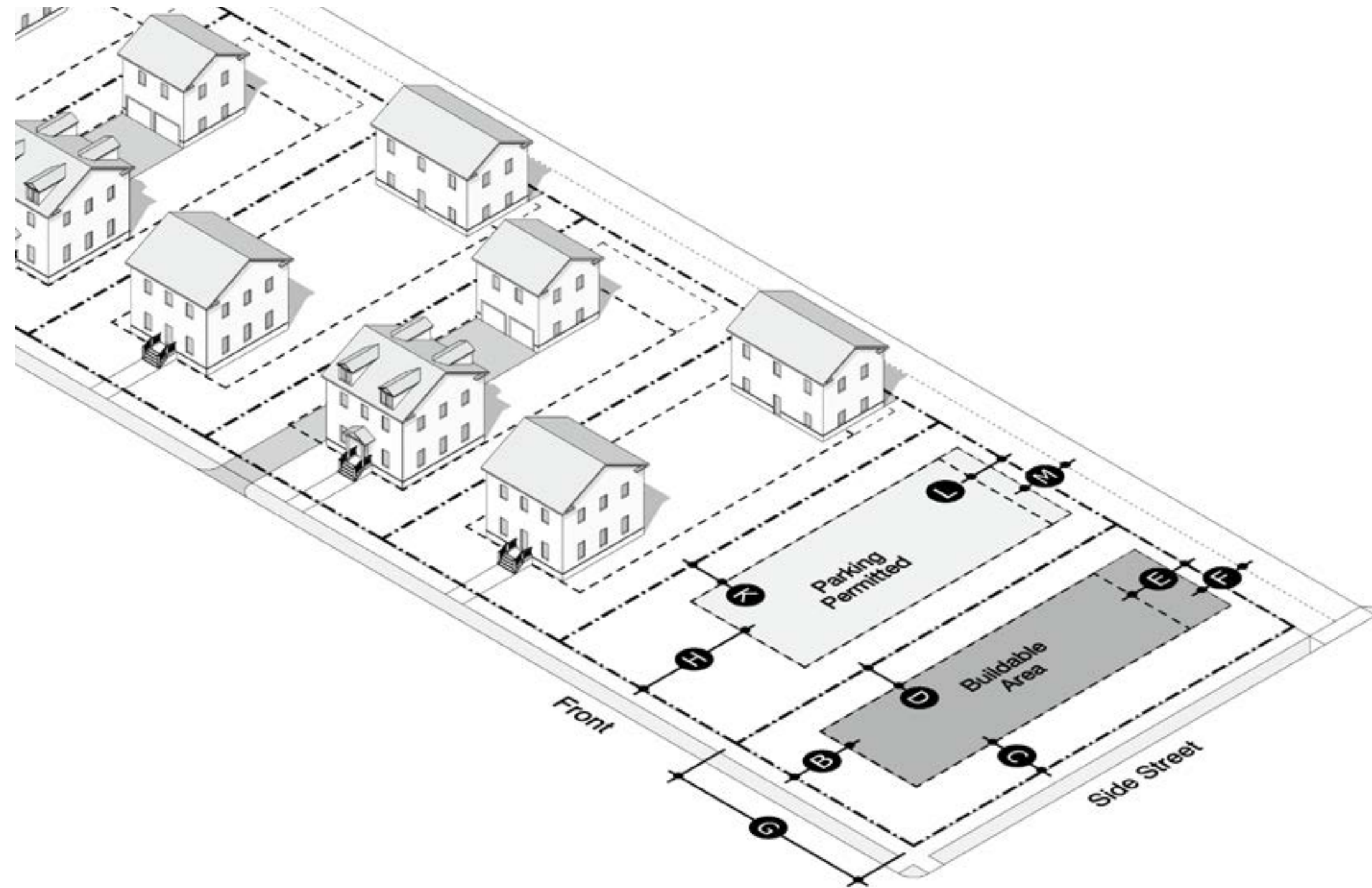
Alley Setback: 15' from centerline of alley

Height: 3 stories max.

Bulk Standards



T3.2



Site Design

Lot Width: 50' min.

Building Location

Building Footprint: 40%

Front Setback: 15'-25'

Side Street Setback: 15' min.

Side Setback: 0' & 7' min.

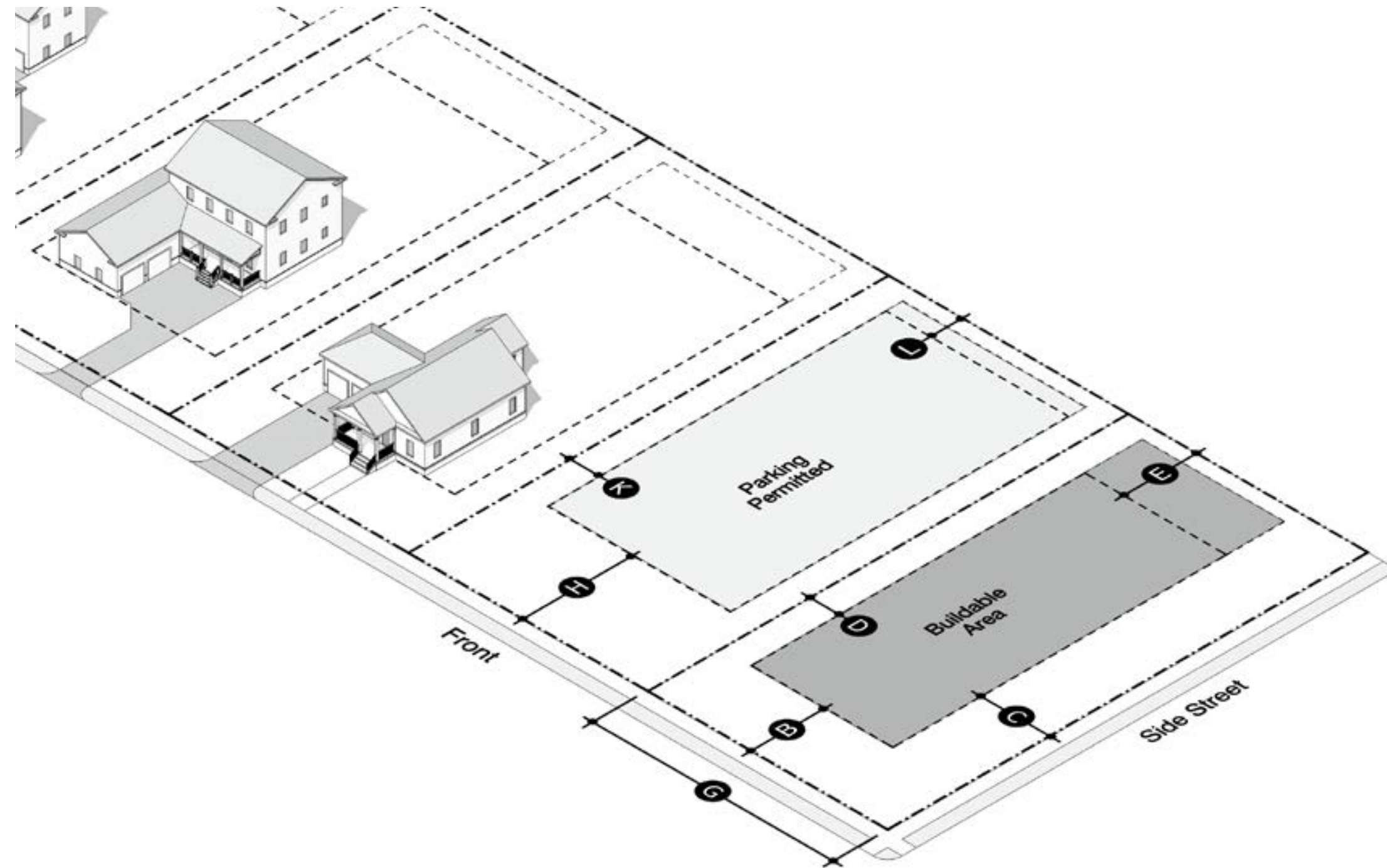
Rear Setback: 25' min.

Alley Setback: 15' from centerline of alley

Height: 3 stories max.

Bulk Standards

R-1



Site Design

Lot Width: 60' min.

Building Location

Building Footprint: 40%

Front Setback: 20' min.

Side Street Setback: 12' min.

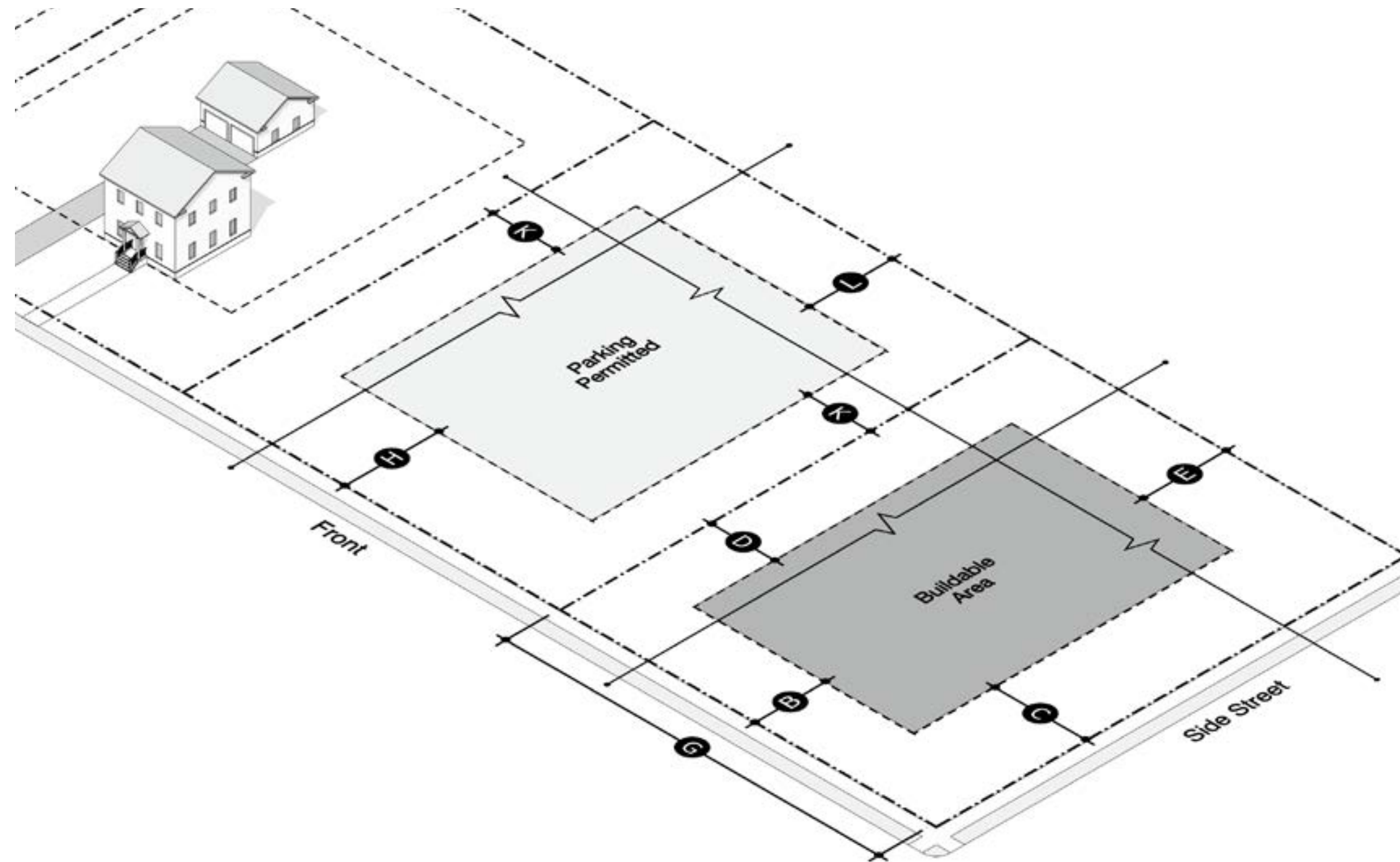
Side Setback: 6' min.

Rear Setback: 24' min.

Height: 2.5 stories max.

Bulk Standards

T2



Site Design

Lot Area: 2 acres min.

Building Location

Building Footprint: 15%

Front Setback: 30' min.

Side Street Setback: 30' min.

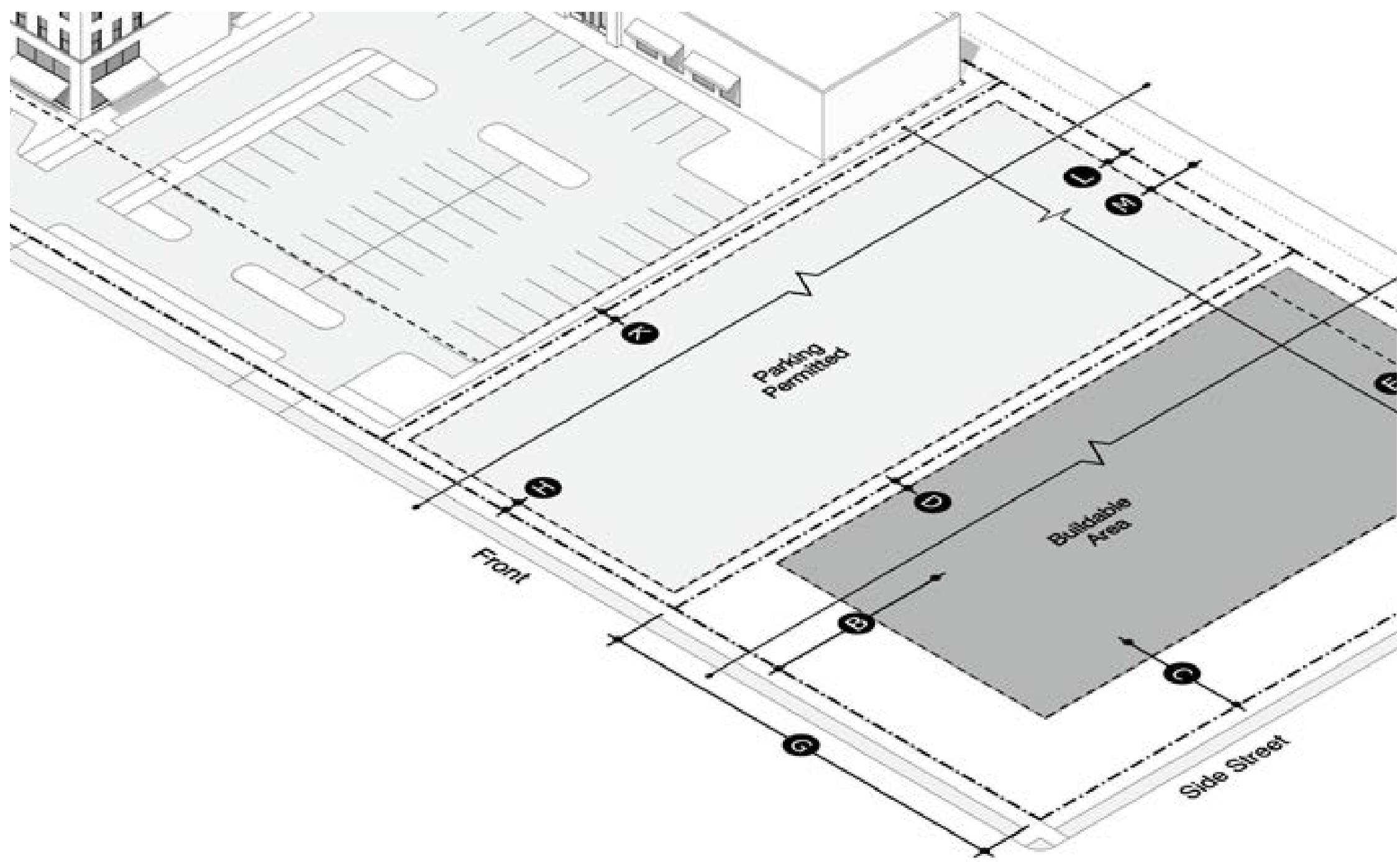
Side Setback: 30' min.

Rear Setback: 30' min.

Height: 2.5 stories max.

Bulk Standards

HC



Site Design

Lot Width: 50' min.

Building Location

Building Footprint: 60%

Front Setback: 12' min.

Side Street Setback: 12' min.

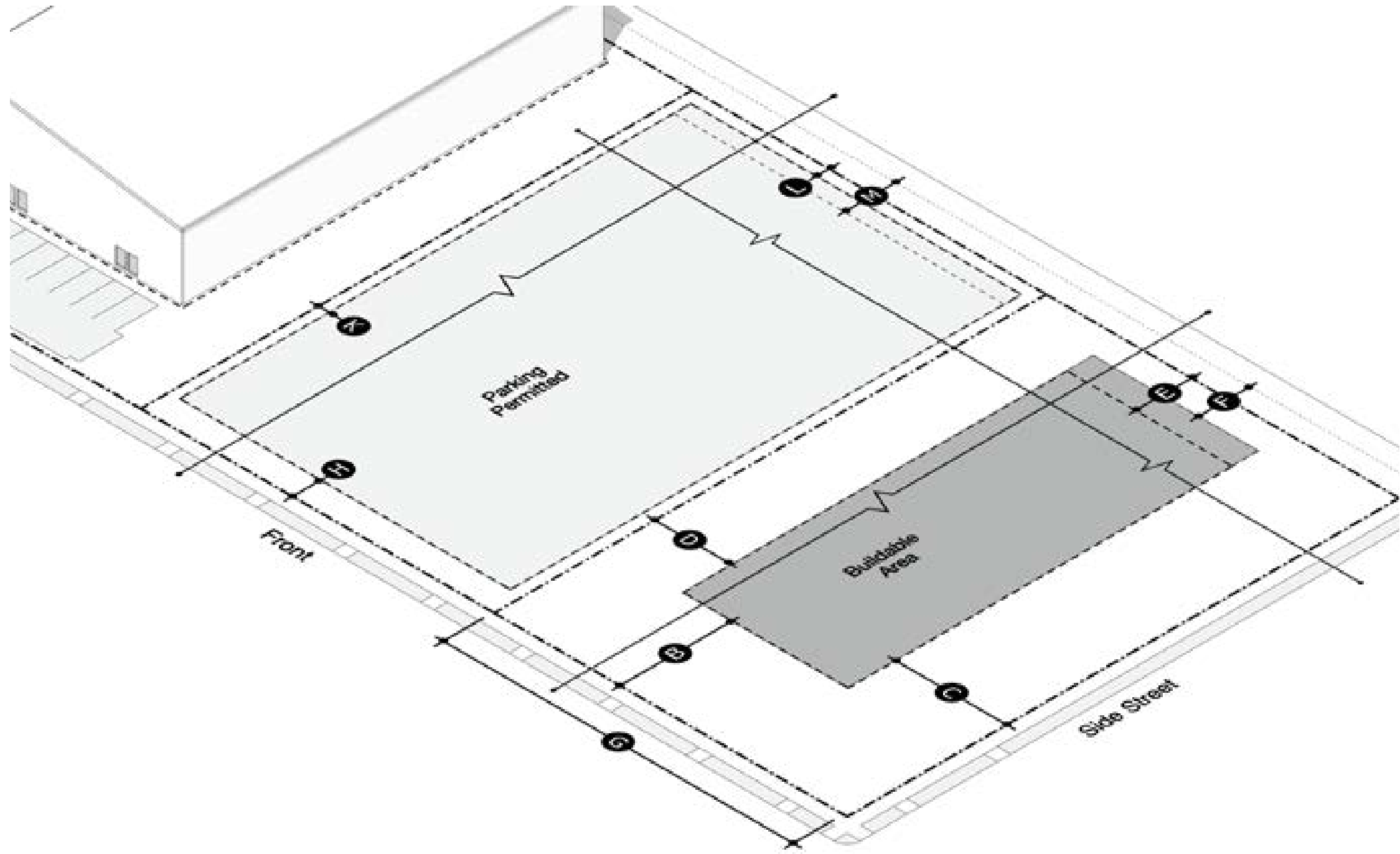
Side Setback: 6' min.

Rear Setback: 20' min.

Alley Setback 15' from centerline of alley

Bulk Standards

I-2



Site Design

Lot Width: 100' min.

Building Location

Building Footprint: 50%

Front Setback: 30' min.

Side Street Setback: 30' min.

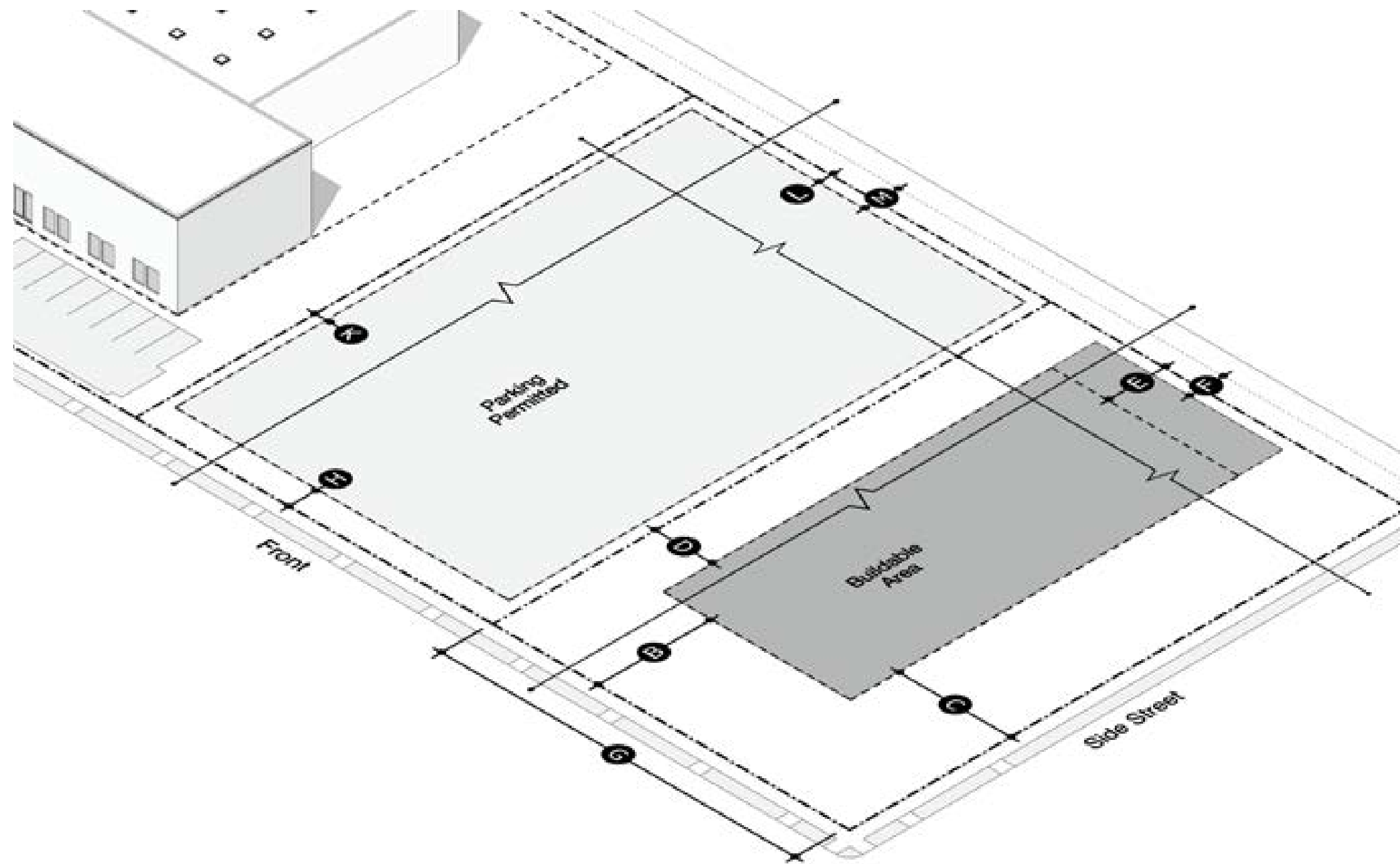
Side Setback: 50' min.

Rear Setback: 50' min.

Alley Setback 30' from centerline of alley

Bulk Standards

I-1



Site Design

Lot Width: 50' min.

Building Location

Building Footprint: 50%-80%

Front Setback: 30' & 8' min.

Side Street Setback: 30' & 8' min.

Side Setback: 20' & 12' min.

Rear Setback: 20' min.

Alley Setback: 15' from centerline of alley

Use Matrix

Simplified Uses

TABLE 3.7.1.A ZONING DISTRICT USE MATRIX													
Use	T2	R-1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	HC	LI	LFI	
Commercial													
Adult retail and services										P	P	P	
Automobile sales							R	R		P	P	P	
Automobile service										R	P	P	
Commercial laundry							R	R		P	P	P	
Crematorium													R
Day care		P	P	P	P	P	P	P	P	P	P		
Dry cleaners				R	R	P	P	P		P	P	P	
Food and beverage					R	P	P	P		P	P	P	
Funeral home					P	P	P	P		P	P		
Gas station						R	R	R		P	P	P	
Hospital						P	P	P		P	P	P	
Medical marijuana dispensary							P	P		P	P		
Medical services: urgent care							P	P		P	P		
Medical services: substance abuse treatment										P			
Office					R	P	P	P		P	P	P	
Retail, including pharmacies					R	P	P	P		P	P	P	
Self-storage							R	R		R	P	P	
Service (personal or professional)					R	P	P	P		P	P	P	

148 → 65

SECTION 3.7 USE STANDARDS

3.7.1 Permitted Uses

- a. Uses are limited according to [Table 3.7.1.A Zoning District Use Matrix](#) and the following:
 - i. P indicates that a use is permitted without additional restrictions; and
 - ii. R indicates that a use is permitted subject to additional restrictions as specified in [3.7.2 Specific Use Restrictions](#).
- b. All uses permitted within a zoning district may be combined within a property or building.
- c. Uses not listed in [Table 3.7.1.A Zoning District Use Matrix](#) and not otherwise prohibited by law are presumed to be permitted subject to the conditions and restrictions that apply to the most similar use, as determined by the Director and as follows:
 - i. A use is prohibited only if the Director determines that the use is not similar to any listed use; and
 - ii. In making the determination, the Director will use as a guide the most recently published North American industry classification system as established by the United States Census Bureau.

TABLE 3.7.1.A ZONING DISTRICT USE MATRIX													
Use	T2	R-1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	HC	LI	LFI	
Agriculture													
Agricultural processing, packaging, and warehousing	R										P	P	
Auction yard	P											P	
Commercial dairy, poultry, and swine production												R	
Commercial greenhouse	P									P	P		
Farming and ranching	P												
Feedlot	R											R	
Grain storage	P										P	P	
Medical marijuana cultivation facility	R									P	P	P	
Stables	P												
Stockyard	R											R	
Vineyard	P												
Parks													
Parks	See Table 4.3.4.B Park Types for park correlation with zoning districts												
P: Permitted use													
R: Use subject to additional restrictions, see 3.7.2 Specific Use Restrictions													

TABLE 3.7.1.A ZONING DISTRICT USE MATRIX													
Use	T2	R-1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	HC	LI	LFI	
Commercial													
Adult retail and services										P	P	P	
Automobile sales							R	R		P	P	P	
Automobile service										R	P	P	
Commercial laundry							R	R		P	P	P	
Crematorium												R	
Day care		P	P	P	P	P	P	P	P	P	P		
Dry cleaners				R	R	P	P	P		P	P	P	
Food and beverage	R				R	P	P	P		P	P	P	
Funeral home					P	P	P	P		P	P		
Gas station						R	R	R		P	P	P	
Hospital						P	P	P		P	P	P	
Medical marijuana dispensary							P	P		P	P		
Medical services: urgent care							P	P		P	P		
Medical services: substance abuse treatment										P			
Office					R	P	P	P		P	P	P	
Retail, including pharmacies					R	P	P	P		P	P	P	
Self-storage							R	R		R	P	P	
Service (personal or professional)					R	P	P	P		P	P	P	
Entertainment													
Adult entertainment											R	P	
Indoor entertainment facility						P	P	P	P	P	P	P	
Outdoor entertainment facility										P	P		
Theater, excluding drive-in						P	P	P	P	P	P		
Industrial and Manufacturing													
Airport facilities	R									R	R	R	
Ground transportation terminal							R	R		R	R	P	
P: Permitted use													
R: Use subject to additional restrictions, see 3.7.2 Specific Use Restrictions													

Use	T2	R-1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	HC	LI	LFI
Agriculture												
Agricultural processing, packaging, and warehousing	R										P	P
Auction yard	P											P
Commercial dairy, poultry, and swine production												R
Commercial greenhouse	P									P	P	
Farming and ranching	P											
Feedlot	R											R
Grain storage	P										P	P
Medical marijuana cultivation facility	R									P	P	P
Stables	P											
Stockyard	R											R
Vineyard	P											

Use	T2	R-1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	HC	LI	LFI
Commercial												
Adult retail and services										P	P	P
Automobile sales							R	R		P	P	P
Automobile service										R	P	P
Commercial laundry							R	R		P	P	P
Crematorium												R
Day care		P	P	P	P	P	P	P	P	P	P	
Dry cleaners				R	R	P	P	P		P	P	P
Food and beverage	R				R	P	P	P		P	P	P
Funeral home					P	P	P	P		P	P	
Gas station						R	R	R		P	P	P
Hospital						P	P	P		P	P	P
Medical marijuana dispensary							P	P		P	P	

TABLE 3.7.1.A ZONING DISTRICT USE MATRIX													
Use	T2	R-1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	HC	LI	LFI	
Industrial, heavy												R	
Industrial, light											P	P	
Manufacturing, heavy												R	
Manufacturing, light						R	R	R		R	P	P	
Salvage yard	R											R	
Solar energy system	R	R	R	R	R	R	R	R	R	R	R	R	
Solid waste disposal	R											R	
Warehouse and distribution							R	R		R	P	P	
Wind energy, large	P											P	
Wind energy, small	R	R	R	R	R	R	R	R	R	R	R	R	
Wireless communication: cell tower	R	R	R	R	R	R	R	R	R	R	R	R	
Institutional													
Convention or exhibition facilities						P	P	P		P			
Cultural (library, museum, gallery)					R	P	P	P		P			
Performing arts					R	P	P	P		P	R		
Event venue	P			R	R	P	P	P		P			
Religious assembly	P	P	P	P	P	P	P	P	P	P	P	P	
School	P	P	P	P	P	P	P	P	P	P	P	P	
School: post-secondary						P	P	P		P	P		
Lodging													
6 rooms or less	P			P	P	P	P						
12 rooms or less					P	P	P						
More than 12 rooms						P	P	P		P			
Residential													
Home occupation	P	R	R	R	R	P	P	P	R	P	P		
Accessory dwelling	P	R	R	R	R	P	P	P	R	P	P		
1 dwelling detached	P	P	P	P	P	P			P				
P: Permitted use													
R: Use subject to additional restrictions, see 3.7.2 Specific Use Restrictions													

TABLE 3.7.1.A ZONING DISTRICT USE MATRIX													
Use	T2	R-1	T3.2	T4.1	T4.2	T5.1	T5.2	T6	MH	HC	LI	LFI	
1 dwelling attached (townhomes)			P	P	P	P	P	P					
2 dwellings per building			P	P	P	P	P	P					
3 – 4 dwellings per building				P	P	P	P	P					
5 – 8 dwellings per building					P	P	P	P		P	P		
More than 8 dwellings per building						P	P	P	P	P	P		
P: Permitted use													
R: Use subject to additional restrictions, see 3.7.2 Specific Use Restrictions													

Site Testing



Existing Conditions

Lot Size: 1,320' x 1,000' approx.

Lot Type: Interior, Vacant

Proposed Development

Future Land Use:

Walkable Neighborhood

Program: 13 du/ac

7 SF Small House

17 SF Medium House

22 SF Medium House (Attached Garage)

91 Townhouses

10 Small Apt Buildings (60 Units Total)

4 Medium Apt Buildings (48 Units Total)

4 Large Apt Buildings (160 Units Total)

1 Civic Space (60,200 sq. ft.)

1 Storm-water Area (8,700 sq. ft.)

Typical SF Lot: 45' x 100'

Right-of-Way: 60'

Alley: 20'

Driveway: 22'

Site Testing



Site Testing



