



LAND USE DEVELOPMENT CODE CONTENTS

ARTICLE 1	ADMINISTRATIVE PROVISIONS	Page
	Section 1.110 Title	1-1
	Section 1.120 Purpose	1-1
	Section 1.130 Compliance Standards	1-1
	Section 1.140 Regulation Compliance	1-1
	Section 1.150 Interpretation	1-2
	Section 1.160 Validity	1-2
	Section 1.170 Administration	1-2
	Section 1.180 Enforcement	1-3
	Section 1.190 Fees	1-4
	Section 1.200 Definitions	1-4
 ARTICLE 2	 APPLICATION PROCEDURES	 Page
	Section 2.110 Pre-Application Staff Consultation	2-1
	Section 2.120 Pre-Application Agency Conference	2-1
	Section 2.130 Application Procedures	2-1
	Section 2.140 Application Site Plan	2-4
	Section 2.150 Record file	2-5
	Section 2.200 Building Permits	2-7
	Section 2.300 Land Divisions	2-8
	Section 2.400 Site Plan Review	2-26
	Section 2.500 Conditional Uses	2-28
	Section 2.600 Variances	2-31
	Section 2.700 Amendments	2-33
	Section 2.800 Annexations	2-35
	Section 2.900 Vacations	2-38
 ARTICLE 3	 DECISION PROCESSES	 Page
	Section 3.110 Basis for Decision	3-1
	Section 3.120 Form of Decision	3-1
	Section 3.200 Type of Decisions	3-1
	Section 3.300 Notification	3-4
	Section 3.400 Limited Land Use Review Procedures	3-7
	Section 3.510 Quasi-judicial Public Hearing Procedures	3-8
	Section 3.520 Legislative Public Hearing Procedures	3-11
	Section 3.600 Decision	3-13
	Section 3.700 Appeal Provisions	3-15
	Section 3.800 Revocation	3-17

ARTICLE 4	ZONING DISTRICTS	Page
	Section 4.010 Classification Of Zones	4-1
	Section 4.030 Location Of Zones	4-1
	Section 4.040 Zoning Maps	4-1
	Section 4.050 Zone Boundaries	4-1
	Section 4.060 Zoning of Annexed Areas	4-1
	Section 4.070 Similar Use Authorization	4-1
	Section 4.080 Nonconforming Uses	4-2
	Section 4.100 Primary Zones	4-4
	Section 4.111 Residential Zone - R-1	4-4
	Section 4.112 Residential Zone - R-2	4-6
	Section 4.112 Residential Zone - R-3	4-8
	Table 4.1-1 Allowed Land Uses & Permits	4-9
	Table 4.1-2 Building Type Standards	4-10
	Section 4.121 Commercial Zone-Village Center-C-1	4-11
	Section 4.121 Commercial Zone-Neighborhood Center-C-2	4-13
	Section 4.131 Limited Industrial Zone - M-1	4-15
	Section 4.141 Educational Facilities Zone - E-1	4-17
	Section 4.151 Public Use Zone - P-1	4-18
 ARTICLE 5	 GENERAL DEVELOPMENT STANDARDS	 Page
	Section 5.010 Development Standards	5-1
	Section 5.020 Plan Conformance	5-1
	Section 5.110 Height Standards	5-1
	Section 5.111 Building Height Exceptions	5-1
	Section 5.112 Building Projection Exceptions	5-1
	Section 5.113 Lot Size	5-1
	Section 5.114 Lot Size Exceptions	5-1
	Section 5.115 Yard Setbacks	5-1
	Section 5.116 Yard Setback Exceptions	5-2
	Section 5.117 Drainageway Setbacks	5-2
	Section 5.118 Minimum Setback	5-2
	Section 5.119 Service Station Setback Exceptions	5-2
	Section 5.120 Parking	5-2
	Section 5.121 Off-Street Parking Requirements	5-6
	Section 5.122 Access and Vision Clearance	5-8
	Section 5.123 Streets	5-9
	Section 5.124 Sidewalks	5-12
	Section 5.125 Bikeways	5-13
	Section 5.126 Storm Drainage	5-13
	Section 5.127 Water	5-15
	Section 5.128 Sanitary Sewers	5-16
	Section 5.129 Utilities	5-17
	Section 5.130 Easements	5-17
	Section 5.131 Blocks	5-18
	Section 5.132 Building Sites	5-18
	Section 5.133 Grading	5-19

	Section 5.134	Landscaping	5-20
	Section 5.135	Exterior Lighting	5-24
	Section 5.136	Signs	5-25
	Section 5.137	Solar Energy Access	5-27
ARTICLE 6	USE STANDARDS		Page
	Section 6.010	Use Standards	6-1
	Section 6.101	Home Occupation Standards	6-1
	Section 6.102	Residential Care Home Standards	6-2
	Section 6.103	Residential Care Facility Standards	6-2
	Section 6.104	Multiple-family Standards	6-3
	Section 6.105	Duplex Conversion Standards	6-3
	Section 6.110	Manufactured Dwelling Standards	6-5
	Section 6.111	General Provisions	6-5
	Section 6.112	Classification of Manufactured Dwellings	6-6
	Section 6.113	Placement on Individual Lots	6-8
	Section 6.114	Temporary Manufactured Dwelling Use	6-9
	Section 6.115	Manufactured Dwelling Parks	6-11
	Section 6.201	Residential Use in Commercial Districts	6-11
	Section 6.301	Public & Semi-public Standards	6-11
	Section 6.401	Agricultural Use Standards	6-12
ARTICLE 7	SPECIAL AREA STANDARDS		Page
	Section 7.010	Classification of Special Area Standards	7-1
	Section 7.100	Wetland & Riparian Area Standards	7-1
	Section 7.200	Planned Development Area Standards	7-4
ARTICLE 8	IMPROVEMENT REQUIREMENTS		Page
	Section 8.100	Improvement Procedures	8-1
	Section 8.200	Specifications for Improvements	8-2
	Section 8.300	Required Improvements	8-2
	Section 8.400	Public Use Dedications	8-5
	Section 8.510	Agreement for Improvements	8-5
	Section 8.520	Security	8-6
	Section 8.600	Noncompliance Provisions	8-6
	Section 8.700	Adopted Design & Construction Standards	8-7
	Section 8.200	Modifications Permitted	8-8
	Section 8.300	Applicability of Benton County Standards	8-8
ARTICLE 9	COMPREHENSIVE PLAN		
	The Comprehensive Plan may be included herein.		
ARTICLE 10	MAPS & DIAGRAMS		
	Section 10.100	Zoning Map	
	Section 10.200	Development Standard Diagrams	