



Planning Commission Regular Meeting Agenda

Date: Monday, September 14, 2026

Location: Bella Vista District Court

Time: Immediately upon the
adjournment of the Board of Zoning
Adjustment meeting at 4:30 PM.

2483 Forest Hills Blvd

Planning Commission regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at:

<https://bit.ly/bvmeetingslive>.

I. Call to Order

II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo, Nathan Forst and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - August 10, 2026

IV. Public Input

V. Unfinished Business

VI. New Business

A. **Public Hearing Zoning Ordinance Amendment:** A proposal to require a 200-foot distance requirement for short-term rentals within the residential zones; Presented by Director Robertson

VII. Committee Reports

VIII. Open Discussion

IX. Announcements

A. The City Council Work Session will be Monday, September 21, 2026 at 6:00 pm.
B. The Planning Commission Work Session will be Monday, September 28, 2026 at

4:30 pm.

C. The City Council Regular Meeting will be on Monday, September 28, 2026 at 6:00 pm.

D. The Board of Zoning Adjustment meeting will be on Monday, October 12, 2026 at 4:30 pm directly followed by the Planning Commission regular meeting.

X. Adjournment



**Planning Commission
Regular Meeting Minutes**

August 10, 2026
2483 Forest Hills Blvd

I. CALL TO ORDER

Vice-Chairman Farner called the meeting to order at 4:42 PM

II. ROLL CALL

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry; JB Portillo, Nathan Forst and Linda Lloyd.

Member(s) Absent: Daniel Ellis, Gail Klesen

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – July 13, 2026*

On a motion by Mr. Sedberry and a second by Ms. Portillo, the July 13, 2026 minutes were approved by a voice vote.

IV. PUBLIC INPUT

- A. Vice-Chairman Farner opened the public input session.
- B. Vice-Chairman Farner closed the public input session.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A. Development Calendar Adjustment: Proposal to move the Thursday, October 1, 2026 Work Session to Monday, September 28, 2026 at 4:30 PM; Director Robertson.

1. Director Robertson proposed to move the work session due to scheduling conflict with staff.
2. A discussion was held regarding the request.
3. Mr. Sedberry motioned for the approval of the calendar adjustment and a second was made by Ms. Portillo.

Nathan Forst – Y

JB Portillo – Y

Linda Lloyd – Y

Gail Klesen -

Clayton Sedberry – Y

Doug Farner – Y

Daniel Ellis -

Motion approved with five yes votes (5-0)

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

None.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Vice-Chairman Farner adjourned the meeting at 4:46 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 14th DAY OF SEPTEMBER, 2026:

Daniel Ellis, P.E., Chairman
Bella Vista Planning Commission

Gail Klesen, Secretary
Bella Vista Planning Commission

TO: Planning Commission

FROM: Director of Planning and Development, Taylor Robertson, MPA

DATE: September 14, 2026 Regular Meeting

SUBJECT: A proposed 200' separation requirement for Short-Term Rentals

Background:

At the July 2026 City Council meeting, a resolution was passed directing staff and the Planning Commission to hold a public hearing regarding:

1. A new 200' separation requirement for short-term rentals (STRs) in residential zones;
2. Grandfathering existing STRs;
3. And exempting short-term rentals that are owner-occupied.

As a result, a public hearing has been sent on these items for Cycle 9 **on September 14, 2026 at 4:30 PM**. Currently, there are no density or separation requirements within the City's zoning ordinance. Nor are there use-specific standards for them. All that currently exists is a 600-permit cap for non-owner occupied STRs within the municipal licensing ordinance ([Article III of Chapter 16](#)) as well as a few occupational requirements. Staff will note, there is already a nonconformity article in our ordinance.

STRs are still a relatively new but constant, fluctuating land use topic across the nation and best practices tend to be the same. Thus, they are highly dependent upon the community and its needs. Although one common theme continues to appear: a balance must be found between economic development/tourism and community character/neighborhood preservation. The American Planning Association has recently published zoning practice recommendations on this subject matter in August of 2026. In the conclusion of this publication, APA has provided, **"The goal is not to eliminate transient lodging, but to ensure it does not overwhelm the permanent residents and businesses that give neighborhoods their identity."** Topics explored throughout include preserving long-term residents and maintaining the community character through block-level caps, typologies, distance requirements, etc. while allowing economic opportunities for transient lodging. Staff notes that a proposal based on *land-use or zoning* may be more amenable than a blanket separation requirement across all residential zones.

Supporting Documents:

- Current Zoning Map (linked [here](#))
- Residential Zoning Classes (attached to this memo)
- Land Use Definitions (attached to this memo)

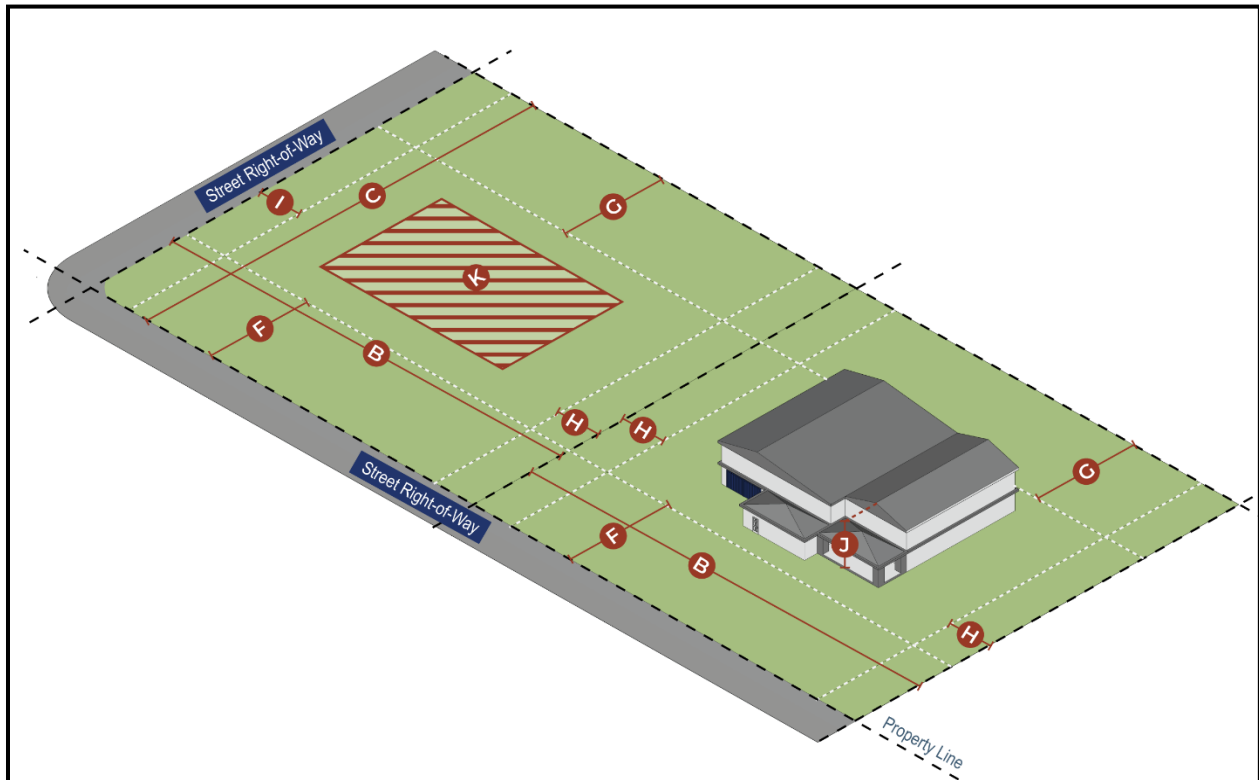


PLANNING & DEVELOPMENT
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planning@bellavistaar.gov

Recommendation: Staff recommends to table this for further study.

Public Notice & Comment: Comments received prior to publication provided herein. Staff published a legal ad in the Weekly Vista on Wednesday, August 26, 2026 and a letter was sent to all three school boards on Friday, August 28, 2026.

Sec. 109-013. Residential Estate (RE) District



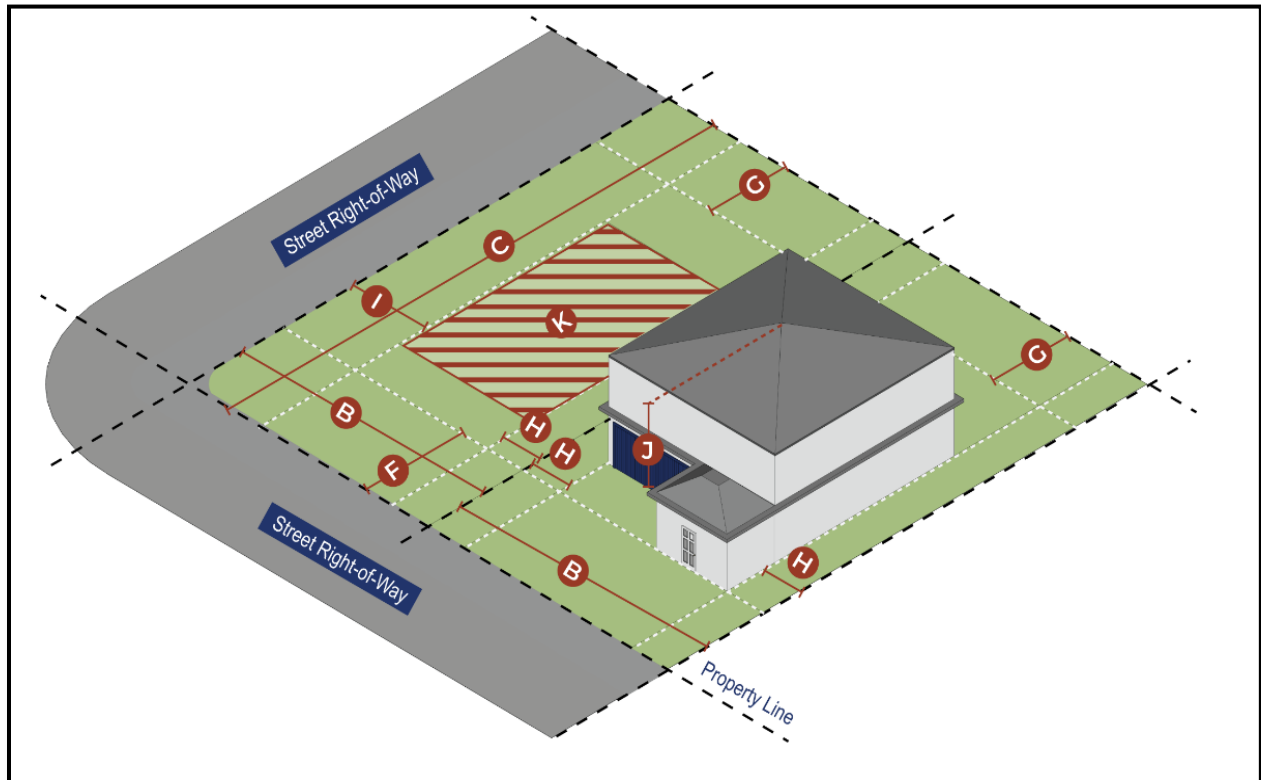
- (a) *Purpose.* The Residential Estate (RE) District intends to provide for single-family residences on large lots with an emphasis on preservation of natural character and open space within the development pattern.
- (b) *Uses.* See Table 026.1: Use Table and all applicable regulations in Article IV.
- (c) *Dimensional Standards.* Development in the Residential Estate (RE) District shall follow Table 013.1: Residential Estate (RE) District Dimensional Standards.

Table 013.1: Residential Estate (RE) District Dimensional Standards

Residential Estate (RE) District Dimensional Standards		
<i>Lot Requirements</i>		
A	Lot Area (min.)	43,560 square feet
B	Lot Width (min.)	50 feet
C	Lot Depth (min.)	100 feet
D	Lot Coverage (max.)	25%
E	Green Space (min.)	75%
<i>Setback Requirements</i>		
F	Front Setback (min.)	25 feet
G	Rear Setback (min.)	25 feet
H	Side Setback (min.)	20 feet
I	Corner Side Setback (min.)	20 feet
<i>Building and Site Requirements</i>		
J	Building Height (max.)	40 feet

K	Building Footprint (max.)	N/A
<i>Applicable Development Standards</i>		
Article IV. Division 2. – Dimensional Regulations Article IV. Division 3. – Parking and Loading Article IV. Division 5. – Landscaping Article IV. Division 6. – Outdoor Site Lighting Article IV. Division 7. – Screening Article IV. Division 8. – Fencing		Article IV. Division 9. – Architectural Design Article IV. Division 10. – Refuse Facilities Article IV. Division 11. – Signs Article IV. Division 13. – Infill Article IV. Division 14. – Performance Standards

Sec. 109-014. Low Density Residential (R-1) District



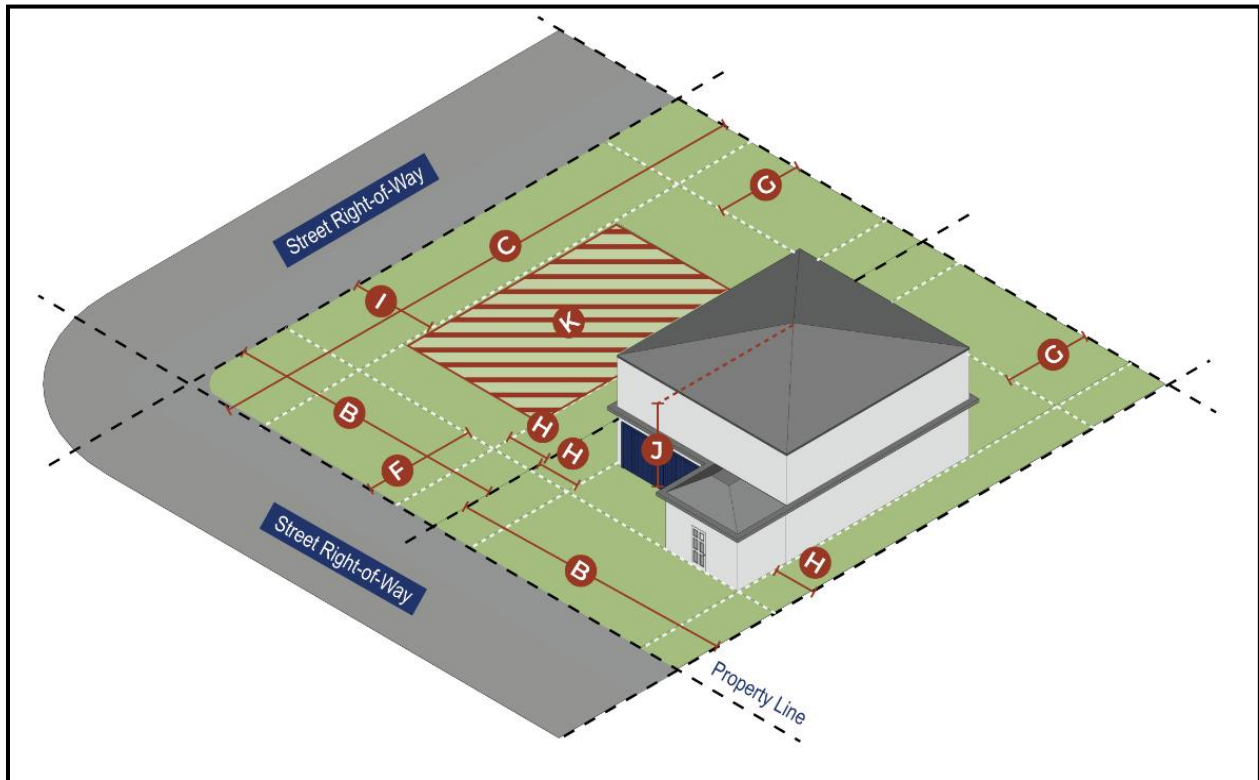
- (a) *Purpose.* The Low Density Residential (R-1) District intends to provide for low density, primarily single-family development supported by parks, open space, and cultural or educational amenities. These areas should serve as the primary neighborhood pattern in Bella Vista, being buffered from more intensive uses and served by local roads.
- (b) *Uses.* See Table 026.1: Use Table and all applicable regulations in Article IV.
- (c) *Dimensional Standards.* Development in the Low Density Residential (R-1) District shall follow Table 014.1: Low Density Residential (R-1) District Dimensional Standards.

Table 014.1: Low Density Residential (R-1) District Dimensional Standards

Low Density Residential (R-1) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	5,000 square feet
B	Lot Width (min.)	50 feet
C	Lot Depth (min.)	100 feet
D	Lot Coverage (max.)	35%
E	Green Space (min.)	65%
Setback Requirements		
F	Front Setback (min.)	20 feet
G	Rear Setback (min.)	15 feet
H	Side Setback (min.)	7.5 feet
I	Corner Side Setback (min.)	15 feet
Building and Site Requirements		

J	Building Height (max.)	40 feet
K	Building Footprint (max.)	N/A
<i>Applicable Development Standards</i>		
Article IV. Division 2. – Dimensional Regulations Article IV. Division 3. – Parking and Loading Article IV. Division 5. – Landscaping Article IV. Division 6. – Outdoor Site Lighting Article IV. Division 7. – Screening Article IV. Division 8. – Fencing		Article IV. Division 9. – Architectural Design Article IV. Division 10. – Refuse Facilities Article IV. Division 11. – Signs Article IV. Division 13. – Infill Article IV. Division 14. – Performance Standards

Sec. 109-015. Moderate Density Residential (R-2) District



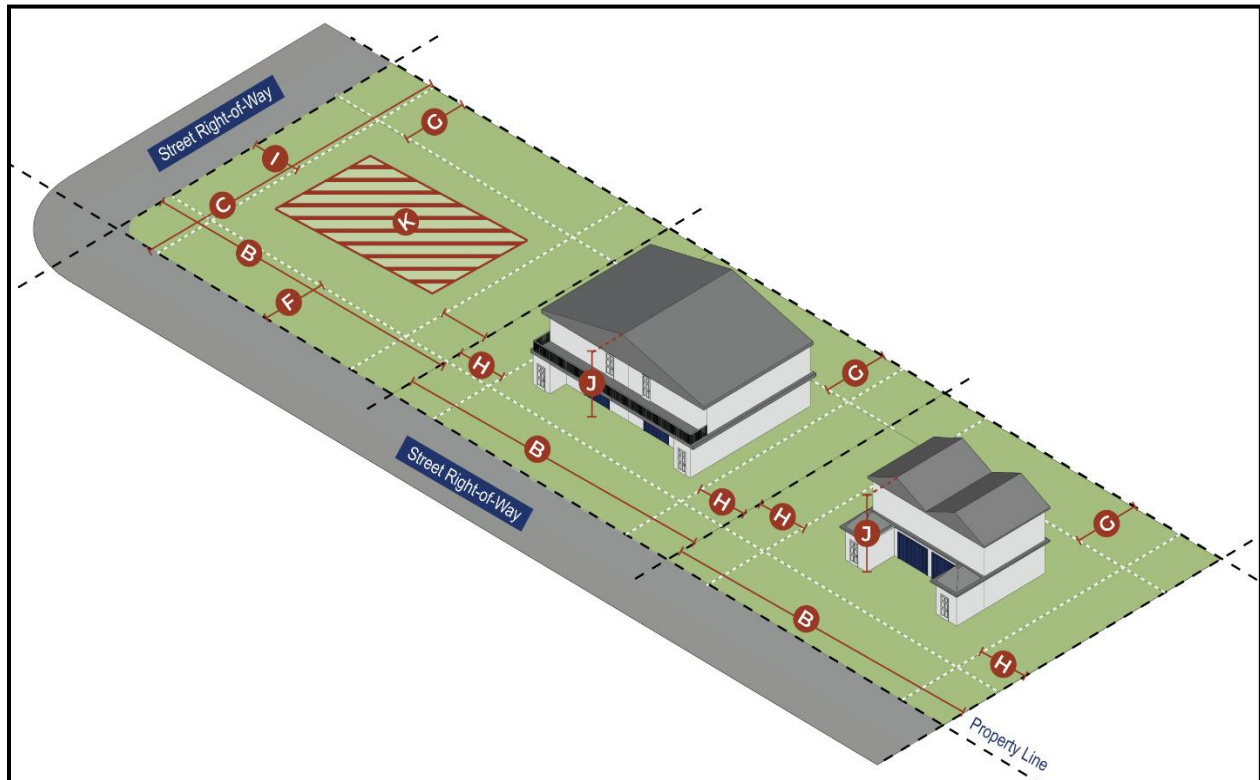
- (a) *Purpose.* The Moderate Density Residential (R-2) District intends to provide for the development of small-lot detached single family dwellings, attached dwellings and townhomes at moderate densities. These areas should be supported by parks, open space, and appropriate cultural or educational amenities. These areas should serve as transition zones between single-family residential areas and more intensive uses, and should be in locations with convenient access to major thoroughfares.
- (b) *Uses.* See Table 026.1: Use Table and all applicable regulations in Article IV.
- (c) *Dimensional Standards.* Development in the Moderate Density Residential (R-2) District shall follow Table 015.1: Moderate Density Residential (R-2) District Dimensional Standards.

Table 015.1: Moderate Density Residential (R-2) District Dimensional Standards

Moderate Density Residential (R-2) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	5,000 square feet
B	Lot Width (min.)	50 feet
C	Lot Depth (min.)	100 feet
D	Lot Coverage (max.)	45%
E	Green Space (min.)	55%
Setback Requirements		
F	Front Setback (min.)	20 feet
G	Rear Setback (min.)	15 feet

H	Side Setback (min.)	7.5 feet
I	Corner Side Setback (min.)	15 feet
<i>Building and Site Requirements</i>		
J	Building Height (max.)	50 feet
K	Building Footprint (max.)	N/A
<i>Applicable Development Standards</i>		
Article IV. Division 2. – Dimensional Regulations Article IV. Division 3. – Parking and Loading Article IV. Division 5. – Landscaping Article IV. Division 6. – Outdoor Site Lighting Article IV. Division 7. – Screening Article IV. Division 8. – Fencing		Article IV. Division 9. – Architectural Design Article IV. Division 10. – Refuse Facilities Article IV. Division 11. – Signs Article IV. Division 13. – Infill Article IV. Division 14. – Performance Standards

Sec. 109-016. Mixed Residential (R-3) District



- (a) *Purpose.* The Mixed Residential (R-3) District intends to accommodate the greatest variety of housing types and supporting public amenities, and allow for the integration of supporting private enterprises whose proximity can enhance residents' quality of life. These areas may serve as a transition zone between less and more intensive uses, and should be in locations with convenient access to major thoroughfares.
- (b) *Uses.* See Table 026.1: Use Table and all applicable regulations in Article IV.
- (c) *Dimensional Standards.* Development in the Mixed Residential (R-3) District shall follow Table 016.1: Mixed Residential (R-3) District Dimensional Standards.

Table 016.1: Mixed Residential (R-3) District Dimensional Standards

Mixed Residential (R-3) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	5,000 square feet
B	Lot Width (min.)	50 feet
C	Lot Depth (min.)	100 feet
D	Lot Coverage (max.)	65%
E	Green Space (min.)	35%
Setback Requirements		
F	Front Setback (min.)	20 feet
G	Rear Setback (min.)	20 feet
H	Side Setback (min.)	15 feet
I	Corner Side Setback (min.)	15 feet

<i>Building and Site Requirements</i>		
J	Building Height (max.)	70 feet
K	Building Footprint (max.)	N/A
<i>Applicable Development Standards</i>		
Article IV. Division 2. – Dimensional Regulations Article IV. Division 3. – Parking and Loading Article IV. Division 5. – Landscaping Article IV. Division 6. – Outdoor Site Lighting Article IV. Division 7. – Screening Article IV. Division 8. – Fencing		Article IV. Division 9. – Architectural Design Article IV. Division 10. – Refuse Facilities Article IV. Division 11. – Signs Article IV. Division 13. – Infill Article IV. Division 14. – Performance Standards

Zoning District Boundary

The line which separates different zoning districts.

Zoning District

A portion of the territory of the City within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of the City's zoning ordinance as amended.

Zoning Map

The official map of the City of Bella Vista upon which the boundaries of the various zoning districts are drawn, and which is an integral part of the Zoning Ordinance, which may also be cited as the "Official Zoning Map".

Zoning Ordinance

The City of Bella Vista's zoning regulations as codified in Chapter 109 of its Code of Ordinances, as amended, as well as ordinances not codified in Chapter 109 that zone or rezone particular tracts of property.

Sec. 109-172. Land Use Definitions

(a) Residential Use Definitions

Assisted Living

Any building or buildings, section or distinct part of a building, boarding home, home for the aged or other residential facility whether operated for profit or not that undertakes through its ownership or management to provide assisted living services for a period exceeding twenty-four (24) hours to more than three (3) adult residents of the facility who are not relatives of the owner or administrator. Assisted living facility means facilities in which assisted living services are provided either directly or through contractual arrangements or in which contracting in the name of residents is facilitated.

Cottage Court

A group of small, detached residences arranged around a shared court visible from the street. Dwelling unit entrances are from the shared court.

Educational Housing

A residence occupied by five or more unrelated persons in which occupants are accommodated in rooms not defined as dwelling units. Common cooking and cleaning facilities may be provided, as may units and facilities for guests and supervisory personnel. These residences are exclusively available to members of organizations such as fraternities, sororities, and universities and their guests or faculty. Examples include but are not limited to university dormitories, fraternity houses, and sorority houses.

Emergency and Rehabilitative Housing

A facility providing a protective sanctuary for persons under threat from themselves or others to their health, safety, wellbeing, or life. Common uses include crisis intervention homes for victims of abuse, boarding houses, and facilities for drug rehabilitation patients.

Manufactured Home

A detached single-family dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site as a permanent structure with transport features removed, bearing a seal certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Code. This code means the standard for construction, design and performance of a manufactured home as set forth in the Code of Federal Regulations, Title 24, Parts 3280, 3282, 3283, and 42 USC 5401 et seq., as mandated in the United States of America and as administered by the United States Department of Housing and Urban Development.

Mixed-Use Building

An establishment in which a single building contains two or more different uses such as but not limited to residential, office, retail, restaurant, public, hotel, or entertainment uses. A mixed-use building has nonresidential uses located on the ground floor with residential uses located above.

Mobile Home

A movable or portable structure built prior to June 15, 1976, the effective date for the Federal Mobile Home Construction and Safety Act of 1974, which is larger than 320 square feet, and designed to be used as a year-round residential dwelling unit. A mobile home also means any vehicle which was not built to a mandatory building code and which contains no state or federal seals.

Modular Home

A factory-built structure produced in accordance with state or local construction codes and standards, and designed to be used as a dwelling unit with a foundation when connected to the required utilities.

Multi-Family Dwelling

A residence designed for or occupied by four or more households with separate housekeeping and cooking facilities for each.

Single-Family Dwelling

A detached residence primarily designed for or occupied by one household only.

Townhome

Three or more attached residences, each occupied by one household and separated by vertical side walls extending from foundation through roof without openings. Each townhouse unit must have at least two exposed exterior walls.

Triplex

A detached residence containing three dwelling units, designed for occupancy by not more than three households living independently of each other.

Two-Family Dwelling

A detached residence in which one dwelling unit is located on a single lot and is attached by a common vertical wall to only one other adjacent dwelling unit on the same lot.

(b) Commercial Use Definitions

Alternative Financial Institution

An establishment which provides customers with lending services tethered to collateral property provided by the customer, or which provides lending services without affiliation to a bank in a storefront setting.

Animal Boarding

A facility licensed to house dogs, cats, or other household pets and/or where grooming, breeding, boarding or training or selling of animals is conducted as business. This includes pet resorts/hotels, pet adoption centers, dog training centers, animal rescue shelters and sanctuaries.

Auto Sales

An establishment that provides for the sale or rental of new or used automobiles, vans, trailers, motorcycles, motor homes, trucks, or recreational vehicles including recreational watercraft. These may include incidental service facilities or vehicle washing facilities. Typical examples include automobile and ATV dealerships, auto malls, and car rental agencies.

Bed and Breakfast

An owner-occupied property, other than a hotel or multiple-family dwelling, which offers lodging for paying guests and may serve meals to these guests. Such a property contains one or more guest bedrooms and where facilities for food preparation are not provided in the individual guest bedrooms.

Campground

Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles or tents, which accommodate each guest or visitor for no more than 14 consecutive days during any one-month period.

Clinic

A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an outpatient basis including emergency treatment, diagnostic services, training, administration, and services to outpatients, employees, or visitors. Examples include but are not limited to doctor's offices, dentist's offices, orthodontist's offices, urgent care clinics, and clinics incidental to pharmacies and similar retail uses.

Commercial Stables

The buildings, pens, and pasture areas used for the boarding and feeding of horses, llamas, or other equines and camelids. This use includes instruction in riding, jumping, and showing or the riding of boarded animals for hire, and may include incidental uses necessary to the housing and sustainment of boarded animals.

Day Care

Any facility which provides care, training, education, or supervision for any unrelated minor child, whether or not the facility is operated for profit and whether or not the facility makes a charge for the services offered by it. This excludes special schools or classes operated solely for religious instruction, facilities operated in connection with a church, shopping center, business, or establishment where children are cared for during short periods of time while parents or persons in charge of the children are attending church services, shopping, or engaging in other activities during the periods, any educational facility, whether private or public, which operates solely for educational purposes in grades one (1) or above and does not provide any custodial care, kindergartens operated as a part of the public schools of this state, any situation, arrangement, or agreement by which one (1) or more persons care for fewer than six (6) children from more than one (1) family at the same time, any educational facility, whether public or private, which operates a kindergarten program in conjunction with grades one (1) and above and provides short-term custodial care before or following classes for those students.

Gaming Facilities

Establishments engaged in the lawful, on-site operation of games of chance that involve the risk of money for financial gain by patrons. Gaming facilities may include the accessory sale of liquor and food, pursuant to regulations of the city and/or the state.

Heavy Auto Repair

An establishment that offers mechanical and body work on motor vehicles including straightening of body parts, body repairs, battery rebuilding, painting, welding, short term storage of automobiles not in operating condition, outdoor similar work on motor vehicles that may involve noise, glare, fumes, smoke, or similar impacts.

Hospital

Any facility used for the purpose of providing short-term inpatient diagnostic care and treatment, including general medical care, surgical care, obstetrical care and specialized services or specialized treatment.

Hotel

A building or group of buildings containing sleeping rooms which may be occupied as the more or less temporary abiding place of persons who are lodged with or without meals for compensation. This does not including an auto or trailer court or camp, hospital, asylum, orphanage or building where persons are housed under restraint.

Indoor Entertainment and Amusement Venue

A place where entertainment activities occur completely within an enclosed structure for a fee, including but not limited to theaters, bowling alleys, arcades, skating rinks, escape rooms, pool halls, video and pinball parlors.

Large Equipment and Materials Storage and Sales

Establishments engaged in the storage, display, and sale of agricultural and construction materials, including but not limited to feed, fertilizers, grain, paint, lumber, and masonry; or those engaged in the storage, display, and sale or rental of large agricultural and construction equipment and implements including but not limited to trucks, tractors, threshers, backhoes, cranes, and forklifts.

Light Auto Repair

An establishment offering minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air conditioning systems, and other similar minor services for light load vehicles.

Outdoor Entertainment and Amusement Venue

A place where entertainment activities occur outdoors for a fee, including but not limited to miniature golf, batting cages, water slides, driving ranges, theme parks, and go-cart tracks.

Outdoor, Mobile, or Temporary Vending

Any publicly or privately owned vending stand, vending trailer, mobile food vehicle, or any other device designed for the purpose of displaying, exhibiting, carrying, transporting, storing, selling or offering for sale any food, beverages, goods, wares or merchandise. This includes parks or other areas or facilities designed to host multiple vendors simultaneously.

Personal Services

Shops and establishments primarily engaged in providing services generally involving the care of the person or such person's apparel, or rendering services to business establishments such as laundry or dry-cleaning retail outlets, portrait/photographic studios, beauty or barber shops, hair and nail salons, tanning services, massage spas, tailors, taxidermists, dressmakers, shoe repair, picture framing shops, gunsmiths, locksmiths, vacuum repair shops, electronics repair shops and similar establishments.

Professional and Trade Office

An office for professionals, such as lawyers, architects, financiers, engineers, artists, musicians, designers, teachers, accountants, bankers, tradespeople such as electricians and plumbers, and others who, through training, are qualified to perform services of a professional nature and where no storage or sale of merchandise directly to customers on the premises exists, except as accessory to the professional services. Professional and Trade Office uses are not Artisan Industry. Examples include banks, corporate offices, law

offices, architectural firms, insurance companies and other executive, management or administrative offices for businesses and corporations, as well as offices and incidental equipment and materials storage of tradespeople.

Research Services

Establishments primarily engaged in research of an industrial or scientific nature. Typical uses include electronics research laboratories, space research and development firms, testing laboratories, or pharmaceutical research labs.

Restaurant

An establishment where food and drink are prepared, sold to customers, and may be consumed on the premises.

Retail Store

A use that sells or otherwise provides wearing apparel, fashion accessories, furniture, household appliances and similar consumer goods, large and small, functional and decorative, for use, entertainment, comfort or aesthetics. Typical uses include grocery stores, clothing stores, department stores, appliance stores, TV and electronics stores, bike shops, book stores, costume rental stores, stationery stores, art galleries, hobby shops, furniture stores, pet stores and pet supply stores, shoe stores, antique shops, secondhand stores, record stores, toy stores, sporting goods stores, variety stores, video stores, musical instrument stores, medical supplies, office supplies and office furnishing stores and wig shops. This use does not include medical marijuana dispensaries.

Short-term Rental

A residential dwelling unit, portion of a dwelling unit, or bedroom within a dwelling unit, leased or rented to guests for a period of less than 30 consecutive days.

Sport Shooting Range

An area designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting.

Studio

A facility that provides for audio or video production, recording or broadcasting for public or private reception.

Tavern or Bar

An establishment that is devoted to the serving of alcoholic beverages for consumption by guests on the premises and in which the serving of food is only incidental to the consumption of those beverages, including, but not limited to taverns, nightclubs, cocktail lounges and cabarets.

Recreational Vehicle Park

Land or property which is used or intended to be used or rented for temporary occupancy by one or more travel trailers or movable sleeping quarters of any kind.

Veterinary Services

An establishment providing veterinary care to animals. Typical uses include pet clinics, dog and cat hospitals, and hospitals for cows, horses, and livestock.

(c) Civic Use Definitions

Cemetery

Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including mausoleums and mortuaries, when operated in conjunction with and within the boundaries of such cemetery.

Business or Trade School

An establishment offering vocational education or technical skills training intended to provide students with specific job-related knowledge and abilities. Typical uses include institutions offering curricula and certifications in information technology, healthcare, electrical repair, plumbing, culinary arts, and cosmetology.

College or University

Institutions of higher learning that offer courses of general or specialized study and are authorized to grant academic degrees. The college or university use subcategory includes classrooms and instructional spaces, as well as on-campus residence halls, fraternity and sorority houses, administrative buildings, auditoriums and other on-campus uses and facilities that provide customary accessory and support functions for college or university uses.

Detention Facilities

A publicly or privately operated facility providing housing and care for individuals legally confined.

Educational Facilities

Any public or private educational facility offering instruction at the elementary, middle, and/or high school level aligned with state and federal curricular requirements.

Funeral Services

An establishment used primarily for human funeral services, which may or may not include facilities on the premises for embalming and, performing of autopsies or other surgical procedures. Examples include funeral homes, mortuaries, crematoriums, or columbaria. Cemeteries may be on-site as an accessory use.

Government Services

Facilities which accommodate operational needs of local, state, and federal government agencies and elected bodies. Typical uses include government offices, courthouses, and city council chambers.

Library



August 13, 2026

Dear Mayor Flynn,

The BVTA Board of Directors have met and discussed the 200-foot rule for short-term rentals in our community. Below are some concerns we have regarding this proposal.

- Bella Vista has become a destination for tourism and recreation seekers. Since many purchasers want the option of property that can be used as a short term rental, townhouse property values will effectively be lowered, due to a pool of fewer buyers for townhouse units which are unable to qualify for STR status.
- BVTA has had more townhome renovations and improvements completed since the STR program kicked off, which has improved the aesthetics of our courts and increased townhome sales, which has brought the value up in those areas.
- If townhome values go down, the result will eventually be lower quality buyers which means properties will not be maintained up to standard, resulting in more work for BVTA and city code enforcement.
- The proposed 200-foot rule would disproportionately affect townhome owners due to the townhomes being closer together and more densely placed than single family homes. The majority of our townhomes in the Bella Vista Townhouse Association are attached to other townhomes, and it would be discriminatory to eliminate connected townhomes that don't fall within the 200-foot rule from qualifying for STR use. We urge the city to consider this unequal impact and adopt an approach that treats all homeowners fairly.
- If the City is considering this type of restriction, we respectfully ask that all townhomes within Bella Vista Townhouse Association be exempt of this rule in recognition of their distinct circumstances.

We support reasonable short-term rental regulations that protect our neighborhoods, address noise and parking concerns, and hold owners accountable. However, we respectfully ask the city to consider an approach that does not automatically disqualify attached townhomes solely because of their design.

We would appreciate the opportunity for townhome owners to be heard before this rule is finalized. Please consider language that treats attached townhomes fairly while still protecting the quality of life of neighboring residents.

Respectfully,

BVTA Board of Directors

Sec. 109-029 Commercial Uses (RESOLUTION PROPOSED AMENDMENT (g) – (u))

(g) Short-Term Rentals

- 1) No Short-Term Rental within a residential zone shall be located within 200 feet to any other permitted short-term rental. Measurement shall be made from the nearest lot line of the application's subject lot to the nearest lot line of the existing short-term rental property.
- 2) Exemptions
 - a. Short-Term rentals that are owner-occupied, or where the owner occupies the unit during the same timeframe that the unit is rented to guests, are exempt.

(h) Alternative Financial Institution

- 1) No Alternative Financial Institution shall be located within:
 - Five hundred (500) feet of any residential district or use.
 - Two hundred fifty (250) feet of any School or Religious Land Use.
 - One thousand (1,000) feet of another Alternative Financial Institution.

(i) Hospital

- 1) No building, work area or recreation area on Hospital grounds shall be within 100 feet of any residential zoning district.
- 2) If a Hospital is adjacent to a residential zoning district, screening shall be provided as established in Sec. 109-074.
- 3) Screening shall be at least eight feet tall, well maintained and in good condition.

(j) Campground

- 1) A permanently-installed waste receptacle is required for every two thousand (2000) square feet of campground space, which must be emptied a minimum of three times per week.

(k) Outdoor Entertainment and Amusement Venue

- 1) An Outdoor Entertainment and Amusement Venue shall not be within three hundred (300) feet of any residential zoning district.
- 2) Any driving or racing facilities associated with an Outdoor Entertainment and Amusement Venue, such as go-kart tracks and bumper cars, shall not be located within two thousand (2,000) feet of any residential zoning district.
- 3) Any Outdoor Entertainment and Amusement Venue outdoor lighting shall not operate earlier than 8:00 A.M. on any day of the week, nor shall it operate later than 9:00 P.M. from Sunday to Thursday, nor shall it operate later than 10:00 P.M. from Friday to Saturday.

(l) Sport Shooting Range

- 1) A Sport Shooting Range shall not be within one thousand (1,000) feet of any residential zoning district, any Religious Land Use, or any Civic uses.
- 2) A Sport Shooting Range shall comply with all applicable State and Federal regulations.
- 3) A Sport Shooting Range shall be constructed as an indoor facility, and all shooting activities shall occur within a fully enclosed structure, subject to the following standards:
 - a. Backstop material must be sufficient to prevent projectile overflow of all munitions permitted for use within the facility, and shall be demonstrated via written documentation to conform to the standards for indoor ranges established by the United States Environmental Protection Agency.
 - b. Peripheral walls and ceiling materials around shooting lanes must be sufficient to prevent projectile overflow of all munitions which may be accidentally discharged away from backstop material.
 - c. Construction techniques and materials must ensure no noise, odor, or other adverse effects extend beyond the property line of the lot or parcel on which the Sport Shooting Range is located.
 - d. Shooting lanes shall be oriented such that projectiles are discharged away from public roadways.
 - e. A Sport Shooting Range shall not operate earlier than 9:00 A.M. during any day of the week, nor shall it operate later than 9:00 P.M. during any day of the week.

(m) Animal Boarding

- 1) In the Neighborhood Commercial (C-1) District
 - a. The Animal Boarding shall not be located within one hundred (100) feet of any residential district.
 - b. No outside runs are allowed.
- 2) In any other zoning district
 - a. The Animal Boarding shall not be located within two hundred fifty (250) feet of any residential district.
 - b. Outside runs shall be operated only with an attendant present on the premises twenty-four (24) hours a day.
 - c. At a minimum, the animals shall be enclosed within a six-foot (6') fence or wall to restrain animals from running at large.

(n) Commercial Stables

- 1) Commercial Stables shall be constructed and maintained to provide safe and humane conditions for all animals housed within.
- 2) Commercial Stables shall facilitate safe operation by staff, patrons, and others, and shall ensure that animals can be safely transported into and out of the structure.

- 3) Accessory structures and uses necessary to the housing and sustainment of boarded animals, such as caretaker's quarters, educational or training facilities for equitation, or incidental storage areas, may be permitted.

(o) Veterinary Services

- 1) Generally

- a. If the Veterinary Services facility offers boarding, treatment, or other services in whole or in part to large, exotic, or livestock animals such as horses, cows, sheep, or goats, then the facility must construct adequate screening or other facilities to inhibit effects such as noise from impacting surrounding properties.

- 2) In the Neighborhood Commercial (C-1) District

- a. No outside runs are allowed.

- 3) In any other zoning district

- a. Outside runs are allowed.
- b. Outside runs shall be operated only with an attendant present on the premises twenty-four (24) hours per day.
- c. At a minimum, animals shall be enclosed within a six-foot (6') fence or wall to restrain animals from running at large.

(p) Auto Sales

- 1) Auto Sales shall not be within one hundred fifty (150) feet of any residential district, or another Auto Sales use.
- 2) No more than 50% (fifty percent) of the total building floor area may be used for related accessory uses such as retail sales, repair and service, and washing.
- 3) Inventory parking spaces shall not contribute to the total parking provided by the use.

(q) Heavy Auto Repair

- 1) Heavy Auto Repair shall not be within three hundred (300) feet of any residential district.
- 2) All Heavy Auto Repair operations and activities shall occur behind adequate screening or within a fully enclosed structure sufficient to prevent noise, glare, odors, heat, or other adverse effects from extending beyond the property line of the lot or parcel on which the Heavy Auto Repair use is permitted.

(r) Large Equipment and Materials Storage and Sales

- 1) Large Equipment and Materials Storage and Sales shall not be within three hundred (300) feet of any residential district.
- 2) Where the use is engaged in the storage, display, and sale of agricultural and construction materials such as feed, grain, paint, lumber, or others, these materials shall be stored within a screened, partially enclosed, or fully enclosed structure such as a barn, silo, shed, or incidental warehousing structure.

(s) Light Auto Repair

- 1) Light Auto Repair shall not be within one hundred fifty (150) feet of any residential district.
- 2) All Light Auto Repair operations and activities shall occur within a fully enclosed structure sufficient to prevent noise, glare, odors, heat, or other adverse effects from extending beyond the property line of the lot or parcel on which the Light Auto Repair use is permitted.

(t) Gaming Facilities

- 1) Gaming Facilities shall not be within one thousand (1,000) feet of a(n):
 - a. Educational Facility;
 - b. Public Park or Recreational Facility;
 - c. Religious Land Use;
 - d. Day Care;
 - e. Alternative Financial Institution; or
 - f. Any other Gaming Facilities.

(u) Sexually Oriented Businesses

- 1) *Separation*. A Sexually Oriented Business shall not be located or operated within a half-mile (2,640 feet) radius, as measured from the lot's property lines, of:
 - a. A Religious Land Use;
 - b. A School;
 - c. A Day Care;
 - d. A property line of all residential zoning districts;
 - e. A Public Park or Recreational Facility;
 - f. An Outdoor Entertainment and Amusement Venue;
 - g. An Indoor Entertainment and Amusement Venue;
 - h. A Hospital;
 - i. Any properties listed on the National Register of Historical Places or local historic districts as identified by the Arkansas Historic Preservation Program;
 - j. Another Sexually Oriented Business; or
 - k. Any building premises, private club or establishment that sells or dispenses any alcoholic beverage.
- 2) *Prohibited Activities*. A Sexually Oriented Business shall not be conducted in any manner that provides the observation of any material depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," from any public right-of-way. This provision shall apply to any and all displays, decorations or show windows.

3) *Subsequent Location of Certain Other Uses.* A lawfully operating sexually oriented business shall not be rendered illegal by the subsequent location of any of the uses or items specified in Sec. 109-029. (t)(1), above.



EXHIBIT: USE TABLE AMENDMENT
****R2026-46 proposed Amendment(s) are**
in red and underlined**

32
9/22/2025

Bella Vista Zoning and Development Ordinance
ADOPTED ORD. 2025-11

Use Table														
Key	P = Use Allowed By-Right C = Use Allowed by Conditional Use Permit blank cell = Use Prohibited Sec. 109-0XX = Applicable Use-Specific Standards													
Zoning District → Use ↓	NP	AP	RE	R-1	R-2	R-3	CR	C-1	C-2	C-3	IA	TSO	Use-Specific Standards	Parking Ratios
Emergency and Rehabilitative Housing		P				P		C	P				Division 2. Sec. 109-028. (g)	
Commercial														
	<i>Retail Sales</i>													
Retail Store							P	P	P	P		P		
	<i>Food and Beverage</i>													
Outdoor, Mobile, or Temporary Vending		P				P	P	P	P	P		P	Division 2. Sec. 109-029. (a)	
Restaurant						P	P	P	P	P		P	Division 2. Sec. 109-029. (b)	
Tavern or Bar							P	P	P	P		P	Division 2. Sec. 109-029. (c)	
	<i>Personal Services</i>													
Day Care			P	P	P	P		P	P	P			Division 2. Sec. 109-029. (d)	
Personal Services								P	P	P				
	<i>Lodging</i>													
Bed and Breakfast			C	C	C	C		P				P	Division 2. Sec. 109-029. (e)	2/DU + 1/guest room
Hotel							C	C	P	P				
Recreational Vehicle Park							P						Division 2. Sec. 109-029. (f)	
Short-term Rental		C	P	P	P	P	P	P	P	P		P	<u>Division 2. Sec. 109-029(g)</u>	
	<i>Professional Services</i>													
Alternative Financial Institution								P	P	P			Division 2. Sec. 109-029. (h)	
Professional and Trade Office								P	P	P				
Research Services											P			
Studio								P	P	P				
	<i>Medical Facilities</i>													

Use Table														
Key	P = Use Allowed By-Right C = Use Allowed by Conditional Use Permit blank cell = Use Prohibited Sec. 109-0XX = Applicable Use-Specific Standards													
Zoning District → Use ↓	NP	AP	RE	R-1	R-2	R-3	CR	C-1	C-2	C-3	IA	TSO	Use-Specific Standards	Parking Ratios
Clinic						P		P	P	P				
Hospital		P							P	P			Division 2. Sec. 109-029. (i)	
<i>Recreational Entertainment and Amusement</i>														
Campground		P					P					P	Division 2. Sec. 109-029. (j)	
Indoor Entertainment and Amusement Venue							P	C	P	P				
Outdoor Entertainment and Amusement Venue		C					P		P				Division 2. Sec. 109-029. (k)	
Sport Shooting Range		P					C		C		P		Division 2. Sec. 109-029. (l)	
<i>Animal Services</i>														
Animal Boarding		P						P	P	P			Division 2. Sec. 109-029. (m)	
Commercial Stables		P											Division 2. Sec. 109-029. (n)	
Veterinary Services		P						P	P	P	P		Division 2. Sec. 109-029. (o)	
<i>Automotive and Equipment Storage, Sales, and Service</i>														
Auto Sales									P		P		Division 2. Sec. 109-029. (p)	
Heavy Auto Repair											C		Division 2. Sec. 109-029. (q)	
Large Equipment and Materials Storage and Sales											P		Division 2. Sec. 109-029. (r)	
Light Auto Repair									P		P		Division 2. Sec. 109-029. (s)	
<i>Adult Entertainment</i>														

Use Table														
Key	P = Use Allowed By-Right C = Use Allowed by Conditional Use Permit blank cell = Use Prohibited Sec. 109-0XX = Applicable Use-Specific Standards													
Zoning District → Use ↓	NP	AP	RE	R-1	R-2	R-3	CR	C-1	C-2	C-3	IA	TSO	Use-Specific Standards	Parking Ratios
Gaming Facilities									C		C		Division 2. Sec. 109-029. (t)	
Sexually Oriented Business											C		Division 2. Sec. 109-029. (u)	
Civic														
<i>Afterlife Care</i>														
Cemetery	P	P	C	C	C	C		P					Division 2. Sec. 109-030. (a)	
Funeral Services								P	P	P			Division 2. Sec. 109-030. (b)	
<i>Assembly</i>														
Public Assembly		P	C	C	C	P	P	P	P	P				
Religious Land Use		P	P	P	P	P	P	P	P	P	P			
Sporting Venue		C					P		C	C				
<i>Parks and Open Space</i>														
Private Parks and Recreational Facilities	P				C	C	P	P	P			P		
Public Parks and Recreational Facilities	P	P	P	P	P	P	P	P	P	P	C	P		
<i>Government Facilities</i>														
Detention Facilities		C									C			
Government Services		P	P	P	P	P	P	P	P	P	P			
Natural Resource Preservation Area	P	P	P	P	P	P	P					P	Division 2. Sec. 109-030. (c)	
Safety Services	C	P	P	P	P	P	P	P	P	P	P	P		
<i>Educational Facilities</i>														
Business or Trade School		P						P	P	P				
College or University								P	P	C				

RESOLUTION NO. R2026-46

CITY OF BELLA VISTA, ARKANSAS

**REFERRING TO THE PLANNING COMMISSION FOR PUBLIC
HEARING AND RECOMMENDATION A ZONING CODE CHANGE
REGARDING DENSITY OF SHORT-TERM RENTALS WITHIN
RESIDENTIAL ZONES**

WHEREAS, the City Council has the authority to initiate a zoning code change by requesting the Planning Commission conduct a public hearing and make a recommendation to the Council; and

WHEREAS, the City Council desires to have a potential change to the zoning code referred to the Planning Commission for public hearing and recommendation regarding density of short-term rentals within residential zones;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF BELLA VISTA, ARKANSAS:**

SECTION 1: The City Council hereby refers to the Planning Commission, for public hearing and recommendation, a proposed amendment to the Zoning Code that would: (1) prohibit the establishment of a new short-term rental on any property located within 200 feet, as measured from property line to property line, of any property on which a short-term rental is lawfully operating in a residential zoning district; (2) grandfather all lawfully existing short-term rentals so that they are not subject to the new density requirement; and (3) exempt owner-occupied short-term rentals from the proposed density restrictions.

ADOPTED THIS 27TH DAY OF JULY, 2026.



Attest:

Wanda Krug
CITY CLERK WANDA KRUG

APPROVED:

John D. Flynn
JOHN D. FLYNN
MAYOR

Requested by Council Member Wendy Hughes