



## Growth District Descriptions

### O1 – Open Space-Preservation

Character: Sector reserved for natural preservation and resource conservation. This sector includes environmentally sensitive areas such as floodplains/floodways and land with slopes exceeding 20 percent.

General uses: Natural and conservation uses only  
Density: No Development  
Lot size: 10 ac. minimum  
Utility requirements: none  
Appropriate zoning: O-S

### O2 – Open Space-Recreation

Character: Sector allotted for recreational uses.

General uses: Parks, Golf Courses, Greenways  
Density: Not applicable  
Lot size: Not applicable  
Utility requirements: none  
Appropriate zoning: O-S

### G1 – Urban Reserve

Character: Sector intended for rural uses. This sector is composed of predominately vacant land with a mix of other uses, though primarily rural residential. These areas may transition to greater density as the planning area develops, where the topography is suitable.

General uses: Rural residential, Agriculture, Home occupations  
Density: < 1 units per gross acre  
Lot size: Minimum 1 ac.  
Utility requirements: sewer and water service not required  
Appropriate zoning: R-E

### G2 – Controlled Growth

Character: Sector intended for large lot residential uses with an orderly mix of neighborhood commercial uses. This sector is very similar to the restricted growth sector with exception of the utility requirements and slight increases in density. This area is intended to transition to higher density where topographically suitable as the high density sectors reach build out.

General uses: Rural residential, Neighborhood Commercial, Home occupations  
Density: < 2 units per gross acre  
Lot size: Minimum lot size 1/2 acre  
Utility requirements: Sewer and water service  
Appropriate zoning: R-1-S, R-2, C-1

### G3 – Managed Growth

Character: Sector intended for medium lot residential uses with an orderly mix of appropriate commercial uses. Commercial uses are intended in to be in close proximity and at the outer edge of residential neighborhoods. This area generally corresponds to the traditional low density suburban subdivision with additional commercial components.

General uses: Low density residential, Neighborhood commercial, Office, Home occupations  
Density: < 3 units per gross acre  
Lot size: Minimum approx. 1/4 acre  
Utility requirements: Sewer and water service

### G4 – Intended Growth

Character: Sector allocated for a mix of housing densities, mixed use development, and commercial uses near thoroughfares. Mixed use development is intended at densities above 5 units per gross acre. Non-integrated commercial uses should complement the needs of the nearby residential uses.

General uses: Low and medium density residential, neighborhood commercial, office, mixed uses, low intensity corridor commercial  
Density: < 10 units per gross acre  
Lot size: Minimum 7,500 sq. ft.  
Utility requirements: Sewer and water service  
Appropriate zoning: R-1, R-2, R-X, MHP, C-1, PUD

### G5 – Designed Growth

Character: Sector allotted for a mix of higher density residential uses, mixed use development, and commercial uses all near primary thoroughfares and traffic nodes. Most uses should be of greater intensity and bulk than within the other sectors. Segregated land use development is discouraged. Most development will be carried out through the PUD process or overlay code.

General uses: Low, medium, and high density residential, all commercial uses except open display commercial  
Density: < 24 units per gross acre  
Lot size: Minimum 5,000 sq. ft.  
Utility requirements: Sewer and water service  
Appropriate zoning: R-1, R-2, R-X, C-1, C-2, PUD

### S1 – Mixed-Use/Corridor Development

Character: Sector intended for the city's primary gateways. This sector should feature predominately commercial uses and all structures should enhance the visual aesthetic of the city. Mixed-use development/redevelopment is encouraged featuring structures with integrated commercial and residential uses. Special regulations concerning landscaping, signage, and building facades may apply in this district.

General uses: All commercial uses, mixed-use development  
Density: < 24 residential units per gross acre  
Lot size: Minimum 1/4 acre  
Utility requirements: Sewer and water service  
Appropriate zoning: C-2

### S2 – Township District

Character: Sector intended to develop as the city center of Bryant. A mix of uses are allowed as one might find within a downtown environment. All development should enhance the visual aesthetic of the city, however, the district should develop/redevelop as an economically inclusive area. This sector is intended to become the city's heart and focal center.

General uses: Mixed density residential, Office, Neighborhood commercial, Planned commercial  
Density: < 6 units per gross acre  
Lot size: Minimum 5,000 sq. ft.  
Utility requirements: Sewer and water services  
Appropriate zoning: R-1, R-2, C-1

### S3 – Institutional District

Character: Sector allocated for institutional uses that otherwise are not wholly compatible with other districts in this land use plan. These developments should be handled on a case-by-case basis. This district is specifically set aside for schools, jails, airports, campuses, and other similar uses.

General uses: Schools, jails, airports, campuses  
Density: Not applicable  
Lot size: Not applicable  
Utility requirements: Sewer and water services  
Appropriate zoning: All districts excluding O-S

### M1 – Industrial District

Character: Sector allotted for medium and large scale industrial uses.

General uses: Manufacturing, Wholesaling, Warehousing, Mining  
Density: Not applicable  
Lot size: Minimum 1/2 acre  
Utility requirements: Sewer and water service intended  
Appropriate zoning: M-1