

ORDINANCE NO. 2023- 16

AN ORDINANCE AMENDING CHAPTER 46 OF THE CODE OF THE CITY OF PARAGOULD, ARKANSAS; TO AMEND THE ZONING ORDINANCE; AND FOR OTHER PURPOSES.

WHEREAS, Chapter 46 of the Code of the City of Paragould, Arkansas (hereinafter the “City Code”) includes the Paragould Zoning Ordinance; and

WHEREAS, the City of Paragould, following extensive review, public input from citizens and property owners, suggestions from consultants, and general discussion, has concluded that revisions of the Paragould Zoning Ordinance are needed to protect property values, prevent water runoff and erosion in residential areas, and achieve neighborhood stabilization, revitalization, and preservation; and

WHEREAS, the City Council has determined that it is in the best interest of the residents of the City of Paragould to revise and amend the Paragould Zoning Ordinance.

THEREFORE, be it ordained by the City Council of the City of Paragould, Arkansas as follows:

1. Section 46-103 of the City Code shall remain in full force and effect, except those parts of this section that relate to two-family and multi-family structures to be amended as follows:

	R-E	R-1	R-2	R-3	R-4
b. Two-family structure	N	N	C /6	P	P
c. Multi-family structure	N	N	C /6	P	N

/6 Unit shall meet the following conditions:

- a. Units shall be located on corner lots at the end of a block on blocks shorter than 800 feet as an “end cap unit”.
- b. On blocks longer than 800 feet., units may be placed in any position along the block as a “midblock unit”
- c. End cap units shall present a primary entrance to each street.
- d. Midblock units shall present primary entrances facing the street.
- e. Exterior unit design shall be compatible with the predominant characteristics of the neighborhood.
- f. Roofs shall exhibit roof pitches of not less than 5/12.
- g. Maximum impervious surface coverage shall be 0.60
- h. Units shall be designed as visually compatible with the architectural style of the original homes native to the neighborhood in terms of exterior features such as porches, scale, and roof pitches.
- i. Parking areas shall consist of paved drives no wider than 20 feet and extending from the street to 18 feet beyond the front facade
- j. A site plan and building elevations shall be submitted to demonstrate compliance with all applicable standards.

2. Section 46-104(a) of the City Code is hereby amended to read as follows:

(a) *Minimum lot area in square feet.*

	R-E	R-1	R-2	R-3	R-4
Minimum lot area (in square feet)					
a. Single-family dwelling	11,000	8,600	5,000	3,750	N/A
b. Two-family dwelling	N/A	N/A	See below/1	7,000	N/A
c. Triplex	N/A	N/A	See below/1	7,500	N/A
d. Minimum additional area Dwelling unit over four	N/A	N/A	See below/1	9,000	N/A
e. Mobile home parks	N/A	N/A	N/A	1 acre	N/A
f. Condominium	N/A	N/A	N/A	N/A	1 acre

/1 The maximum impervious surface coverage for two-family dwellings, triplexes, and other multi-family dwellings in R-2 shall be 0.60.

3. Section 46-104(i) of the City Code is hereby amended to read as follows:

(i) *On-lot parking (spaces per dwelling unit).*

	R-E	R-1	R-2	R-3	R-4
a. Single-family	2	2	2	2	N/A
b. Two-family	N/A	N/A	2/1	2	N/A
c. Multi-family	N/A	N/A	2/1	2	N/A
d. Condominium	N/A	N/A	N/A	N/A	/C

/1

- a. Parking shall be placed so that at least one space is located behind the front building line.
- b. Parking shall occur only on a paved driveway.
- c. Parking in a front yard, except on a paved driveway, is prohibited
- d. Drive width shall not exceed 20 feet except for multiple family units, in which case parking shall be placed to the rear of the building.

4. Section 46-374 of the City Code is hereby deleted in its entirety and replaced with the following Code section:

The Planning Commission shall issue the conditional use permit provided it finds the following:

- (1) The proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.
- (2) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.

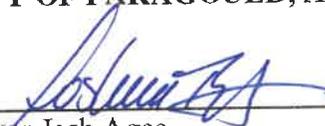
- (3) The proposed use is within the provision of “conditional uses” as set out in this ordinance.
- (4) The proposed use conforms to all applicable provisions of the City Code for the zoning district in which it is to be located, and the use facilitates public convenience at that location.
- (5) The size and shape of the site, and the size, shape and arrangement of the proposed structures, are in keeping with the intent of the comprehensive plan and the City Code.
- (6) The internal street system, ingress or egress, off-street parking, loading and pedestrian ways will be efficient and safe.
- (7) Safeguards, including, but not limited to, hours and methods of operation, landscaping and screening, controlling noxious or offensive emissions, including lighting, noise, glare, dust and odor, are satisfactory.
- (8) Evidence that provisions for stormwater management do not result in adverse impacts on surrounding property
- (9) Landscaping, fencing and open space will be properly maintained by the owner/developer.
- (10) Proposed signs will be appropriate for the location and in accordance with the requirements of the existing City Code.
- (11) Public utilities are, or will be, available and will not be overloaded.
- (12) The planning commission may impose conditions and restrictions upon the premises as may be necessary to reduce or minimize the injurious effects of the conditional use, ensure compatibility with the surrounding property, and carry out the general intent of this article

5. All other provisions of Chapter 46 of the Code of Ordinances of the City Code shall remain in full force and effect.

6. **Emergency Clause.** It is found and determined by the City Council that time is of the essence with respect to this ordinance, and the authorities and directives it contains, due to the need to enact new land use regulations as soon as possible. An emergency is declared to exist, and this resolution being immediately necessary for the preservation of the public peace, health, and safety shall become effective on the date of its passage.

ADOPTED, this 22nd day of May, 2023.

CITY OF PARAGOULD, ARKANSAS



Mayor Josh Agee

ATTEST:



Andrea Williams, City Clerk