

ORDINANCE NO. 2024- 22

AN ORDINANCE TO AMEND ORDINANCE NO. 2023-16 AND ORDINANCE NO. 2024-09; TO AMEND THE ZONING ORDINANCE; AND FOR OTHER PURPOSES.

WHEREAS, Ordinance No 2023-16, enacted by the City Council of Paragould, Arkansas, on May 22, 2023, made extensive revisions to the Zoning Ordinance of the City of Paragould, Arkansas; and

WHEREAS, Ordinance No 2024-09, enacted by the City Council of Paragould, Arkansas, on February 12, 2024, amended the previous ordinance by establishing exceptions to it; and

WHEREAS, the Paragould City Council, following extensive review, public input from citizens and property owners, and general discussion, has concluded that further revisions of the Paragould Zoning Ordinance are needed to protect property values 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 Paragould, Arkansas as follows:

1. Paragraph “1” of Ordinance No. 2023-16, as amended by Ordinance No. 2024-09 is hereby amended to read as follows:

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”; except this condition shall not apply with regard to any lot owned by the property developer on or before August 31, 2023, as long as construction has begun on or before May 31, 2026. Appeals or requests for exceptions to these dates shall be made directly to the Paragould City Council, and it shall not be necessary to make application for appeals or exceptions to the Paragould Planning and Zoning Commission.
- 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. All other provisions of Chapter 46 of the Code of Ordinances of the City Code, and all other provisions of Ordinance No. 2023-16, as amended by Ordinance No. 2024-09 shall remain in full force and effect.

3. **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 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 24th day of June, 2024.

CITY OF PARAGOULD, ARKANSAS



Mayor Josh Agee

ATTEST:



Andrea Williams, City Clerk