
Add Sec. 46-109. Northend Overlay District Strategy

The Northend Neighborhood as identified in Discover Paragould 2042 is a core historic neighborhood identified for reinvestment and revitalization. The Northend Overlay District is intended to stimulate and support neighborhood reinvestment and preservation by establishing certain development standards. These standards are applied as a supplement to the base zoning of the individual parcels in the district. The standards include design criteria for new and redeveloped structures.

Redeveloped structures, for the purposes of the Northend District, shall mean those proposed for improvement where the value of contracted improvements exceeds 50% of the most current appraised value of the structure as determined by the Greene County Tax Assessor.

The boundaries of this overlay district are illustrated on the Paragould Zoning Map.

1. Building Design

- a. Primary entrances shall be oriented toward, and be directly accessible from the sidewalk, with no interruption by driveways or parking areas.
- b. Porches - Newly constructed single-family dwellings shall provide covered front porches that extend a minimum of forty (40%) percent of the width of the dwelling (excluding garages). Such porches shall be a minimum of six (6) feet in depth.
- c. Should access to the structure or building be available via an alleyway behind the structure of building, there shall be no new off-street driveways permitted in the Northend District.
- d. All single-family dwellings shall have a raised first floor level with a minimum of 18 inches above the finished elevation of the front sidewalk. Measurement shall be taken from the interior edge of the sidewalk at the midpoint of the lot frontage.
- e. Metal roofing is prohibited on residential structures.

2. Garages

- a. Newly constructed single-family dwellings situated on lots accessible by a rear service alley shall not be permitted attached or detached garages that are accessible from the principal street frontage. In such instances, garages shall be permitted that are accessible from the rear service alley.
- b. Newly constructed single-family dwellings situated in lots that are not accessible by a rear service alley with attached or detached garages shall be given the option of separating from the sidewalks by a natural hedge, picket, brick, or fence a maximum of three and one-half (3.5') feet in height. (No chain link fencing in the district.)

3. Sidewalks

- a. Minimum width for sidewalks in all overlay districts shall be five feet in width and ADA compliant.
- b. A (2) feet wide planting strip shall be constructed adjacent to the street between the street and the sidewalk where applicable.
- c. Damaged sidewalks shall be replaced. Sidewalk slopes should not be steeper than 1:20. Cross slope should not be steeper than 1:48.
- d. Newly constructed or altered street level pedestrian walkways must contain curb ramps or other sloped areas at intersections to streets, roads, or highways.

4. Landscaping

- a. The Northend District Residents shall be encouraged to plant magnolia trees. Magnolia trees will only be encouraged to be planted in the Northend District as to make it a unique attribute.
- b. New construction shall be required to install a minimum of one magnolia in an appropriate location in front yards. Minimum planting size shall be 15 gallon and 1" diameter at breast height (DBH).
- c. The City and its partners will work hard to make magnolia trees readily available to property owners.

5. Variances

- a. Variance requests from the requirements of this section shall be made in accordance with the procedures set out in Article XIX and any other applicable section of this code. However, such request shall first be submitted to the Paragould Land Bank for comment and recommendation prior to official application to the City of Paragould.

6. Uses

- a. Uses shall be controlled by the underlying base district. However, multi-family use shall be prohibited.