

ORDINANCE NO. 2022-_____

**AN ORDINANCE TO ESTABLISH AN CENTRAL BUSINESS DISTRICT
OVERLAY DISTRICT IN THE CITY'S ZONING ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRAIRIE GROVE,
ARKANSAS, THAT:

Section One: Title. This Ordinance shall be known as the CBD Overlay District Ordinance.

Section Two: Purpose: Substantial portions of the CBD district are located within Commercial Historic Districts, and many other buildings within the district represent architecture and historic elements consistent throughout the district. The purpose of this ordinance shall be to require new construction to be consistent with the historic elements found within the district.

Section Three: CBD Overlay District Created: From and after the effective date of this Ordinance, the following CBD Overlay District requirements shall be in effect within the boundaries of the Central Business District for new construction, alterations, remodels or additions.

4.2.7 CBD Overlay District imposes additional requirements on all property within the boundaries of the Historic Overlay District.

4.10 CBD Overlay District Requirements

4.10.1 All buildings and other structures within the Historic Overlay District shall not exceed two stories or thirty-five feet (35') in height.

4.10.2. All buildings and other structures shall use exterior façade materials that invoke the historical nature of the CBD and may use native stone, brick, stucco/plaster, or stamped metal reproductions of historic store fronts found in other historic buildings in the CBD only. Prohibited façade materials shall include, but are not limited to: vinyl or aluminum siding, wood siding, concrete siding, metal clad buildings, PVC components or elements, unfinished pressure treated lumber, wood fiber or strand board, high gloss metal, reflective

glass or corrugated products.

4.10.3 Exterior Architectural Elements shall be in keeping with other historic buildings in the CBD and design should reflect similar styles and elements as can be found throughout the CBD.

4.10.4 Compliance with CBD overlay requirements will be made by City planning and building staff. In the case of a dispute over proposed overlay district requirements, the Prairie Grove Planning Commission shall make a final determination.

Section Four: Effective Date. This Ordinance shall become effective from and after 30 days of its posting.

Section Five: Repealing Clause. Ordinances or parts thereof in force at the time that this ordinance shall take effect that are in conflict herewith, are hereby repealed.

Section Six: Saving Clause. Nothing herein shall be deemed to affect any rights or obligations existing at the time of the passage of this ordinance.

Section Seven: Severability Clause. In the event any portion of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Approved this 28th day of March 2022.

Charles (Sonny) Hudson, Mayor

(Attest)

Christine Kelly, Clerk